

# RETAIL PADS AVAILABLE

HAPPY VALLEY | 303



FOR LEASE OR GROUND LEASE & SALE

FOR LEASE OR GROUND LEASE & SALE

W Happy Valley Pkwy **FOR SALE**

QT NOW OPEN!



**FOR LEASE OR GROUND LEASE & FOR SALE**

Sean Lieb, Senior Vice President  
slieb@levrose.com  
602.491.9295

**LEVROSE**  
COMMERCIAL REAL ESTATE

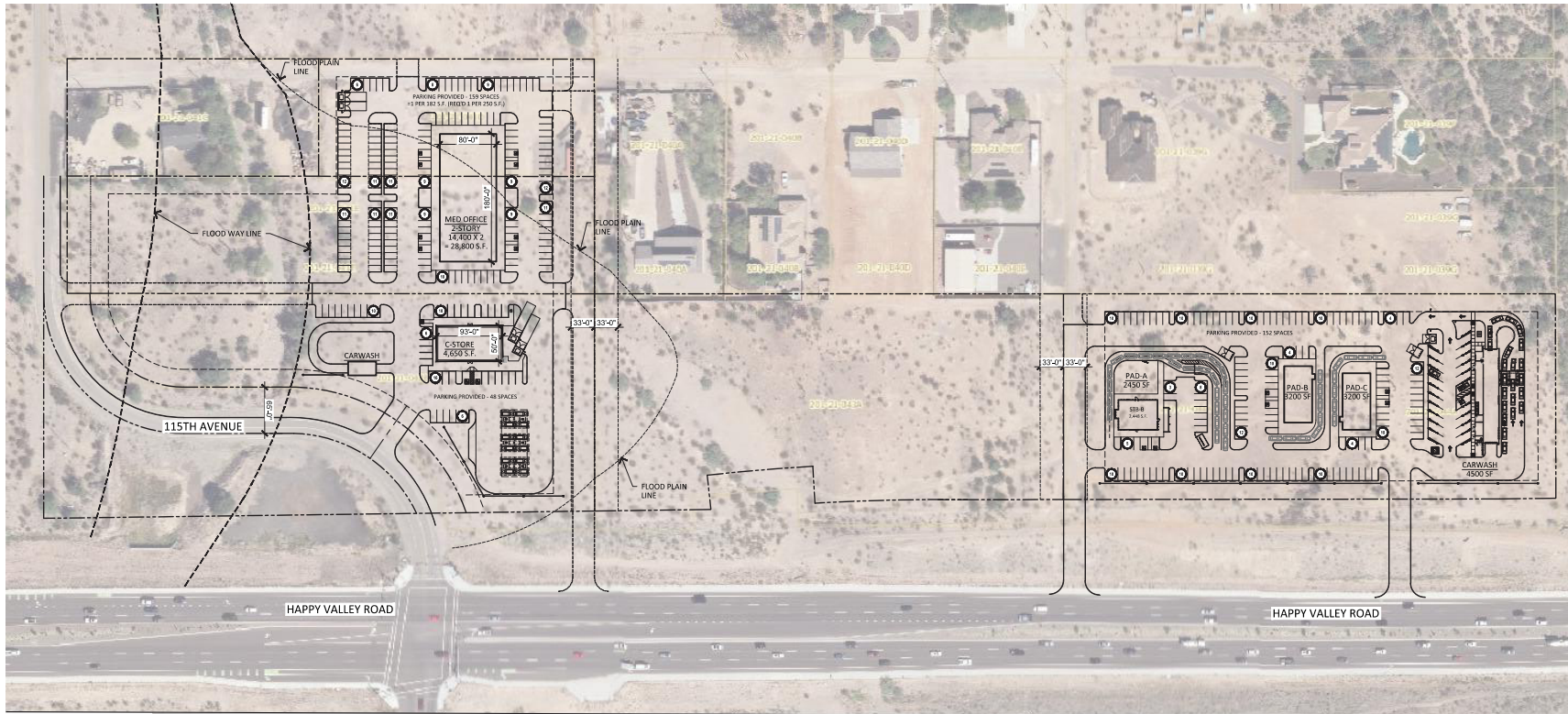


# PROPERTY HIGHLIGHTS

- Multiple pads just east of the 303 Freeway
- Great for coffee, sit-down restaurants, all categories of fast food, gas stations, carwash, medical, auto parts/repair, storage, etc.
- Available for Ground Lease or Build To Suite
- Located just 20 minutes from Deer Valley Airpark
- Surrounding population exceeds 149,000 within a 5 mile radius and average incomes exceed \$125,000 within a 3 mile radius
- As of Oct '20 The City of Peoria has issued over 1,400 permits YTD and within 5 miles from the site more than 900 total preliminary and final lots
- Loop 303 with full diamond interchange is a directly adjacent to the site
- Minutes to the Vistancia which is ranked the #1 master-planned community in Arizona and has been for the past 4 years. The 7,100-acre master plan has 3 unique lifestyle communities totaling 5,600 homes

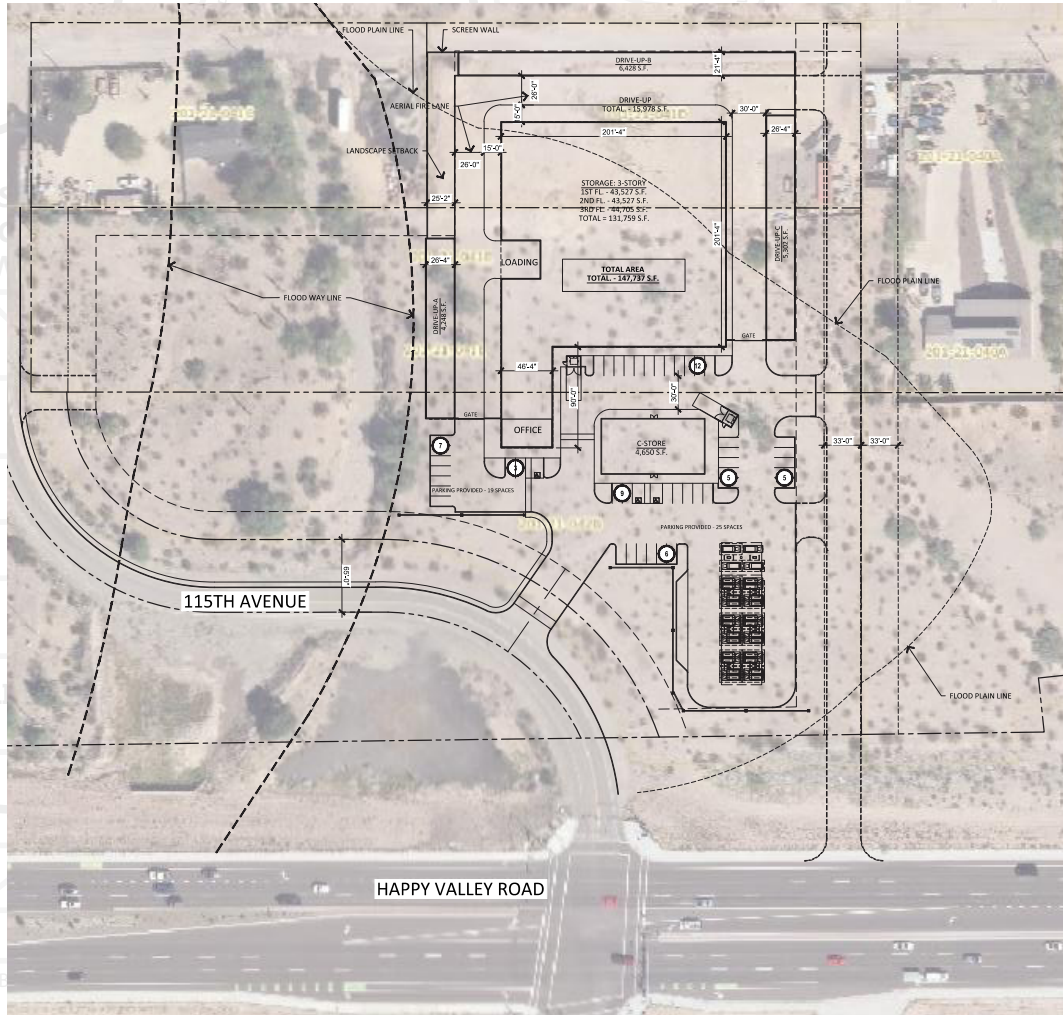


# PROPOSED RENDERING

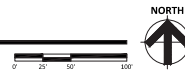


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# NORTH SITE PLAN - SELF STORAGE



**SITE PLAN**  
SCALE: 1" = 50'-0"



**303 AND HAPPY VALLEY RETAIL**  
EAST OF NEC OF SR 303 AND HAPPY VALLEY ROAD

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# DEVELOPMENT MAP

## TOP 10 HOUSING DEVELOPMENTS WITHIN 5 MILES

#	NAME	ACTIVE	PLANNED	COMPLETED	TOTAL
1	Vistaancia	617	2,301	4,116	7,034
2	Aloravita	667	2,273	65	3,005
3	West Wing Mountain	89	-	1,745	1,834
4	The Meadows	748	-	1,036	1,784
5	Corte Bella Country Club	-	-	1,649	1,649
6	Rancho Cabrillo	429	554	517	1,500
7	Sonoran Mountain Ranch	46	-	1,348	1,394
8	Crossriver	67	-	1,268	1,335
9	Camino A Largo	-	813	306	1,119
10	Tierra Del Rio	-	-	1,018	1,018



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## HOUSING OVERVIEW

Q1 2020

3 Miles From Subject Property

## QUARTERLY OVERVIEW

Quarterly Starts 194

Quarterly Closing 183

Annual Starts 821

Annual Closings 645

## PROJECTS OVERVIEW

In-Construction/Planned Homes 554

Available/Permitted Lots 857

Proposed/Future Homes 15,193

Lake Pleasant Shops:



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## VISITATION DATA - Source: Placer.ai

Last Twelve Months | March 1, 2021-February 28, 2022



EST # OF CUSTOMERS  
**554.1K**



EST # OF VISITS  
**3.5 M**



AVERAGE VISITS/CUSTOMERS  
**6.39**



LENGTH OF STAY  
**Average** | 60 Minutes  
**Median** | 38 Minutes



MOST FREQUENTED  
**Hour** | 1-2 PM  
**Day of Week** | Saturday



TYPICAL CUSTOMER PERSONA  
**Income** | \$75K-\$100K



# DEMOGRAPHICS

## 2020 BUSINESS DATA

	3 MILES	5 MILES	7 MILES
Total Businesses	830	2,282	5,764
Total Employee	7,733	22,395	66,972
Total Residential Population	52,994	149,899	263,207

## 2020 EMPLOYED POPULATION BY 16+ BY OCCUPATION


	3 MILES	5 MILES	7 MILES
Total	27,025	68,144	110,784
White Collar	74.2%	76.7%	74.9%
Management/Business/Financial	20.8%	21.5%	20.9%
Professional	26.8%	27.1%	25.7%
Sales	12.0%	13.2%	13.0%
Administrative Support	14.5%	14.9%	15.2%
Services	12.7%	12.2%	13.3%
Blue Collar	13.1%	11.1%	11.8%
Farming/Forestry/Fishing	0.2%	0.1%	0.1%
Construction/Extraction	4.0%	3.1%	3.1%
Installation/Maintenance/Repair	3.3%	2.8%	2.9%
Production	2.8%	2.0%	2.2%
Transportation/Material Moving	2.9%	3.1%	0.5%




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# DEMOGRAPHICS



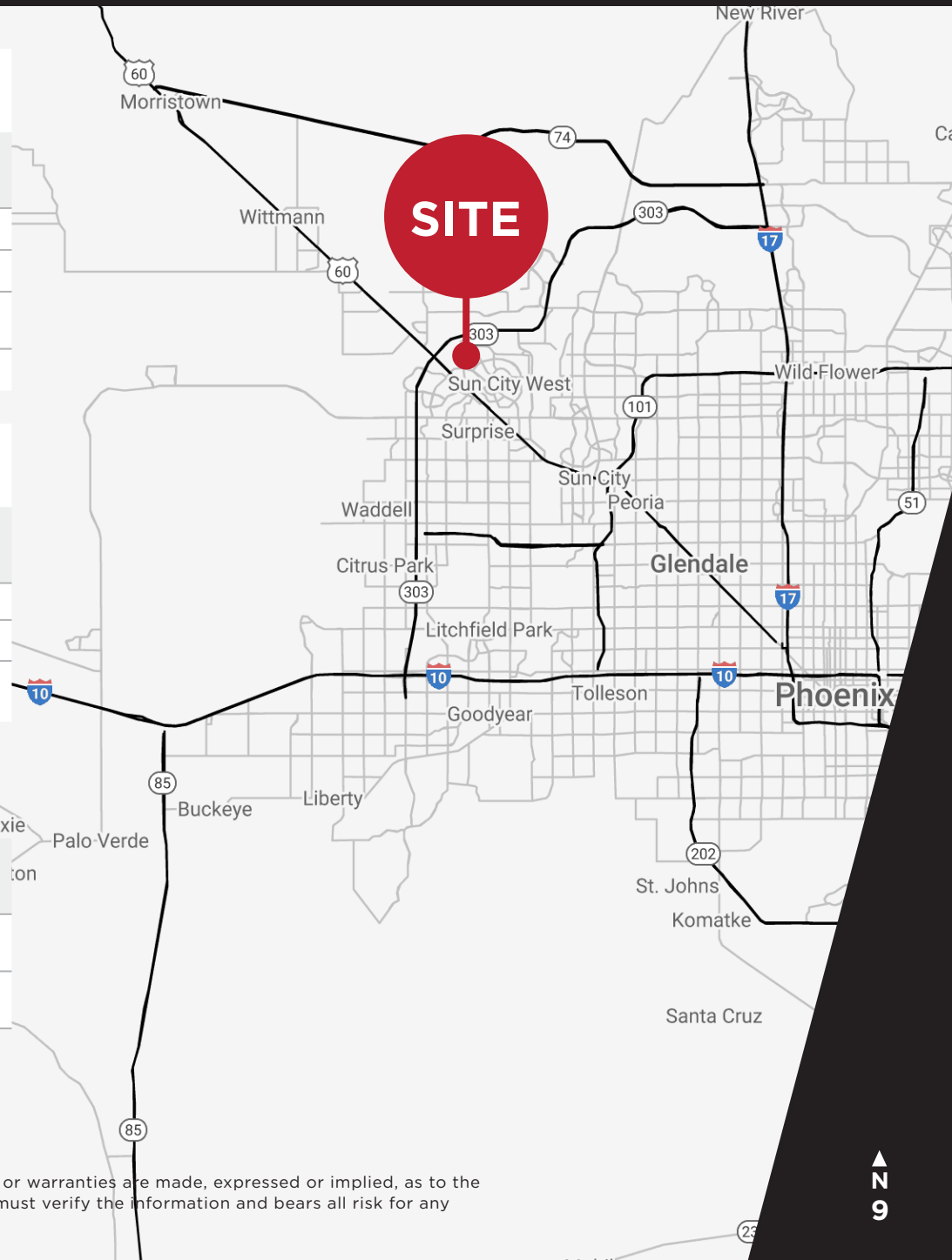
POPULATION			
	2 MILE	5 MILES	5 MILES
<b>2023</b>	2,353	21,939	779,922
<b>2028</b>	2,504	42,753	118,849
<b>ANNUAL GROWTH 2023-2028</b>	1.3%	1.4%	0.9%
<b>MEDIAN AGE 2023</b>	32.3	43.7	53.1



HOUSEHOLDS			
	1 MILE	3 MILES	5 MILES
<b>2023</b>	751	14,885	48,186
<b>2028</b>	800	15,843	49,922
<b>GROWTH RATE 2023-2028</b>	1.3%	1.3%	0.9%



INCOME/HOME VALUE			
	1 MILE	3 MILES	5 MILES
<b>AVG. HOUSEHOLD INCOME</b>	\$113,383	\$121,014	\$103,712
<b>MEDIAN HOUSHOLD INCOME</b>	\$102,979	\$97,203	\$82,331



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## WESTGATE ENTERTAINMENT DISTRICT

Westgate Entertainment District is one of the largest and most exciting mixed-use, urban developments in Arizona. In addition to the shopping and dining, Westgate features many amenities such as the water dance plaza, fountain park and live music.



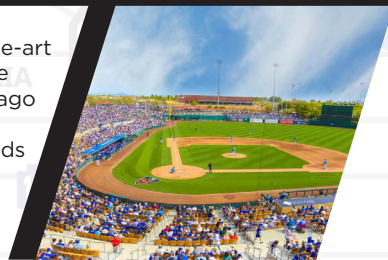
## TANGER OUTLETS

The Tanger Outlets offer more than 90 leading brand names and designer outlet stores at uncompromisable savings everyday. Tanger will continue to be a top performing retail REIT by focusing on developing first class outlet centers.



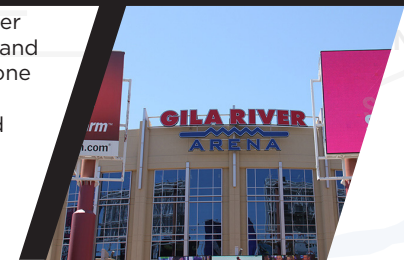
## CAMELBACK RANCH

Catch Cactus League Spring Training fever at the state-of-the-art Camelback Ranch, home for the Los Angeles Dodgers and Chicago White Sox. Opened in March of 2009 this Glendale stadium holds up to 13,000 baseball fans.



## GILA RIVER ARENA

Gila River Arena is home to over 225 sporting events, concerts and special events each year. It is one of the most flexible and multi functional arenas in the United States.



## GLENDALE HISTORIC DISTRICT

This downtown historic area of Glendale contains more than 80 antique shops, delightful dining and a lush park shaded with trees. The neighborhoods span 10 square blocks which can easily be strolled on the brick-trimmed sidewalks.



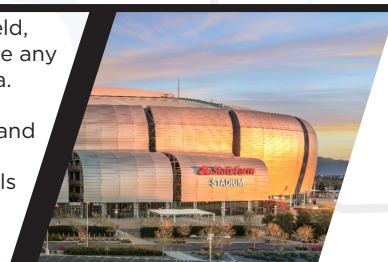
## THUNDERBIRD CONSERVATION PARK

Thunderbird Conservation Park is a park dedicated to preserving the desert environment. The 1,185 acre land in the Hedgpeth Hills contains 15 great hiking trails for picnics, horseback riding, mountain biking, jogging and bird watching.



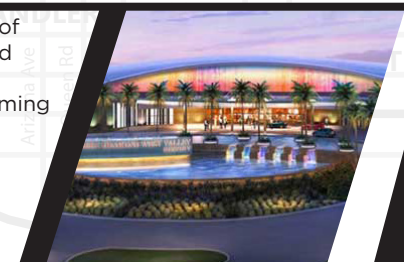
## STATE FARM STADIUM

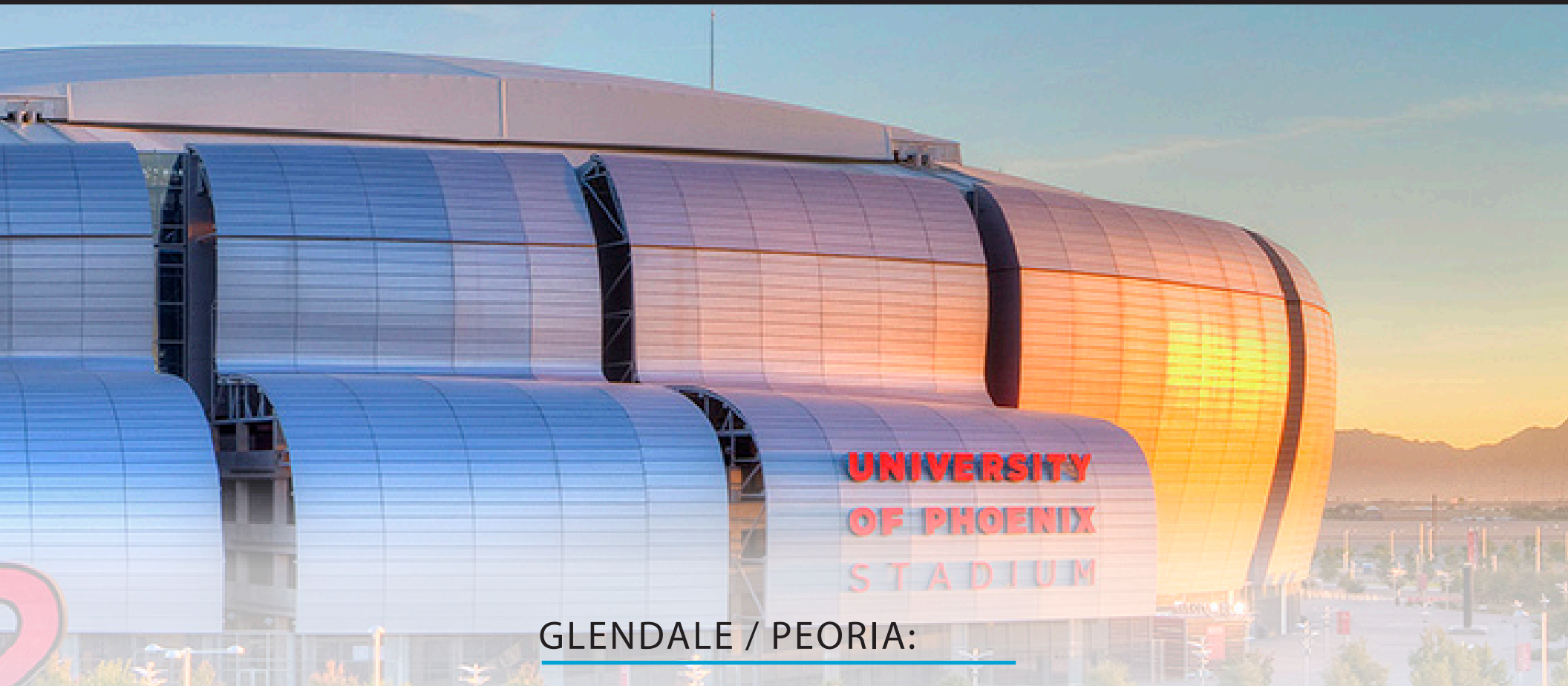
With its retractable roof and field, the State Farm Stadium is unlike any other stadium in North America. This multi-purpose facility is a marvel of design, engineering, and technology. It is also the proud home of NFL's Arizona Cardinals with up to 73,000 seats.



## DESERT DIAMOND CASINO

With over 75,000 square feet of gaming space, Desert Diamond Casino West Valley offers an exciting, fun-filled range of gaming options, excellent service and delicious dining.





## GLENDALE / PEORIA:

### AFFLUENT POPULATION

Glendale, Arizona's 6th largest city, is composed of a diverse and vibrant population covering a vast cross section of economic and cultural communities. Peoria is the 9th largest city in Arizona and is one of Metro Phoenix's largest municipalities in terms of size, covering 179 square miles. The Glendale-Peoria area is the leading economic engine of the Greater Phoenix West Valley. Glendale-Peoria today is the sports destination for all of Arizona, as Gila River Arena and the NHL Coyotes continue to attract fans to new growth in the far western areas of the city. The state-of-the-art University of Phoenix Stadium in Glendale is also a major attraction. Adjacent to Gila River Arena and University of Phoenix Stadium is Glendale's Westgate Entertainment District featuring shopping, dining and nightlife.

In addition to Historic Downtown, shoppers can indulge at one of the largest malls in the region - Arrowhead Towne Center, featuring a movie theater and more than 170 shops and restaurants. Tanger Outlets Glendale is also located in the area, offering more than 90 leading brand names and designer outlet stores.

### EDUCATION

The Northwest Valley offers numerous higher education opportunities including Arizona State University's West Campus, Midwestern University, DeVry University Westgate and Western International University, and the Thunderbird School of Global Management - the No. 1 International full-time MBA School, according to U.S. News & World Report. In addition, residents of Peoria enjoy one of the state's highest performing school districts, the Peoria Unified School District.

### HOUSING

Glendale has 10 Historic Districts with homes ranging from bungalows to mid-century moderns to classic ranch style homes. The Glendale-Peoria area is home to over 144,886 residential units. Of these units 86% are occupied and over 51% of those are owned.

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