SHOPS AT LAKE PLEASANT

N Lake Pleasant Parkway and Happy Valley Road, 85383

Peoria • AZ



PROJECT FEATURES

- **Construction start date:** Fall 2022
- **Project opening:** Fall 2023

- Loop 303 with full diamond interchange is 2.3 miles directly west of the site
- Peoria is the 6th largest city in the Phoenix MSA based on population and recognized as the 3rd best city in Arizona (13th nationally) for rising housing markets for number of units built and pricing
- Traffic counts:

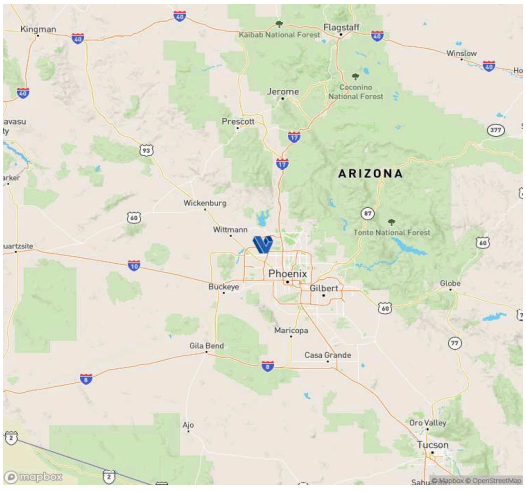
N ±14,062 VPD (EB & WB)
S ±47,444 VPD (NB & SB)
E ±21,597 VPD (EB & WB)
W ±24,211 VPD (NB & SB)

- Surrounding population exceeds 149,000 within a 5 mile radius and average incomes exceed $125,000 within a 3 mile radius
- Located immediately next to the 650,000 square foot regional community center, Lake Pleasant Towne Center



AREA FEATURES

- 634,733 population within a 10-mile radius.
- 86,390 med. HH income within a 10-mile radius.



Vestar

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