



# LAKE PLEASANT TOWNE CENTER

# SHOP SPACE & PAD AVAILABLE

Another project of:



# PROPERTY SUMMARY

**AVAILABLE** Pad & Shop Space

**LOCATION** NWC Lake Pleasant Pkwy & Happy Valley Rd  
Peoria, AZ

# TRAFFIC COUNTS

**N** ±10,626 VPD (EB & WB)

**E** ±25,797 VPD (EB & WB)

**S** ±53,472 VPD (NB & SB)

**W** ±27,900 VPD (EB & WB)

ADOT 2021

# PROPERTY HIGHLIGHTS

- ✓ Vistancia 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
- ✓ 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
- ✓ Surrounding population exceeds 153,192 within a 5 mile radius and average incomes exceed \$146,294 within a 1 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 approximately 2.3 miles directly west of the site
- ✓ I-17 business corridor has over 38,000 employees and where major corporations reside such as USAA, Discover Financial Services, American Express, Honeywell, Cox Communications, Honor Health, Cigna, and PetSmart
- ✓ First Service Medical recently purchased 7.1 acres of land and is planning a new state-of-the-art medical facility north of the shopping center

MAG, Phoenix Business Journal, Belfiore REC, Placer.ai, City of Peoria



# SITE PLAN



not to scale

# SITE PLAN

4

LAKE PLEASANT TOWNE CENTER



not to scale



# SITE PLAN

5

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not to scale



# RENDERING | ELEVATIONS | PAD 3



6

LAKE PLEASANT TOWNE CENTER



EAST ELEVATION




NORTH ELEVATION



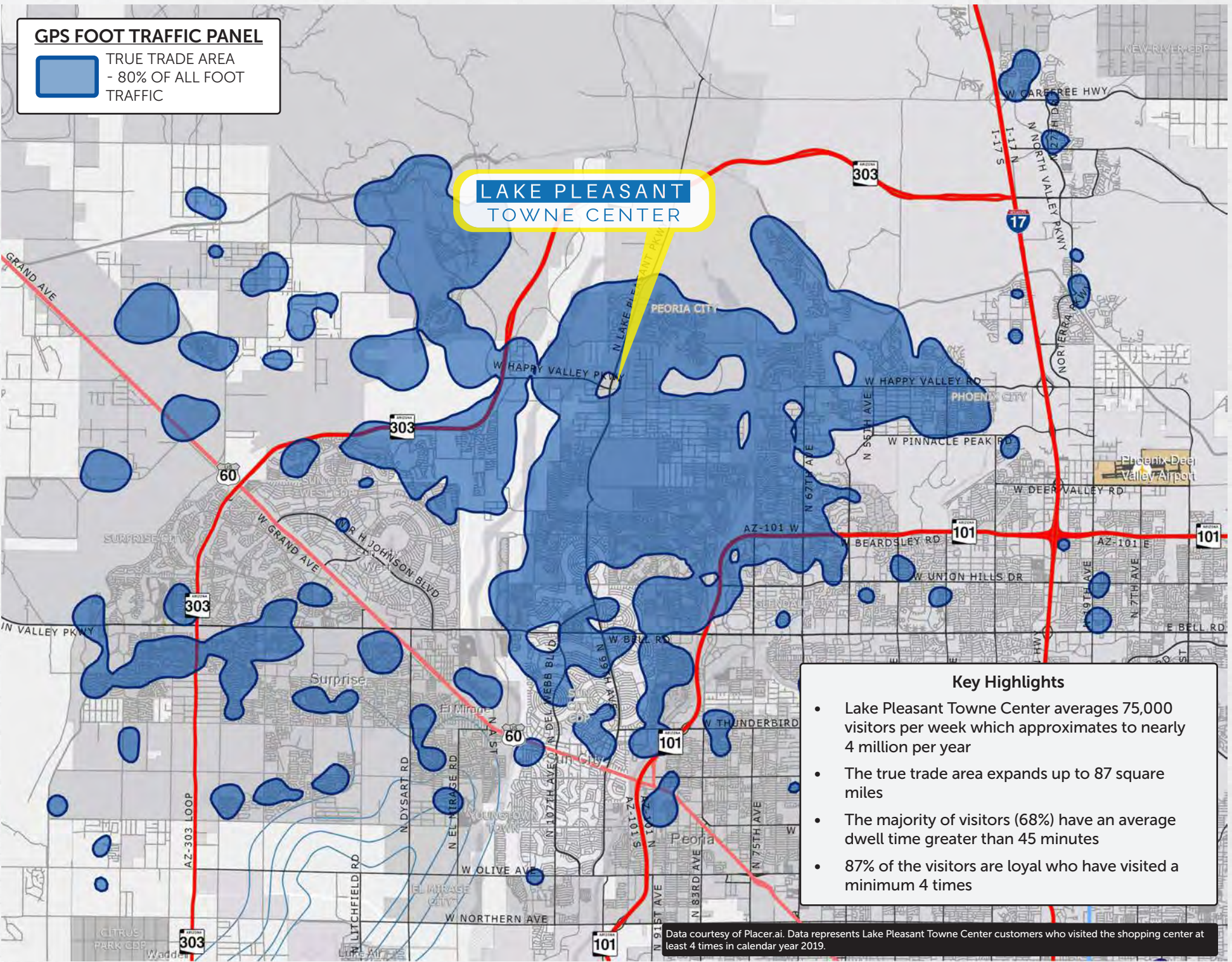
WEST ELEVATION



**GPS FOOT TRAFFIC PANEL**

 TRUE TRADE AREA  
- 80% OF ALL FOOT TRAFFIC

**LAKE PLEASANT TOWNE CENTER**



**Key Highlights**

- Lake Pleasant Towne Center averages 75,000 visitors per week which approximates to nearly 4 million per year
- The true trade area expands up to 87 square miles
- The majority of visitors (68%) have an average dwell time greater than 45 minutes
- 87% of the visitors are loyal who have visited a minimum 4 times

Data courtesy of Placer.ai. Data represents Lake Pleasant Towne Center customers who visited the shopping center at least 4 times in calendar year 2019.





Q1 2020  
3 Miles from Subject Site



## Quarterly Overview

Quarterly Starts	194
Quarterly Closings	183
Annual Starts	821
Annual Closings	645

## Project(s) Overview - Lifetime

In-Construction/Planned Homes	544
Available/Permitted Lots	857
Proposed/Future Homes	15,193

## Demographic Profile

2020 Estimates - ESRI, 3 Miles from Subject Site

Total Population	52,994
Annual Growth Rate	1.35%
Average Household Size	3.10
Median HH Income	\$102,434
Median Age	36.3
Daytime Population (Residents)	26,143
Daytime Population (Employees)	17,886

## Projected Growth Analysis

Calculated using Metrostudy Q1 2020 Data, Project(s) Overview - Lifetime x 2020 Estimates - ESRI, Average Household Size

In-Construction/Planned Homes, Population Estimate at Build Out (Timeline 8-12 months)	1,686
Available/Permitted Lots, Population Estimate at Build Out (Timeline 12-24 months)	2,656
Proposed/Future Homes, Population Estimate at Build Out (Timeline TBD)	47,098

**Legend**

- 3 Mile Radius/Trade Area
- Active Communities
- Future Communities
- Complete Communities

Includes Vistancia Master Planned Community



# DEMOGRAPHICS

	3-Miles	5-Miles	7-Miles
<b>Population Summary</b>			
2021 Total Population	54,540	153,192	267,234
2026 Total Population	60,930	167,304	288,691
<b>Households Summary</b>			
2021 Households	17,545	58,242	109,143
2026 Households	19,517	63,002	116,775
<b>2021 Income Summary</b>			
Average HH Income	\$125,478	\$112,304	\$101,544
Median HH Income	\$105,302	\$89,913	\$79,313
<b>2021 Business Data</b>			
Total Businesses	849	2,305	5,809
Total Employee:	8,083	23,101	68,903
Total Residential Population	54,540	153,393	267,234
<b>2021 Employed Population 16+ By Occupation</b>			
Total	29,296	73,696	119,158
White Collar	76.6%	78.8%	77.1%
Management/Business/Financial	24.8%	25.5%	24.8%
Professional	28.9%	29.1%	27.6%
Sales	11.0%	12.0%	12.0%
Administrative Support	11.9%	14.9%	12.6%
Services	10.3%	9.8%	10.7%
Blue Collar	13.1%	11.4%	12.2%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	4.1%	3.2%	3.1%
Installation/Maintenance/Repair	2.9%	2.5%	2.6%
Production	2.4%	1.7%	1.9%
Transportation/Material Moving	3.7%	4.0%	4.5%

ESRI 2021 Estimates



# LAKE PLEASANT TOWNE CENTER

NWC Lake Pleasant Pkwy & Happy Valley Rd  
Peoria, AZ



## LEASING TEAM

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