



SHOPS AT
LAKE PLEASANT

NEW SHOPS & PADS AVAILABLE

Up to 20,000 SF of Shops Available for Fall 2023 Openings

Another project of:



PROPERTY SUMMARY

AVAILABLE Pads & Shops

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

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)

ADOT 2020

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 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 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





CROSS-ACCESS WITH LAKE PLEASANT TOWNE CENTER



SHOPS F





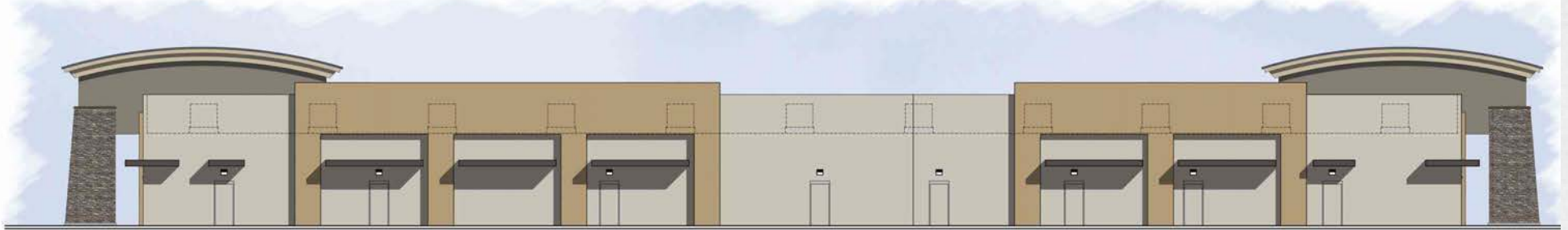
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

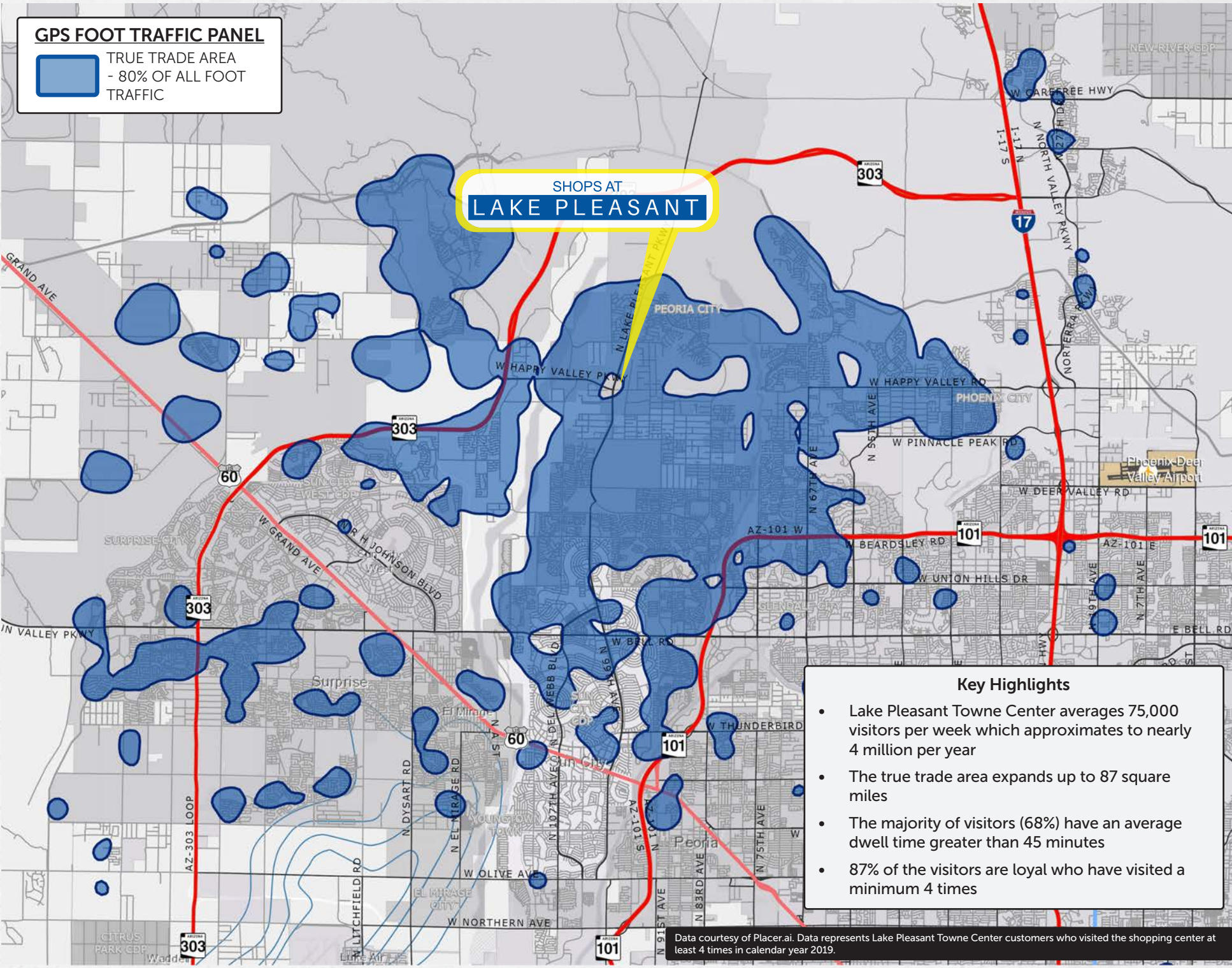


4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

GPS FOOT TRAFFIC PANEL

 TRUE TRADE AREA
- 80% OF ALL FOOT TRAFFIC

SHOPS AT LAKE PLEASANT



- 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.



HOUSING OVERVIEW

Q2 2021
3 Miles from Subject Site



Quarterly Overview

Quarterly Starts	25
Quarterly Closings	44
Annual Starts	156
Annual Closings	292

Project(s) Overview - Lifetime

In-Construction/Planned Homes	57
Available/Permitted Lots	258
Proposed/Future Homes	2,254

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)	177
Available/Permitted Lots, Population Estimate at Build Out (Timeline 12-24 months)	800
Proposed/Future Homes, Population Estimate at Build Out (Timeline TBD)	6,987

Legend

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

Includes Vistancia Master Planned Community



DEMOGRAPHICS

	3-Miles	5-Miles	7-Miles
Population Summary			
2020 Total Population	4,253	52,994	149,899
2025 Total Population	4,534	56,665	159,659
Households Summary			
2020 Households	1,338	17,004	57,016
2025 Households	1,426	18,088	60,314
2020 Income Summary			
Average HH Income	\$149,584	\$125,102	\$110,857
Median HH Income	\$114,148	\$102,434	\$87,460
2020 Business Data			
Total Businesses	255	830	2,282
Total Employee:	2,745	7,733	22,395
Total Residential Population	4,253	52,994	149,899
2020 Employed Population 16+ By Occupation			
Total	2,235	27,025	68,144
White Collar	76.3%	74.2%	76.7%
Management/Business/Financial	15.0%	20.8%	21.5%
Professional	30.1%	26.8%	27.1%
Sales	10.9%	12.0%	13.2%
Administrative Support	20.3%	14.5%	14.9%
Services	9.6%	12.7%	12.2%
Blue Collar	14.0%	13.1%	11.1%
Farming/Forestry/Fishing	0.4%	0.2%	0.1%
Construction/Extraction	3.8%	4.0%	3.1%
Installation/Maintenance/Repair	6.5%	3.3%	2.8%
Production	2.5%	2.8%	2.0%
Transportation/Material Moving	0.7%	2.9%	3.1%

ESRI 2020 Estimates



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N/NWC Lake Pleasant Pkwy & Happy Valley Rd
Peoria, AZ

Another project of:



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