PEORIA MIXED-USE DEVELOPMENT

SWC OF VISTANCIA BLVD & EL MIRAGE RD | PEORIA, AZ

AVAILABLE: Multi-Tenant Retail Shops and End Caps for Lease / PADS for Ground Lease or Build-to-Suit

PEORIA MIXED-USE DEVELOPMENT

SWC OF VISTANCIA BLVD & EL MIRAGE RD | PEORIA, AZ

FOR LEASING INQUIRIES:

Greg Saltz - President
480.231.3473 - cell
gsaltz@gpsaz.com

Marty Olejarczyk - Partner
602.762.0754 - cell
martyo@gpsaz.com

Jesse Rozio
Investment/Leasing Specialist
480.603.6892 - cell
jrozio@gpsaz.com

Steven Hansen - Associate
602.384.5621 - cell
shansen@gpsaz.com

DEVELOPED BY SIMON CRE

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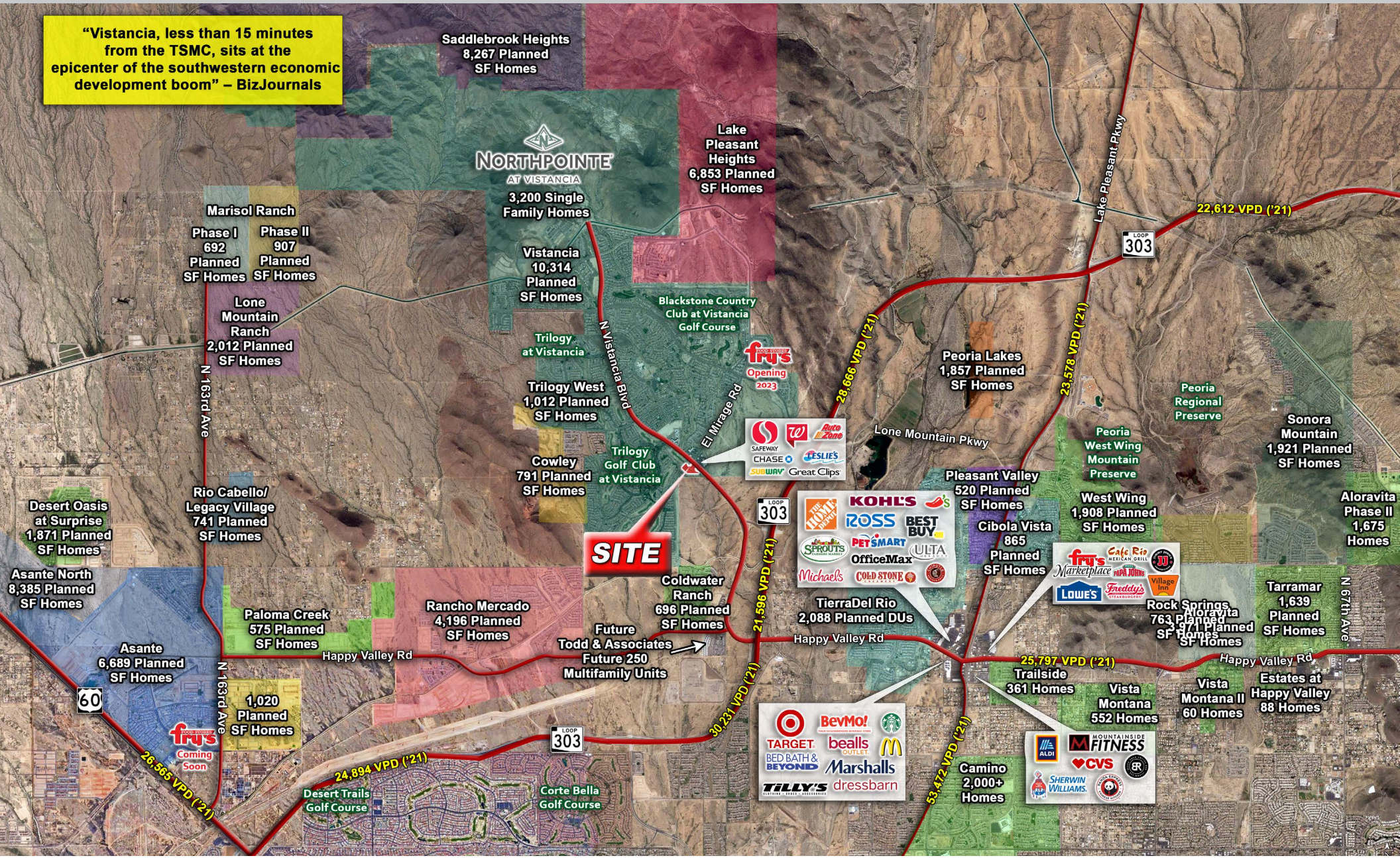
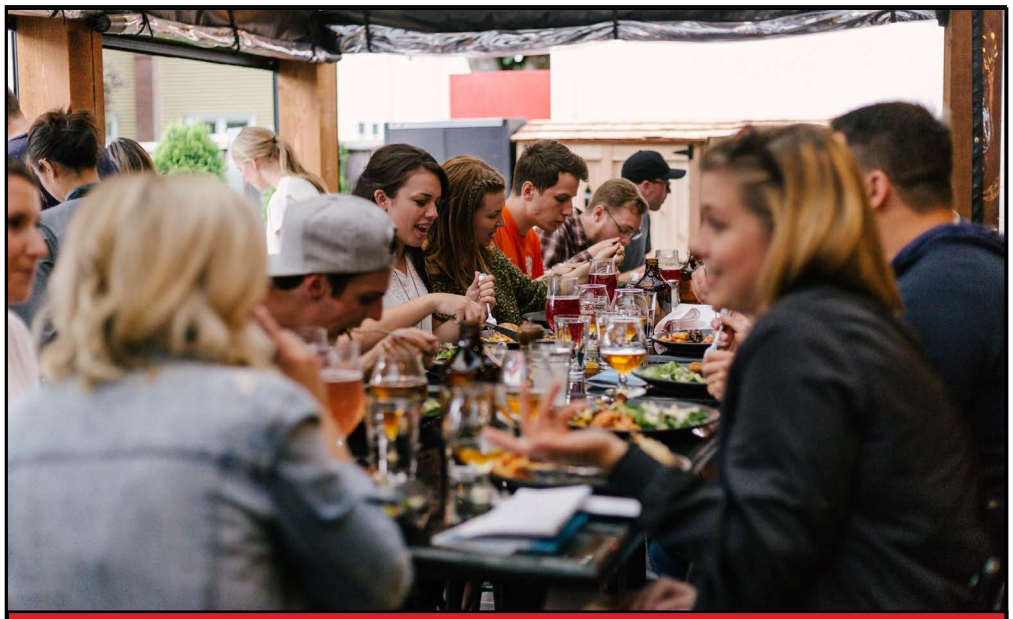


PEORIA MIXED-USE DEVELOPMENT

SWC OF VISTANCIA BLVD & EL MIRAGE RD | PEORIA, AZ

PROJECT HIGHLIGHTS

- New **mixed-use project** strategically positioned at one of the most **dominant retail/commercial intersections** in Peoria.
- The site will cater to the North Peoria's Vistancia residents, one of the largest master-planned communities in Arizona covering over 7,100 acres, in addition to the numerous housing developments in the immediate trade area.
- Fry's Food Stores, **the Valley's largest grocery chain,** has announced **two new North Phoenix locations**, with projected openings in Q3 2022 and 2023.
- **Affluent trade area** boasting an average household income of +$139,000 within a one-mile radius.
- An established population base of over 50,000 people with **exceptional potential growth.**
- **Notable tenants** at the intersection include Safeway, Walgreens, and Chase Bank.
- Less than 3 miles from Loop 303, which makes this shopping center **easily accessible** for residents throughout the **entire Phoenix market.**
- Excellent **visibility**, **access**, and **signage.**



PRIME DESTINATION FOR DAILY MEDICAL, RETAIL, AND DINING NEEDS OF THE COMMUNITY

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	7,025	28,323	68,762
2026 Proj Population	8,298	33,258	77,631
2021 Daytime Pop	6,145	22,711	57,469
Households	2,582	9,806	24,953
Avg HH Income	$139,116	$140,563	$121,251
Median Age	44.3	39.6	42.5

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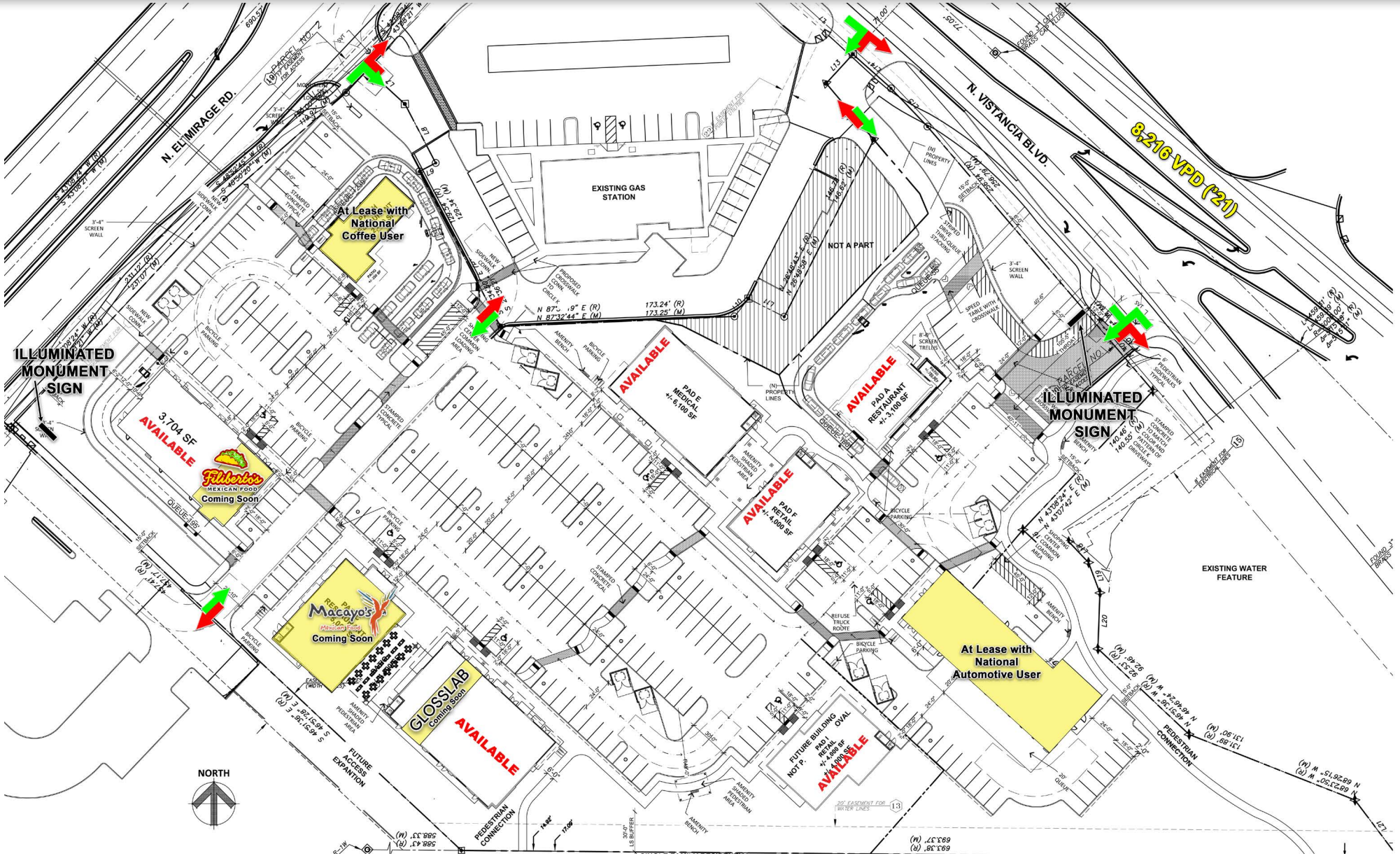
Project Site Plan



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Building Elevation Renderings

SOUTH WEST ELEVATION

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

WEST ELEVATION

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

SOUTH ELEVATION

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

SOUTH EAST ELEVATION

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

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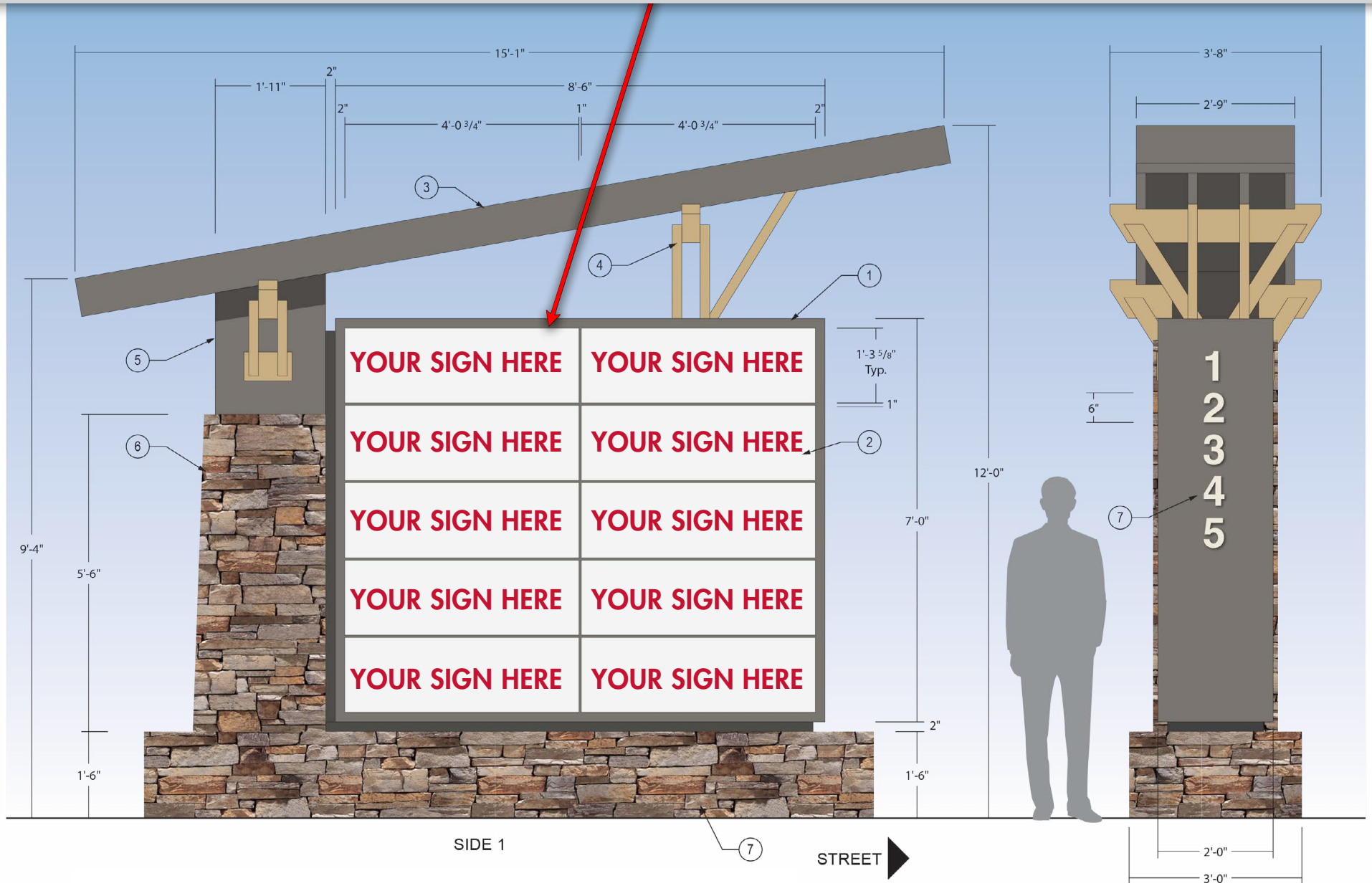
Each Tenant will be allotted double sided ILLUMINATED MONUMENT PLACEMENT - signage is located at each entrance to the Development



GPS COMMERCIAL ADVISORS | 4040 E. CAMELBACK RD, SUITE 160, PHOENIX, AZ 85018 | 480.603.6892 | WWW.GPSAZ.COM

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About Vistancia

Vistancia is one of the largest master-planned communities in Arizona. The 7,100-acre community is currently home to **58,375 residents**.

In addition to the four lifestyle communities of Vistancia – Trilogy at Vistancia, The Village at Vistancia, Northpointe and Blackstone at Vistancia, **numerous housing development plans are underway** including Saddleback Heights (approved for up to 8,200 homes), Lake Pleasant Heights (+6,500 homes) and more!

The robust community is also planned to encompass 370 acres of commercial mixed-use development, and rightfully earned its title as "**One of the fastest growing metropolitan areas in the U.S.,**"attracting new residents from around the country who are drawn to its warm climate and affordable, high quality of life.

Affluent trade area boasting an average household income of +$135,000 within a one-mile radius

An established population base of over +50,000 people with exceptional potential growth

Vistancia community will be comprised of a wide range of commercial and employment uses including health care, retail, education, as well as residential swimming pools, community parks, a K-8 elementary school, and access to a 1,100 acre mountain preserve with hiking trails and walking paths.

Northwest Peoria is projected to outpace both state and national averages in annual population growth and number of households. "Vistancia sits at the epicenter of the southwestern's economic development boom."
- Biz Journals

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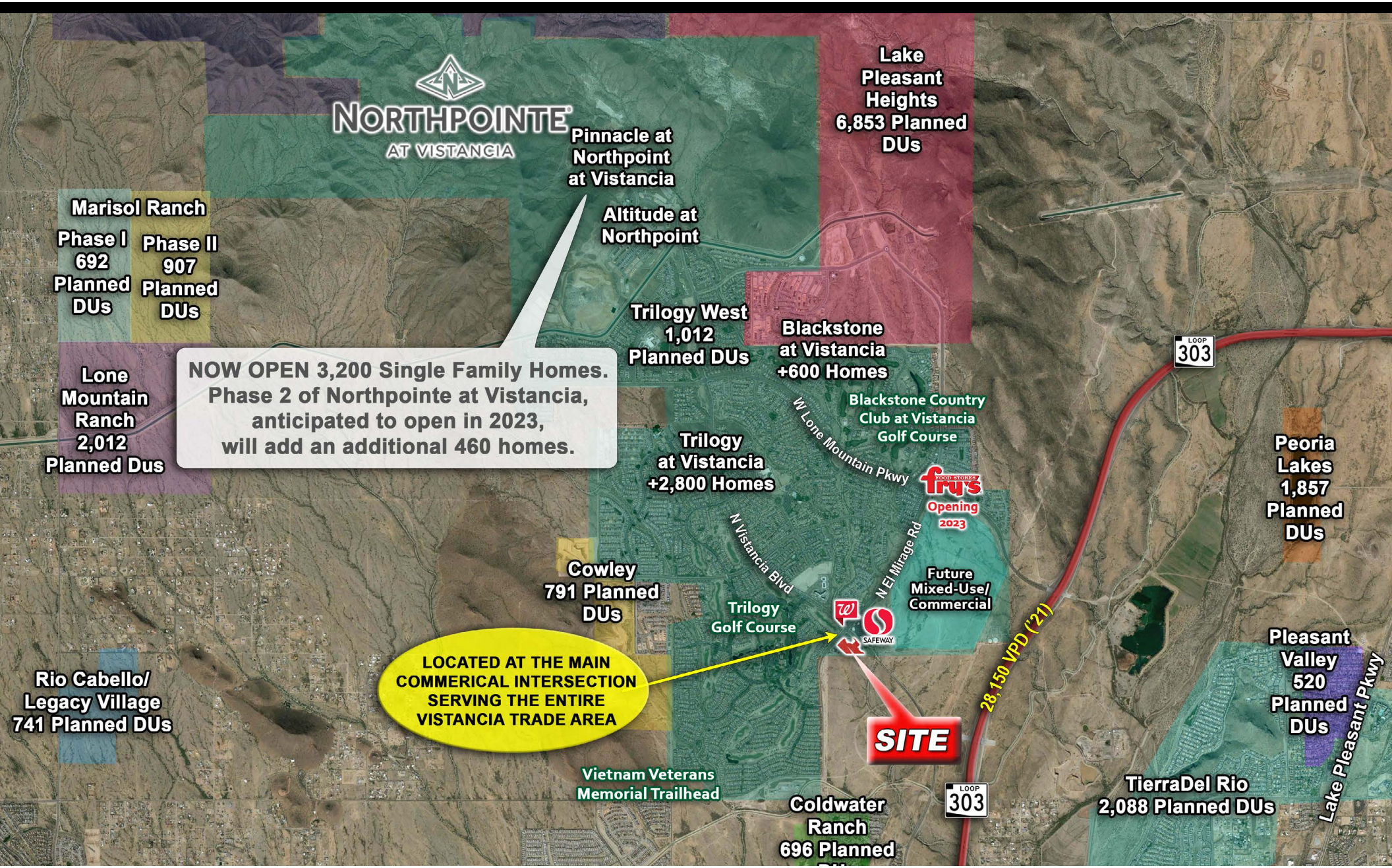

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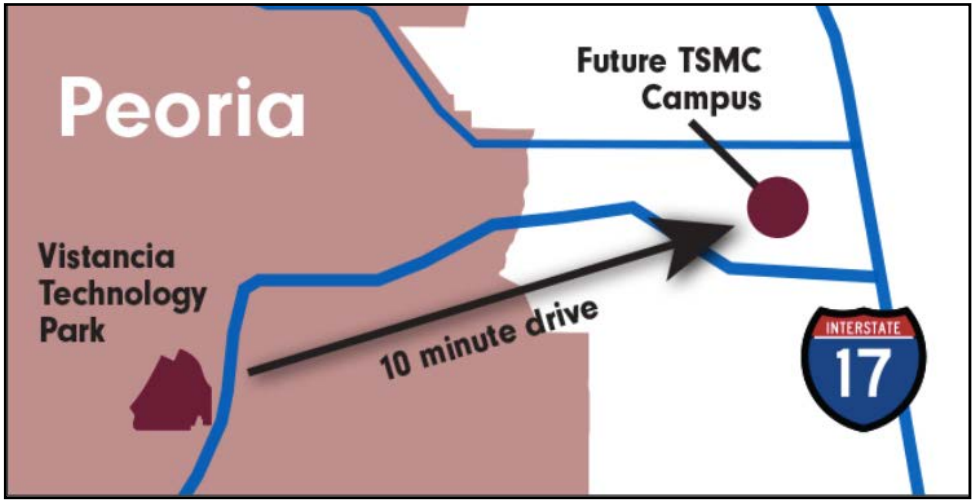
Current Growth and Expansion

Northpointe at Vistancia is officially open. Northpointe includes approximately 3,200 single-family homes. Development of Phase II has been is anticipated to open in 2023, which will include 437 homes by David Weekley Homes, Pulte Homes and Richmond American Homes.

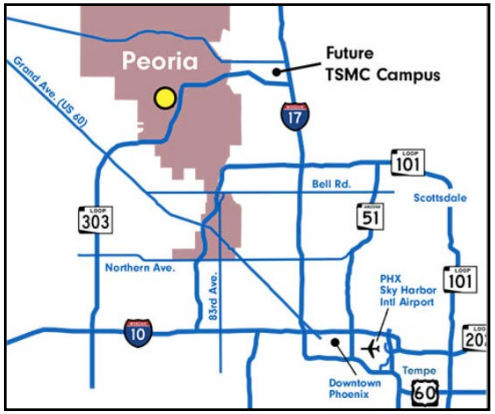


Taiwan Semiconductor Manufacturing Company (TSMC) announced plans to build a $12 billion chipmaking facility, just 15 minutes from Vistancia, that will create 1,900 full-time jobs.

FOOD STORES fry's®

New Fry's Supermarket anchored neighborhood center located at El Mirage Rd & Lone Mountain Pkwy planned to open 2023 and Fry's Marketplace located at the NWC Pat Tillman and 163rd Ave - projected opening Q3 2022.

Located just 5 Miles from First Service Medical LLC planned 80-acre medical campus with a regional hospital and medical center - expected to create 150 jobs.



The Vistancia Master-Planned Community will include Vistancia Technology Park include Class A office space, a business hotel, signature retail, multi-family residential, and exciting dining and entertainment options.

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	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	0	152	12,719
2010 Total Population	3,522	9,859	39,338
2021 Total Population	7,025	28,323	68,762
2026 Total Population	8,298	33,258	77,631
2019-2024 Annual Rate	3.39%	3.26%	2.46%
2021 Total Daytime Population	6,145	22,711	57,469
Workers	2,005	7,914	19,887
Residents	4,140	14,797	37,582
HOUSEHOLD SUMMARY			
2000 Households	0	58	5,939
2010 Households	1,385	3,627	15,359
2021 Households	2,582	9,806	24,953
2026 Households	3,013	11,460	27,834
2021 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	80.1%	82.9%	83.1%
Renter Occupied Housing Units	5.7%	5.9%	7.0%
2021 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	$139,116	$140,563	$121,251
Average Home Value	$473,528	$452,635	$427,519
2021 POPULATION BY RACE/ETHNICITY			
Total	7,025	28,322	68,760
White Alone	84.0%	83.8%	85.0%
Black Alone	3.5%	3.3%	2.7%
American Indian Alone	0.2%	0.4%	0.5%
Asian Alone	5.8%	4.8%	4.8%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	2.7%	3.4%	3.5%
Two or More Races	3.5%	4.1%	3.4%
Hispanic Origin	9.2%	11.4%	11.3%
Diversity Index	40.9	43.7	42.1
2021 POPULATION BY AGE			
Total	7,023	28,323	68,764
0 - 4	6.0%	6.8%	6.1%
5 - 9	6.7%	7.6%	6.7%
10 - 14	6.9%	8.2%	7.0%
15 - 24	9.8%	11.2%	9.8%
25 - 34	8.5%	9.9%	10.3%
35 - 44	12.9%	14.7%	13.4%
45 - 54	11.4%	13.1%	11.7%
55 - 64	12.5%	11.0%	11.0%
65 - 74	19.0%	12.1%	13.3%
75 - 84	5.4%	4.5%	7.8%
85 +	0.8%	1.0%	2.9%
18 +	76.5%	73.2%	76.6%
2021 Median Age	44.3	39.6	42.5
2021 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	4,957	18,774	48,439
Some College, No Degree	21.6%	22.5%	24.9%
Associate Degree	7.6%	10.1%	10.0%
Bachelor's Degree	31.5%	31.0%	27.3%
Graduate/Professional Degree	24.8%	18.9%	16.3%

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