

# MOUNTAINSIDE CROSSING | PEORIA, ARIZONA



**ACRES:**  
±17.46

**SQUARE FEET:**  
±122,870

**ZONING:**  
PAD  
Regional Commercial

**AVAILABLE**  
Contact us for current availability.

**ADDRESS:**  
9785 W Happy Valley RD, Peoria, AZ 85383

**SUMMARY:**  
Located within the City of Peoria's designated "Regional Commercial" intersection with over 1.7 million square feet of retail including Target, Home Depot, Lowe's, Ross, Kohl's and more. The center is located within the Lake Pleasant Parkway Corridor with access to Loop 303 at the Happy Valley Road interchange. The trade area includes the master planned communities of Vistancia, Westwing Mountain Ranch, Tierra del Rio, Camino a Lago, and Cibola Vista 2. Happy Valley Road is the only major arterial that will connect east to Interstate 17 from the Loop 303. It is a family oriented community with 3.05 persons per household and an average household income over \$110,000.



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2415 E Camelback Rd, Suite 900  
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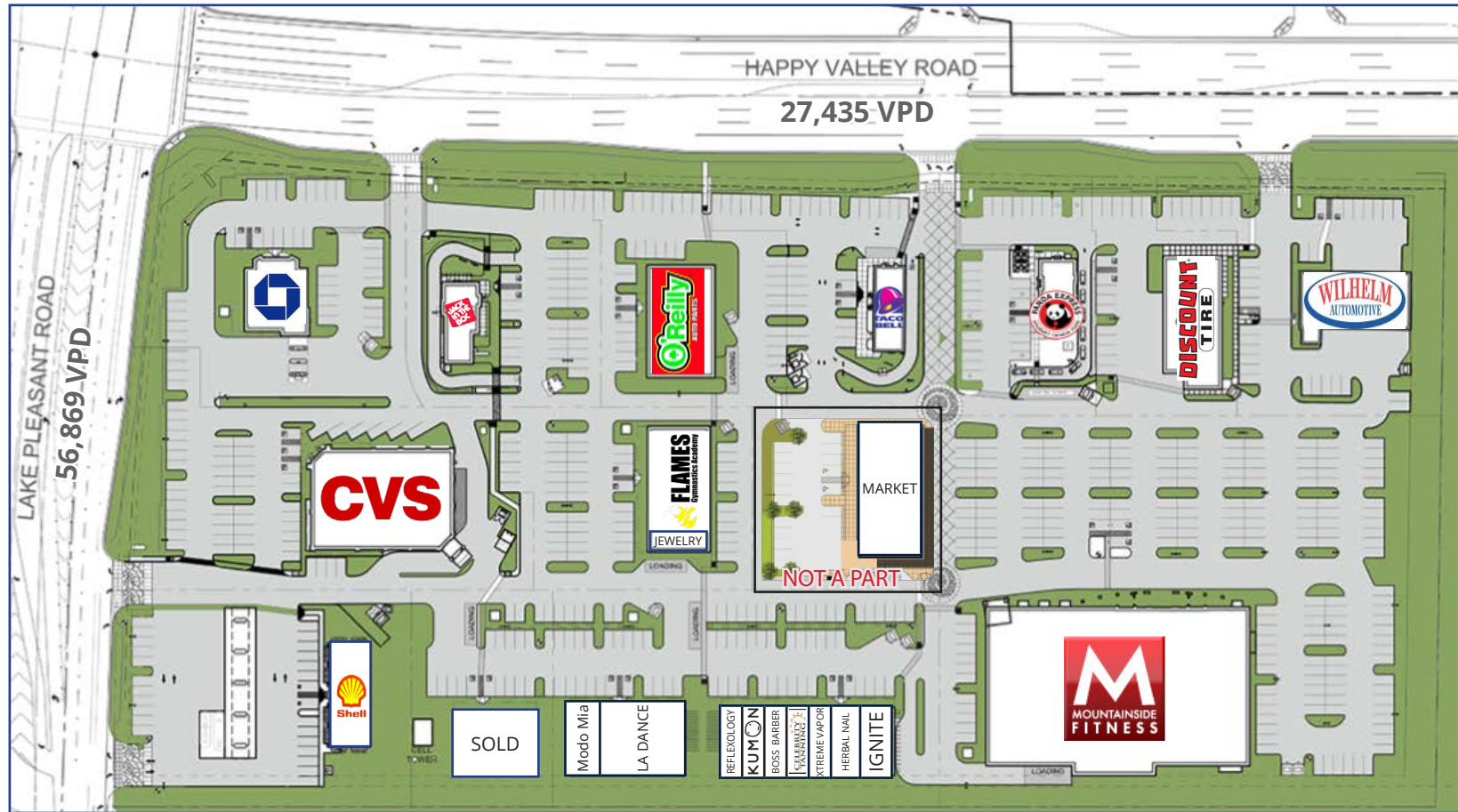
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# MOUNTAINSIDE CROSSING | SITE PLAN



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# MOUNTAINSIDE CROSSING | SHOPS C



±2,000 sf



±5,143 sf

BAY DEPTH: 65'-7"



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## MOUNTAINSIDE CROSSING | SHOPS D

<p>Reflexology</p> <p>±1,200 sf</p>	<p>KUMON</p> <p>±1,200 sf</p>	<p>Boss Barbershop</p> <p>±1,100 sf</p>	<p>CELEBRITY TANNING</p> <p>±1,600 sf</p>	<p>Xtreme Vapor</p> <p>±1,200 sf</p>	<p>herbal Nail Bar</p> <p>we do different</p> <p>±2,300 sf</p>	<p>ignite</p> <p>FAMILY CHIROPRACTIC</p> <p>±2,200 sf</p>
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BAY DEPTH: 65'-7"



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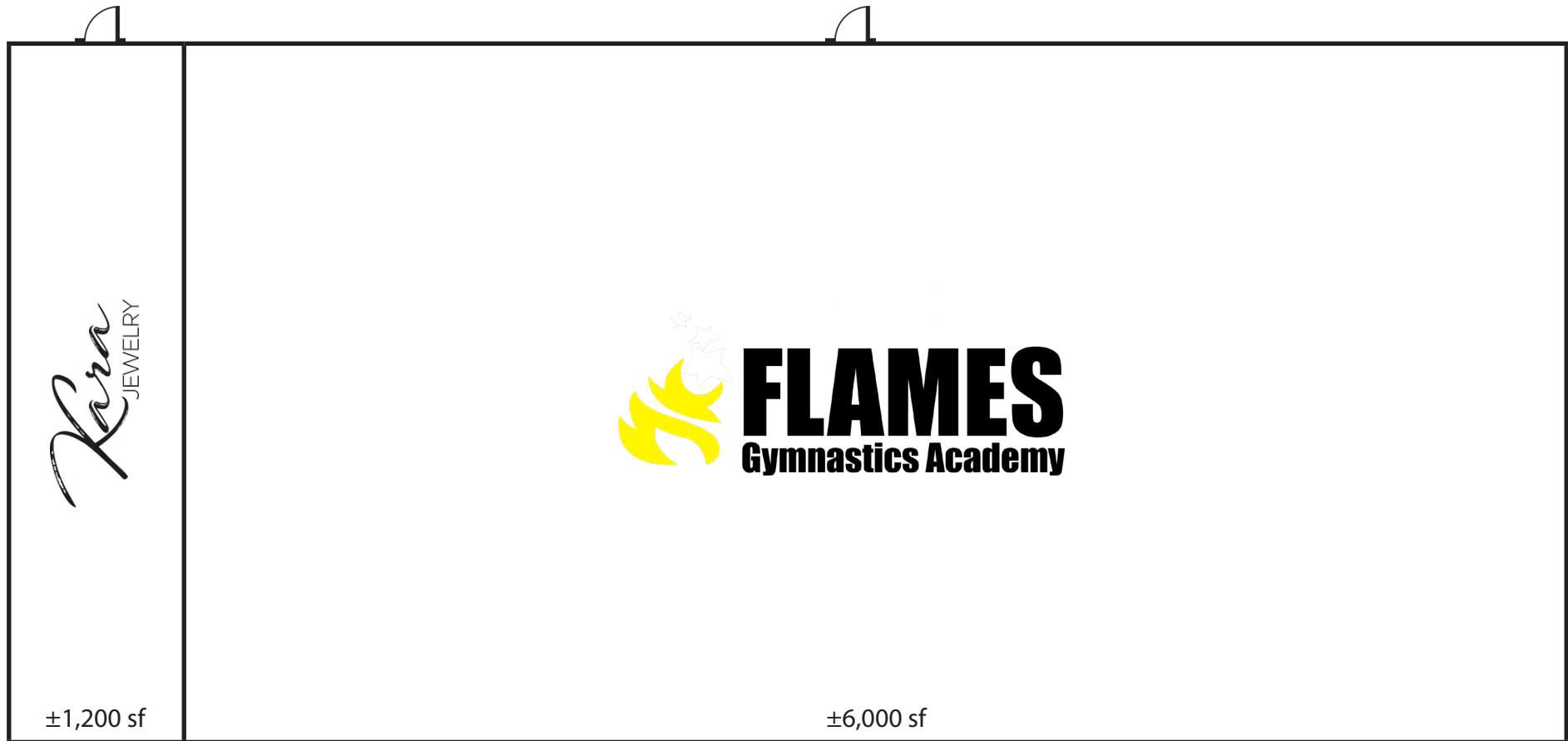
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# MOUNTAINSIDE CROSSING | SHOPS E



BAY DEPTH: 65'-7"



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# MOUNTAINSIDE CROSSING | AERIAL MAP



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# MOUNTAINSIDE CROSSING | DEMOGRAPHICS (3 MILES)

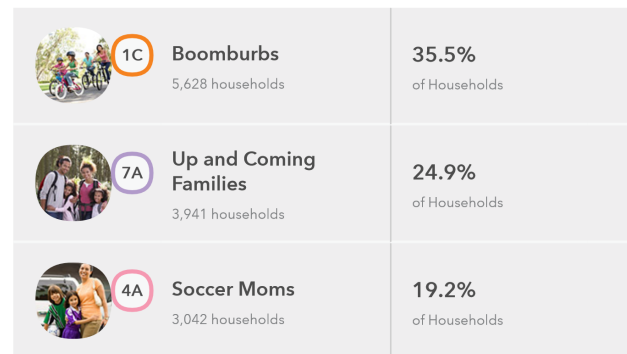
## ANNUAL HOUSEHOLD SPENDING



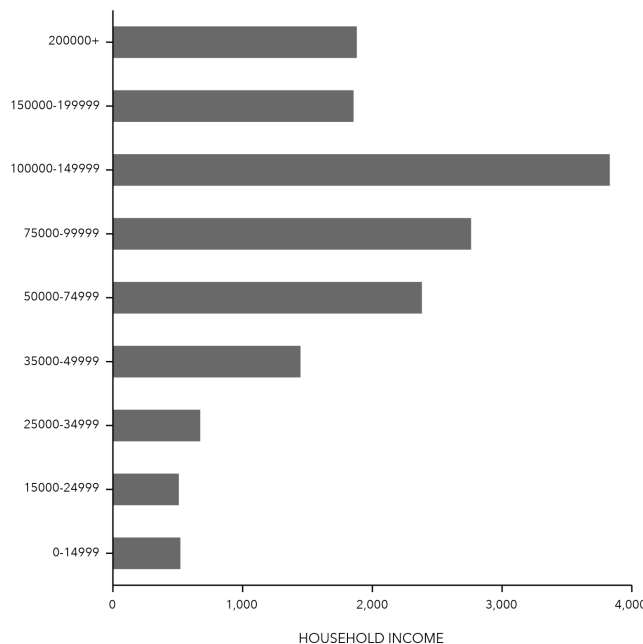
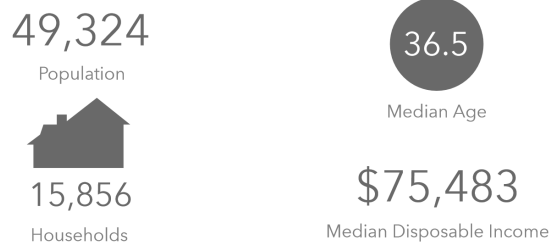
## INCOME



## Tapestry Segments



## KEY FACTS

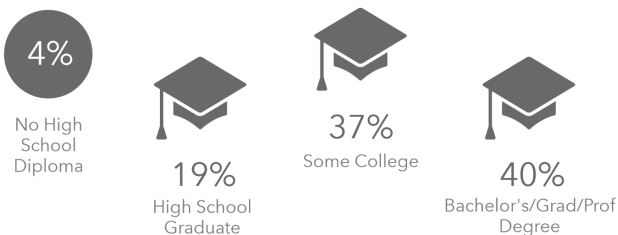


## Average Household Size for this area

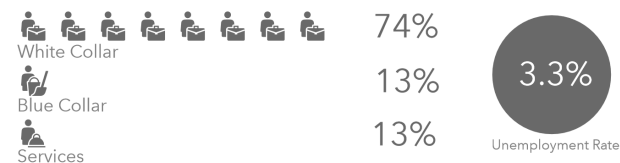
**3.09** which is more than the average for United States

Area	Value	0.00	4.00
This area	3.09		
Maricopa County	2.69		
Arizona	2.64		
United States	2.59		

## EDUCATION



## EMPLOYMENT



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