

MOUNTAINSIDE CROSSING | PEORIA, ARIZONA



ACRES:
±17.46

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

SQUARE FEET:
±122,870

ZONING:
PAD
Regional Commercial

AVAILABLE
Contact us for current availability.

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, Lowes, 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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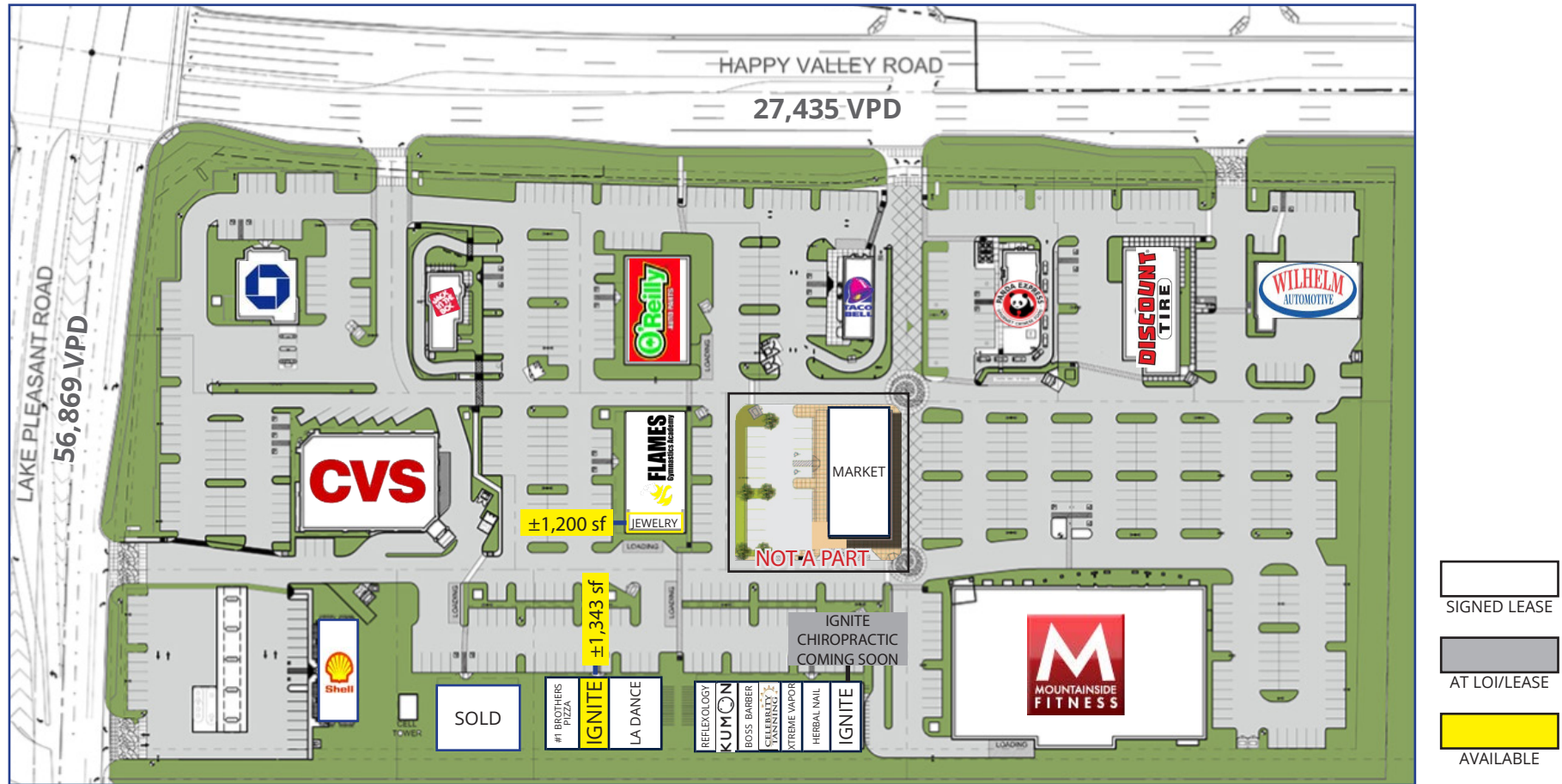
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MOUNTAINSIDE CROSSING | SITE PLAN



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MOUNTAINSIDE CROSSING | AERIAL MAP



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MOUNTAINSIDE CROSSING | DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



KEY FACTS

49,324

Population

36.5

Median Age



15,856

Households

\$75,483

Median Disposable Income

EDUCATION

4%

No High School Diploma



19%

High School Graduate



37%

Some College



40%

Bachelor's/Grad/Prof Degree

INCOME



\$95,765

Median Household Income



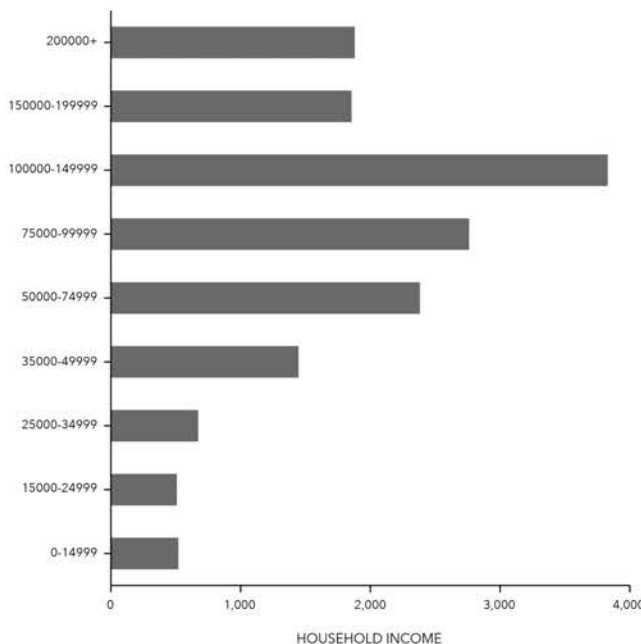
\$37,914

Per Capita Income



\$304,615

Median Net Worth



Tapestry Segments



1C

Boomburbs

5,628 households

35.5%

of Households



7A

Up and Coming Families

3,941 households

24.9%

of Households



4A

Soccer Moms

3,042 households

19.2%

of Households

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		

EMPLOYMENT



White Collar

74%



Blue Collar

13%



Services

13%

3.3%

Unemployment Rate



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