

# 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.



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

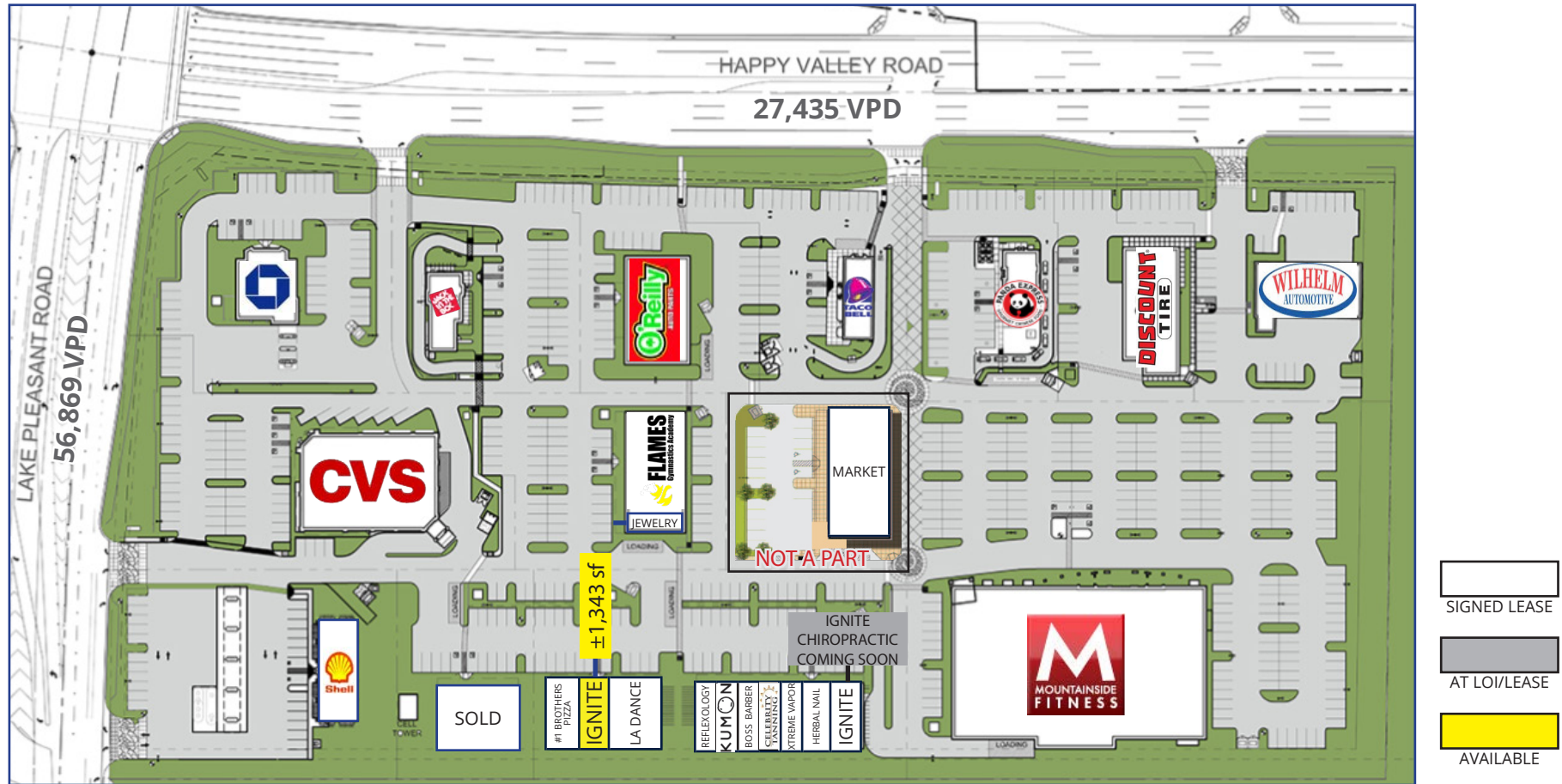
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# MOUNTAINSIDE CROSSING | SITE PLAN



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# MOUNTAINSIDE CROSSING | AERIAL MAP



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# MOUNTAINSIDE CROSSING | DEMOGRAPHICS (3 MILES)

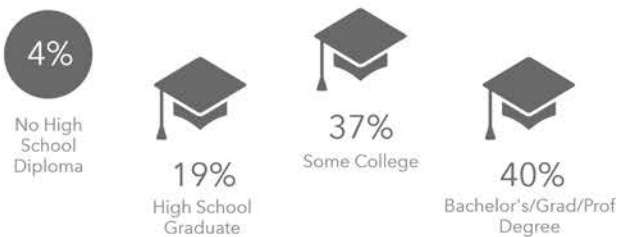
## ANNUAL HOUSEHOLD SPENDING



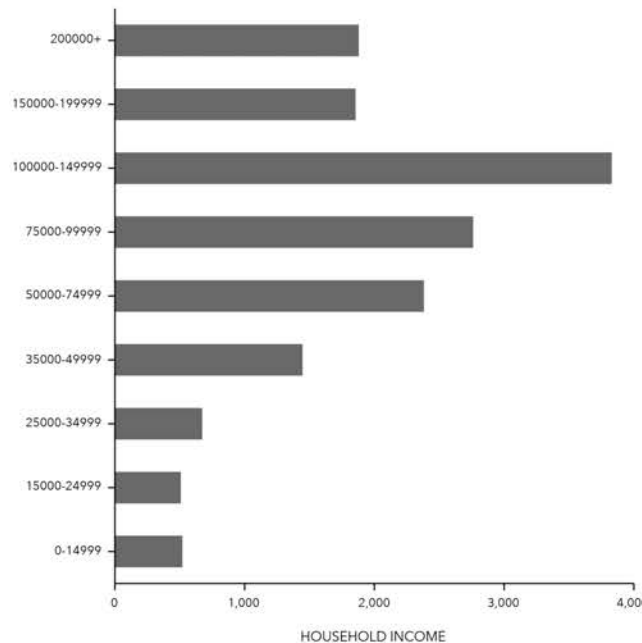
## KEY FACTS



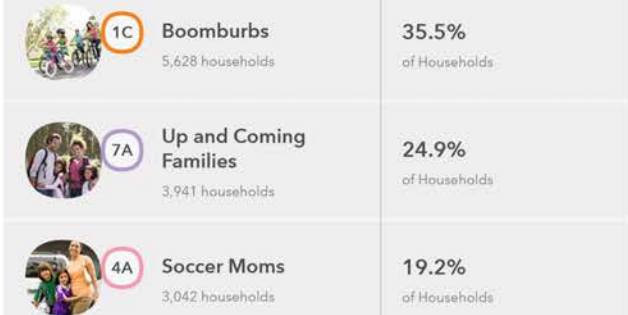
## EDUCATION



## INCOME



## Tapestry Segments



## 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



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