

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 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, 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.



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets

Senior Vice President
Leasing

602.224.4147 Direct

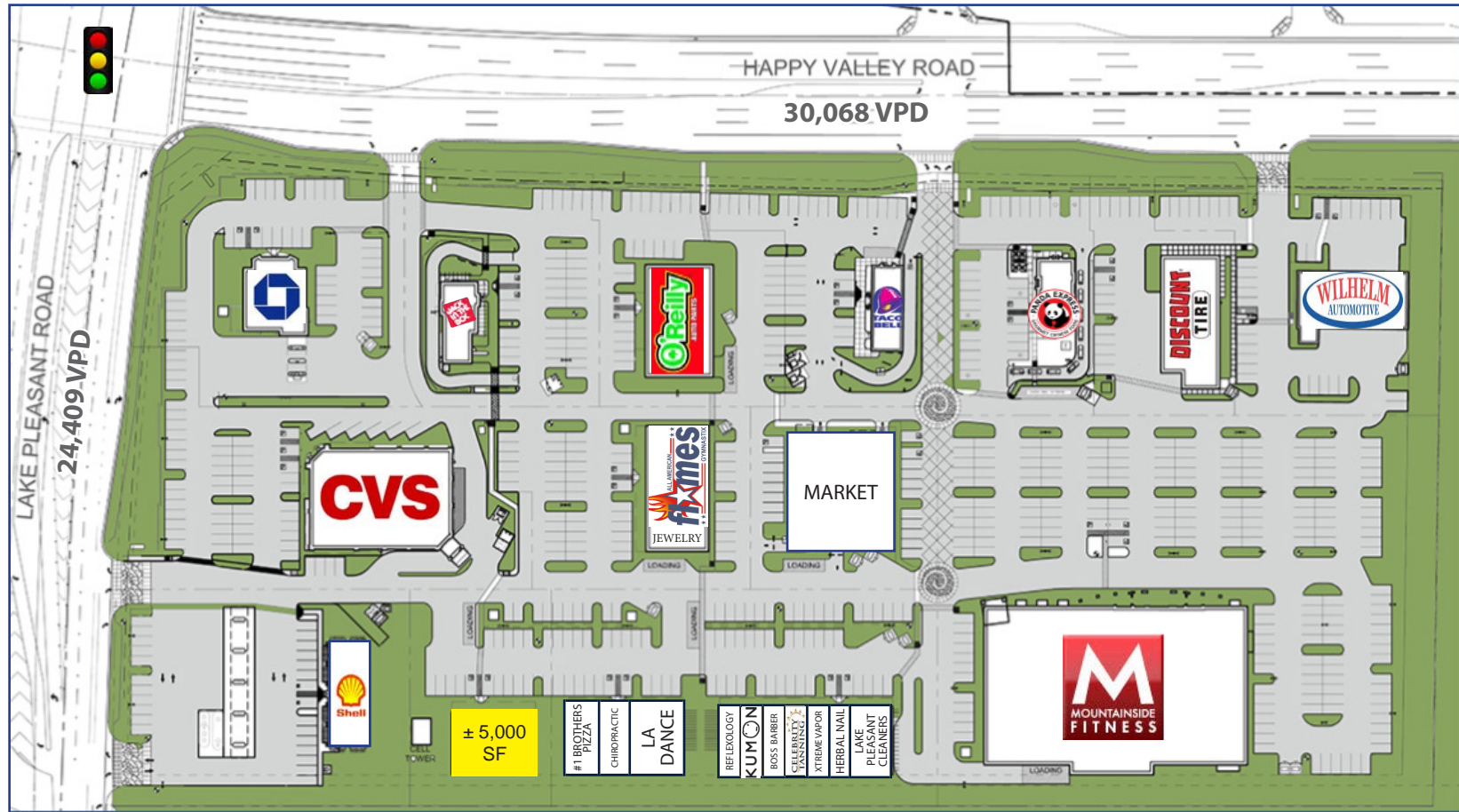
480.596.9399 Office

bsheets@barclaygroup.com

OVERVIEW

DEMOGRAPHICS

Average HH Income			Total Population			Daytime Population			Total Households		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
\$143,188	\$116,799	\$99,096	2,985	49,324	148,543	4,829	33,321	109,658	927	15,856	57,126



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President
Leasing
602.224.4147 Direct
480.596.9399 Office
bsheets@barclaygroup.com

AERIAL MAP



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President
Leasing
602.224.4147 Direct
480.596.9399 Office
bsheets@barclaygroup.com

DEMOGRAPHICS (3 MILES)

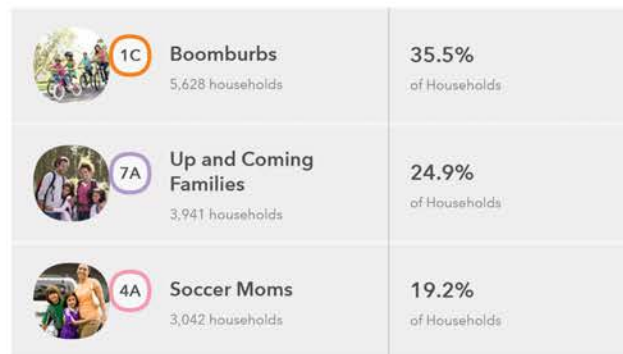
ANNUAL HOUSEHOLD SPENDING



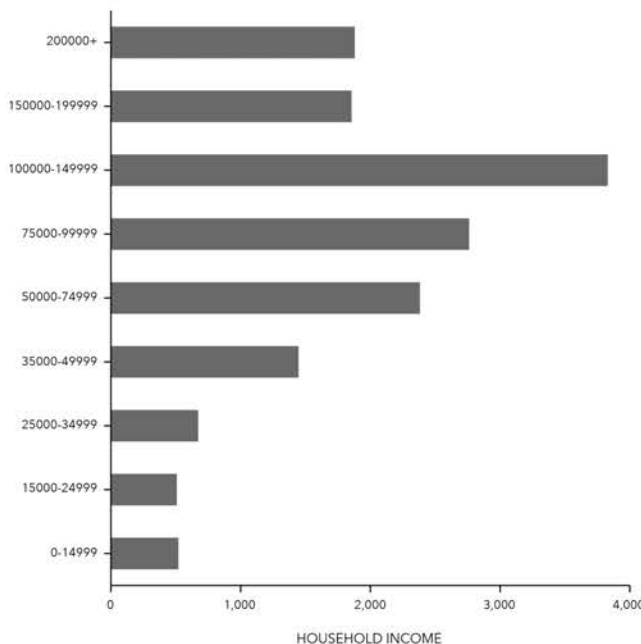
INCOME



Tapestry Segments



KEY FACTS

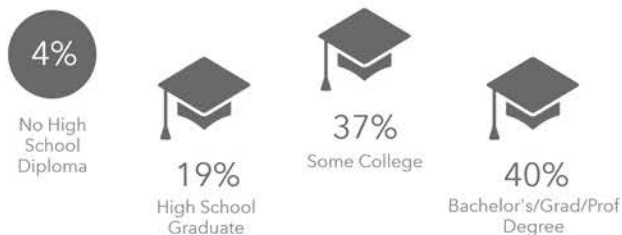


Average Household Size for this area

3.09 which is more than the average for United States

Area	Value	0.00	4.00
This area	3.09	<div></div>	
Maricopa County	2.69	<div></div>	
Arizona	2.64	<div></div>	
United States	2.59	<div></div>	

EDUCATION



EMPLOYMENT



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President
Leasing
602.224.4147 Direct
480.596.9399 Office
bsheets@barclaygroup.com