

# 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  
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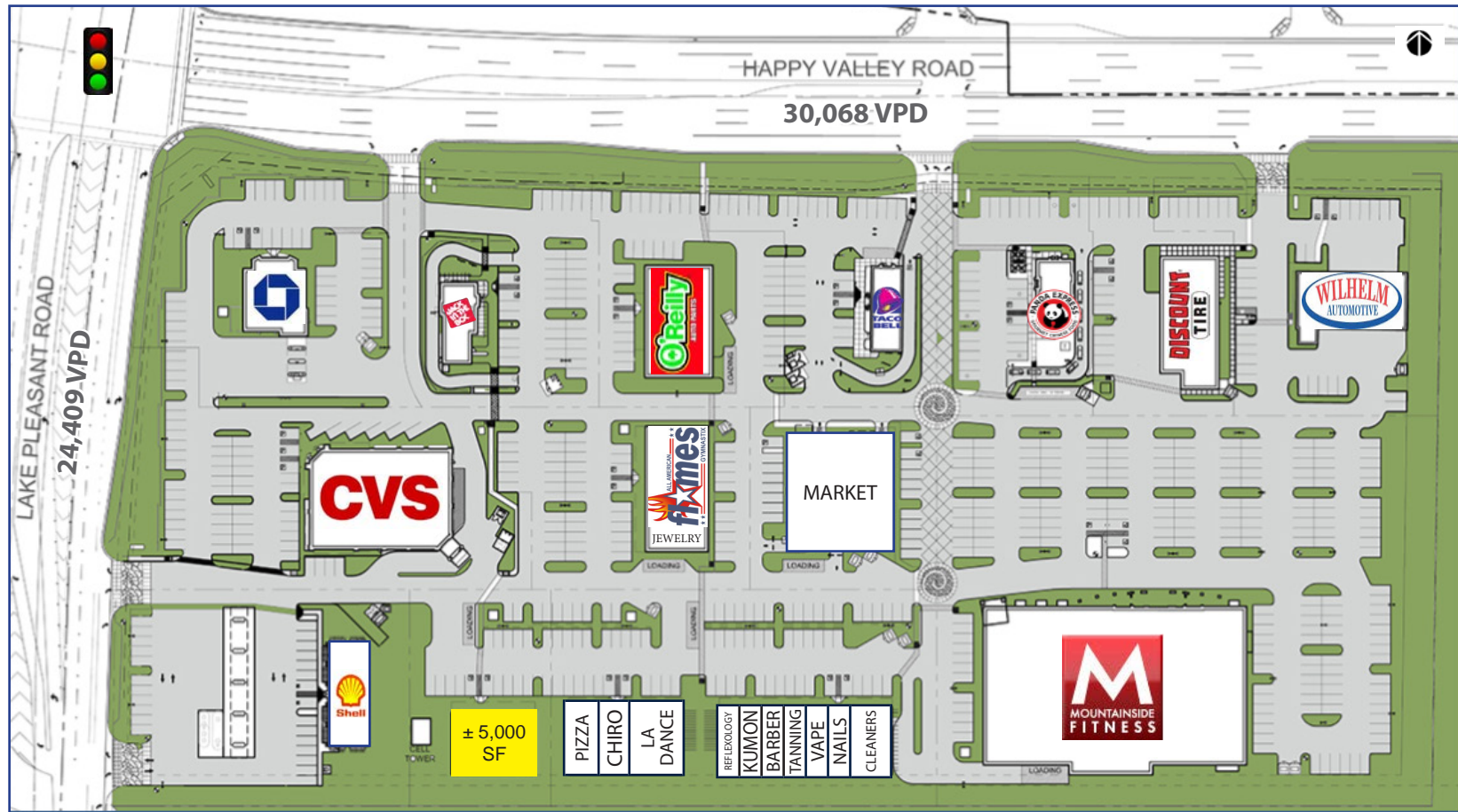
**Brett Sheets**  
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# OVERVIEW

## 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



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# AERIAL MAP



**BARCLAY**  
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# DEMOGRAPHICS (3 MILES)

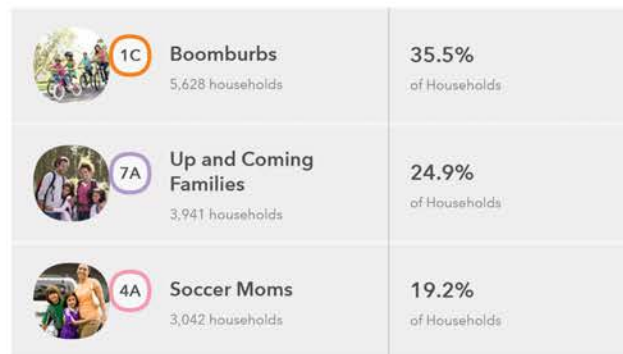
## ANNUAL HOUSEHOLD SPENDING



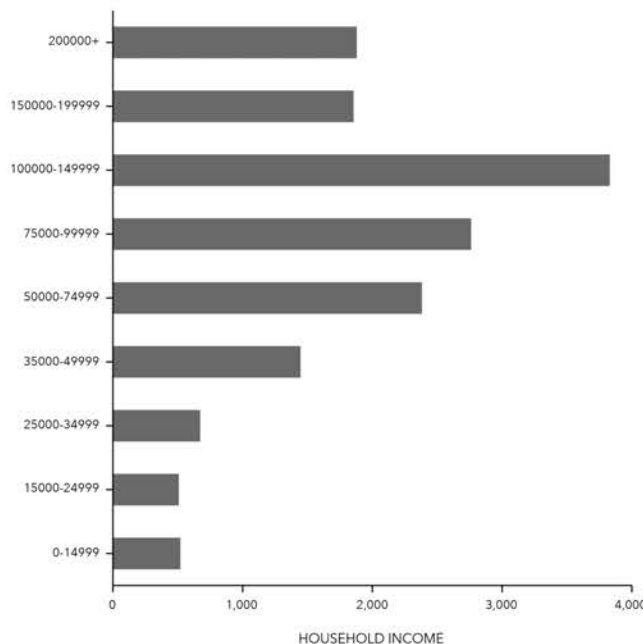
## INCOME



## Tapestry Segments



## KEY FACTS

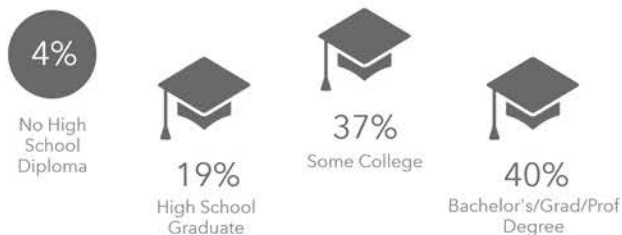


## Average Household Size for this area

**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

