

# 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.



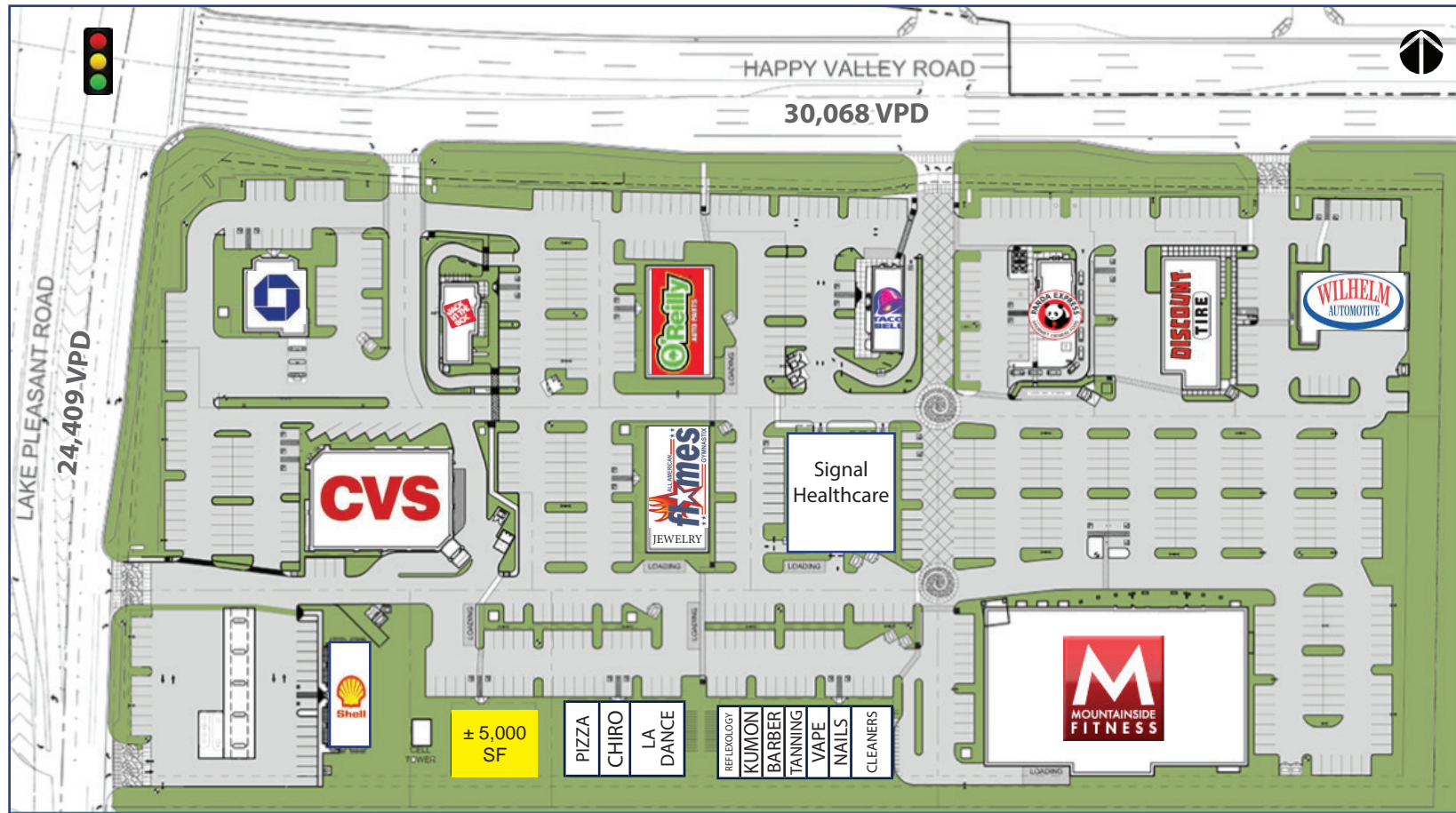
2390 E Camelback Rd, Suite 200  
Phoenix, Arizona, 85016  
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**Jim Gardner**  
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# OVERVIEW

## 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



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



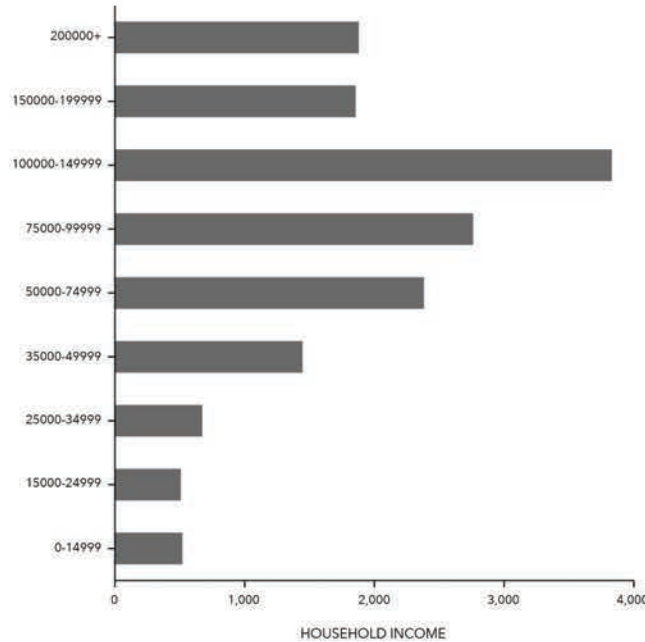
## INCOME



## Tapestry Segments

|    |   |                               |
|----|---|-------------------------------|
| 1C | <b>Boomburbs</b><br>5,628 households              | <b>35.5%</b><br>of Households |
| 7A | <b>Up and Coming Families</b><br>3,941 households | <b>24.9%</b><br>of Households |
| 4A | <b>Soccer Moms</b><br>3,042 households            | <b>19.2%</b><br>of Households |

## KEY FACTS

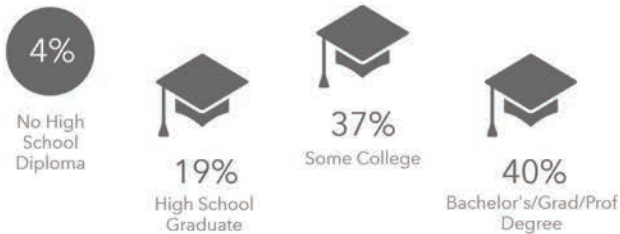


## Average Household Size for this area

**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

