

EL MIRAGE RD & LONE MOUNTAIN PKWY | PEORIA, ARIZONA

Planned Opening 2023



ACRES:
±19.64

SQUARE FEET:
±123,000

ZONING:
PCD
PLANNED COMMUNITY
DISTRICT

ADDRESS:
SEC EL MIRAGE RD & LONE MOUNTAIN PKWY

SUMMARY:
Supermarket anchored neighborhood center located within the Vistancia master planned community which will include 10,500 new homes and a population of 30,000. Northwest Peoria is projected to outpace both state and national averages in annual growth and household. Easy access to the newly completed Loop 303 with a projected daily traffic count of 85,000 VPD and links to Interstate-17, US 60, and the Loop 101. Located just north of a planned 80 acre medical campus with a regional hospital and medical center.



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OVERVIEW

TRAFFIC COUNTS

Lone Mountain Pkwy: 9,228 VPD

State Route 303: 13,716 VPD

Total Traffic: 22,944 VPD

DEMOGRAPHICS

Average Household Income

3 Mile	5 Miles	7 Miles
\$119,515	\$119,624	\$99,124

Total Population

3 Mile	5 Miles	7 Miles
20,737	46,695	119,153

Daytime Population

3 Mile	5 Miles	7 Miles
11,798	29,795	83,580

Total Households

3 Mile	5 Miles	7 Miles
7,185	15,710	46,001

AVAILABLE

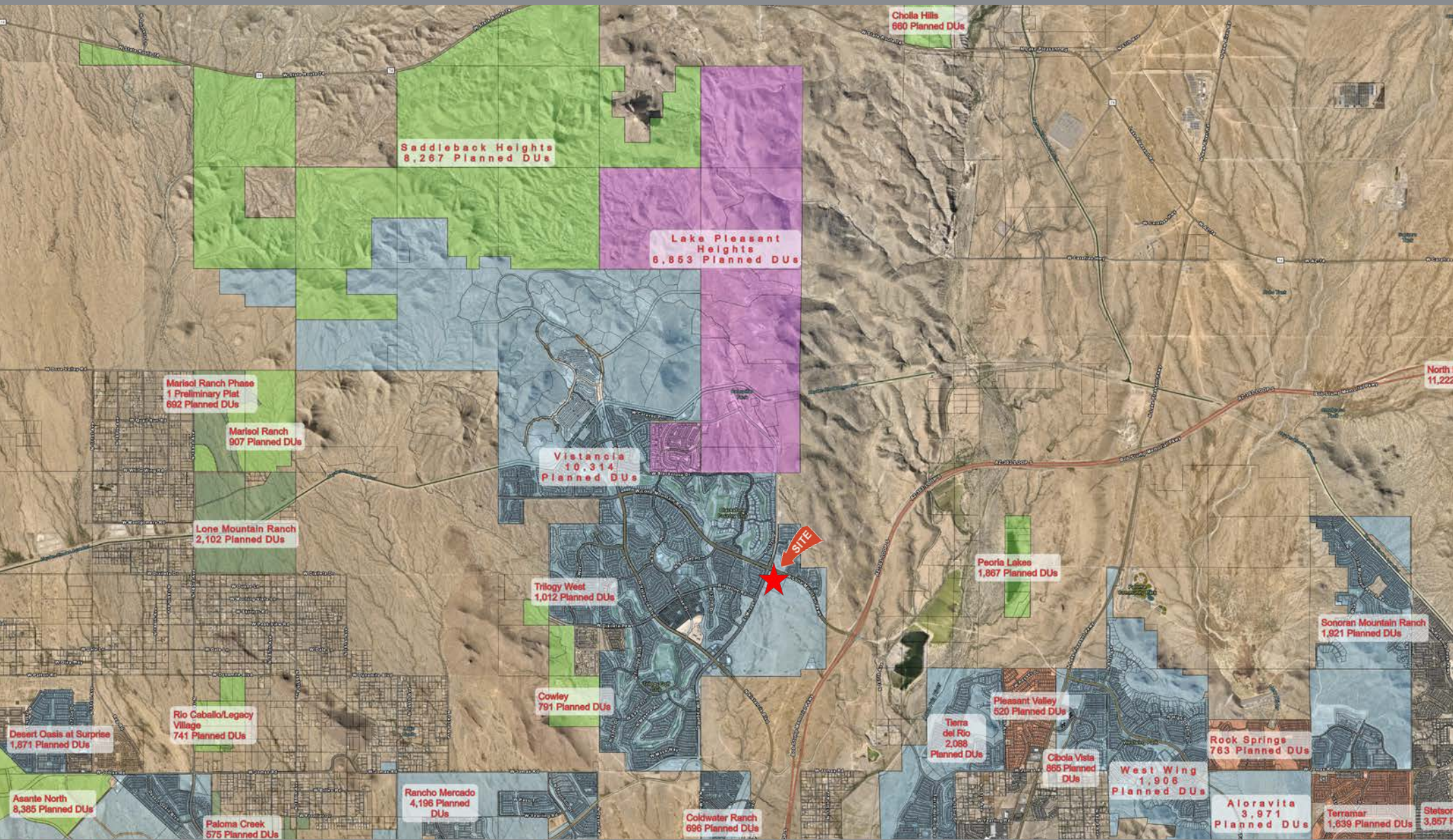
Shops and Pads.



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AERIAL MAP



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DEMOGRAPHICS (3 MILES)

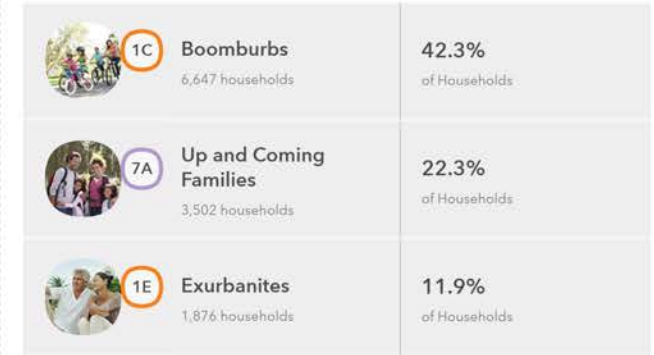
ANNUAL HOUSEHOLD SPENDING



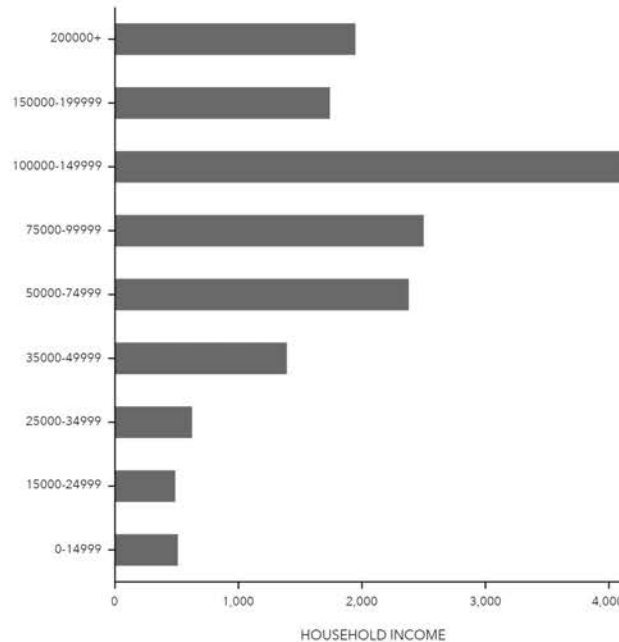
INCOME



Tapestry Segments



KEY FACTS

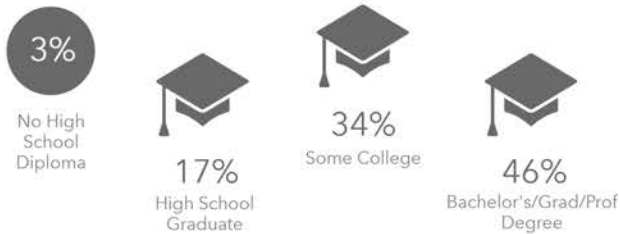


Average Household Size for this area

2.97 which is more than the average for United States

Area	Value	0.00	4.00
This area	2.97		
Maricopa County	2.69		
Arizona	2.64		
United States	2.59		

EDUCATION



EMPLOYMENT



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