

# VISTANCIA POINT | PEORIA, ARIZONA

Planned Opening Fall 2024



**ACRES:**  
±19.64

**SQUARE FEET:**  
±123,000

**ZONING:**  
PCD  
PLANNED COMMUNITY  
DISTRICT

**ADDRESS:**  
SEC EL MIRAGE RD & LONE MOUNTAIN PKWY

**SUMMARY:**  
Fry's Marketplace 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.



**BARCLAY**  
GROUP

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

**Brett Sheets**  
*Senior Vice President Leasing*  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
*Senior Leasing Manager*  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
*Leasing Associate*  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# 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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### Kristin Walrod

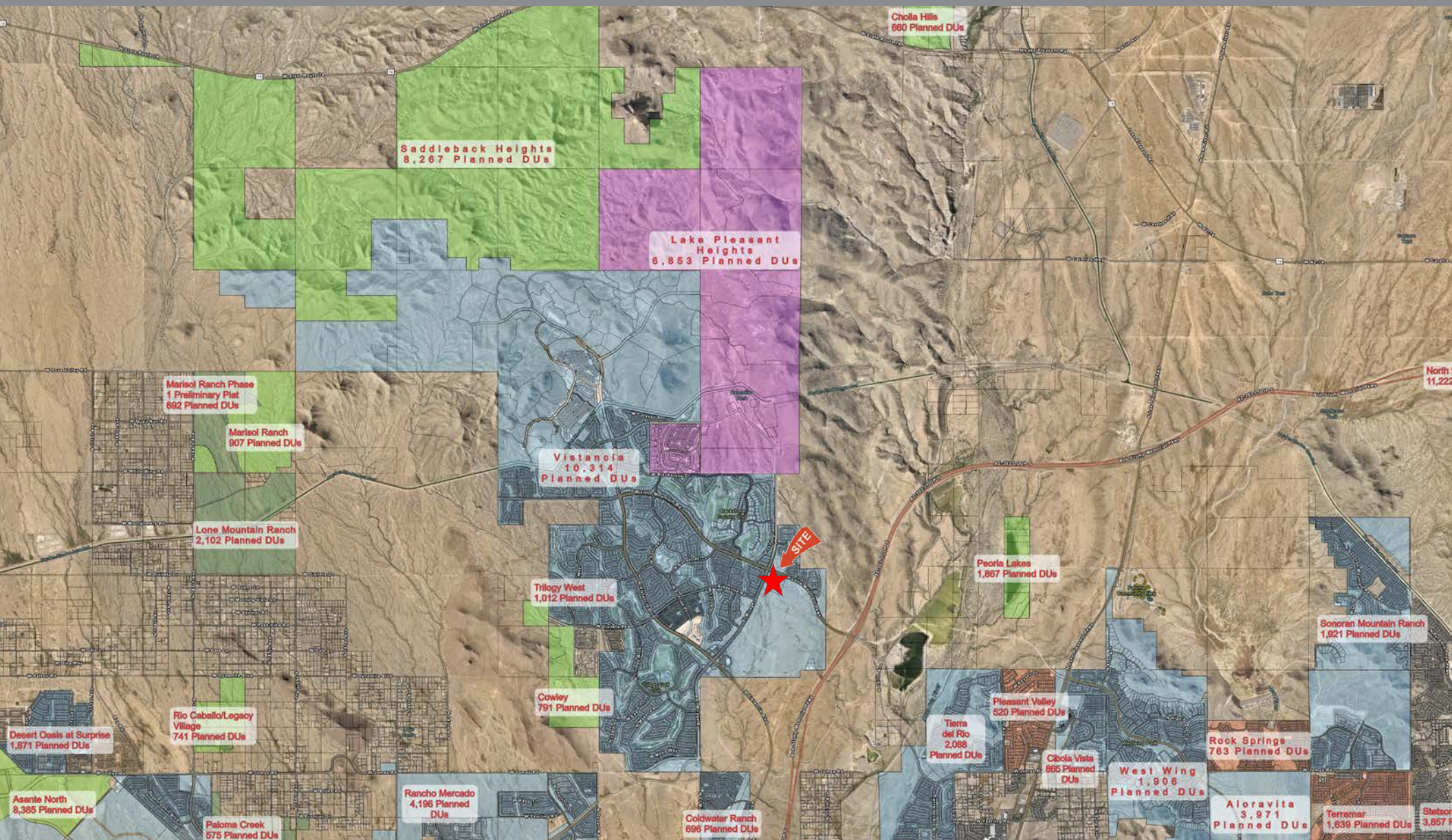
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602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

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# AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

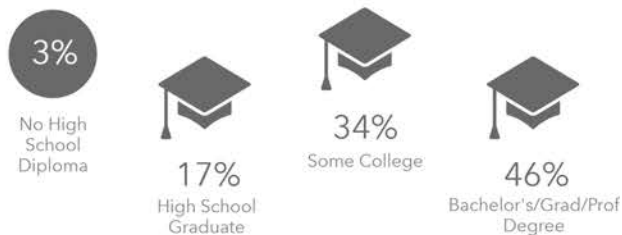
## ANNUAL HOUSEHOLD SPENDING



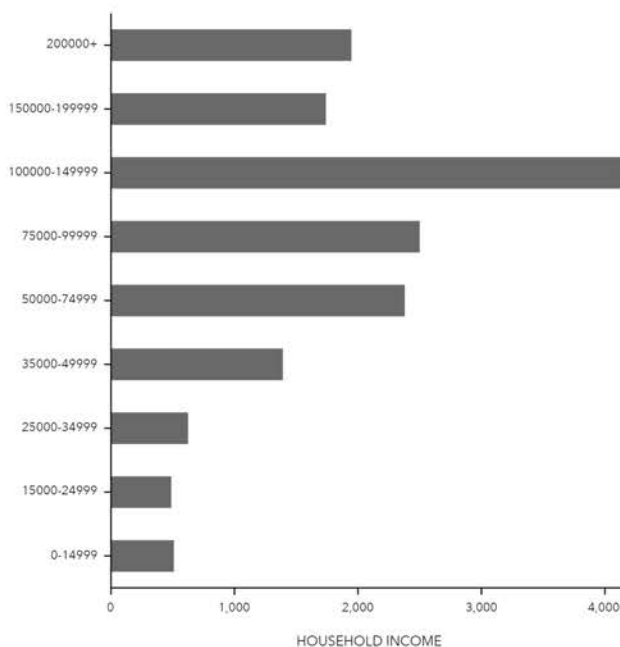
## KEY FACTS



## EDUCATION



## INCOME



## Tapestry Segments



## 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	<div></div>	
Maricopa County	2.69	<div></div>	
Arizona	2.64	<div></div>	
United States	2.59	<div></div>	

## EMPLOYMENT



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