

# VISTANCIA POINT | PEORIA, ARIZONA

Planned Opening Q4 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.



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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

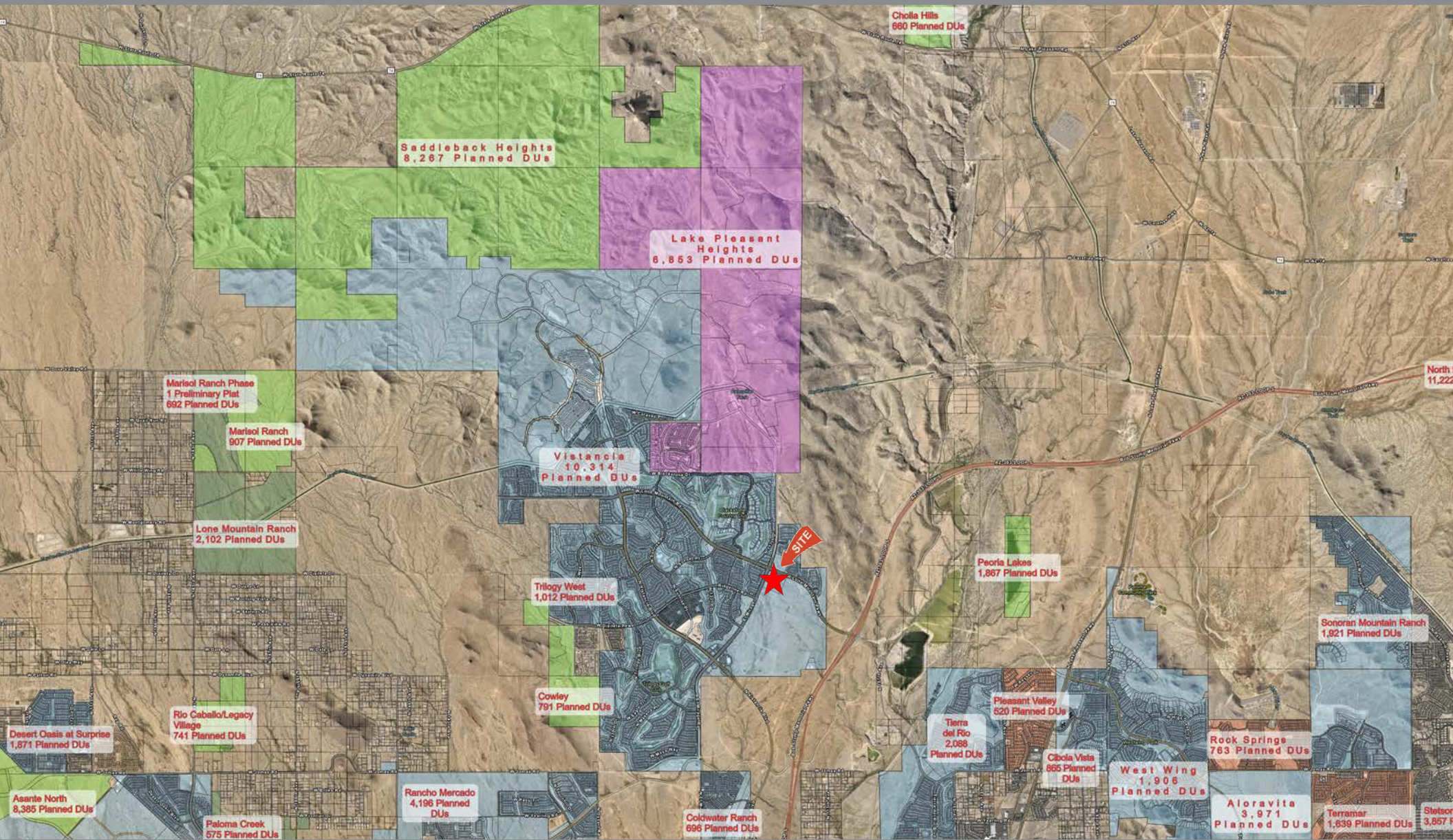
Shops and Pads.



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# AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

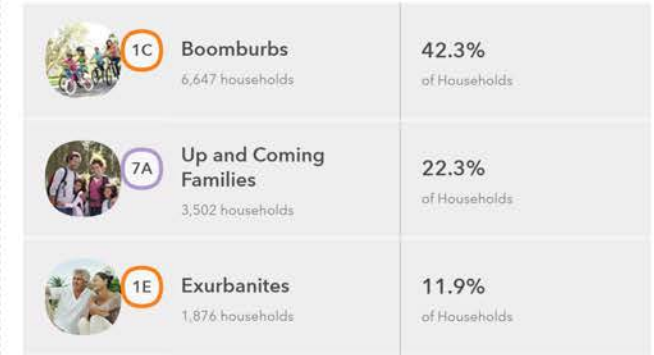
## ANNUAL HOUSEHOLD SPENDING



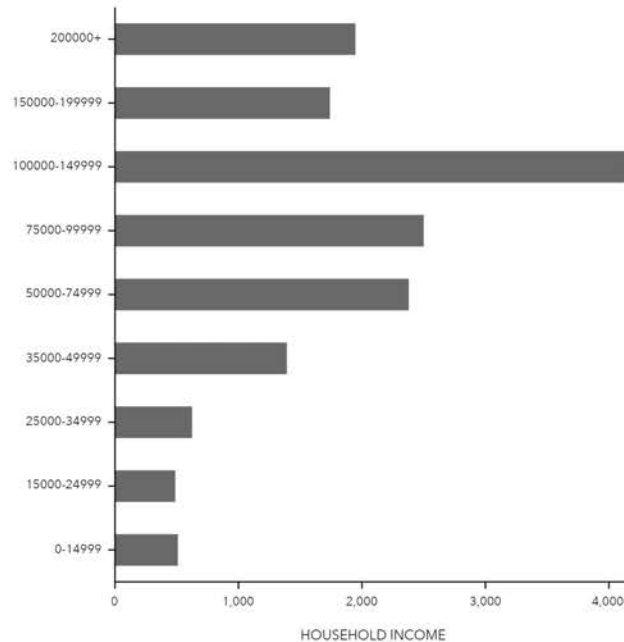
## INCOME



## Tapestry Segments



## KEY FACTS

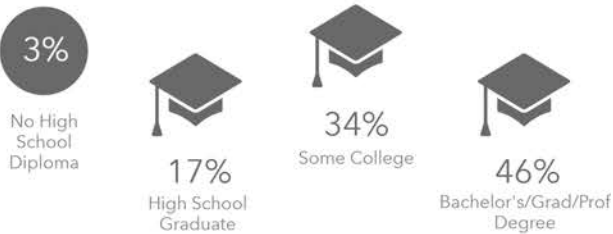


## Average Household Size for this area

**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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