

# The Shoppes at Camino á Lago | Peoria, AZ



## ADDRESS:

NEC Deer Valley Rd & Lake Pleasant Pkwy, Peoria, Arizona

## SUMMARY:

- **Prime location** adjacent to a new 100-home Lennar Homes residential development, benefiting from immediate residential growth and community synergy.
- **Strong demographics** with a median household income exceeding \$100,000 and a trade area population of over 70,000 residents.
- **Significant housing expansion** underway, with more than 3,000 new homes being added to the surrounding trade area.
- **Robust employment and traffic support**, featuring nearby major employers like Amkor Technology (≈2,000 workers) and daily traffic counts exceeding 40,000 vehicles (per Sites USA).



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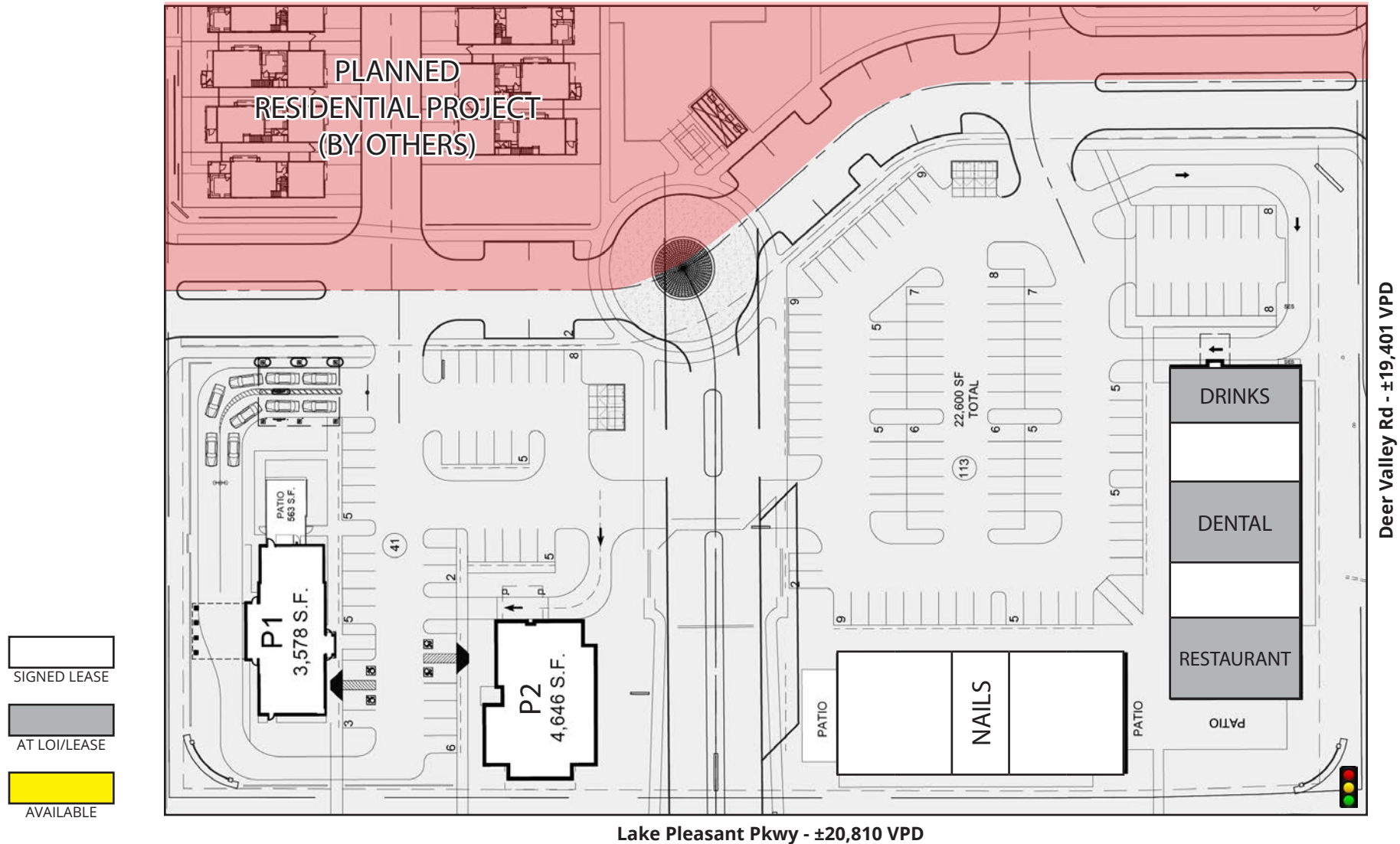
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# The Shoppes at Camino á Lago | Proposed Site Plan

CONCEPTUAL



Traffic Counts: Sites USA.



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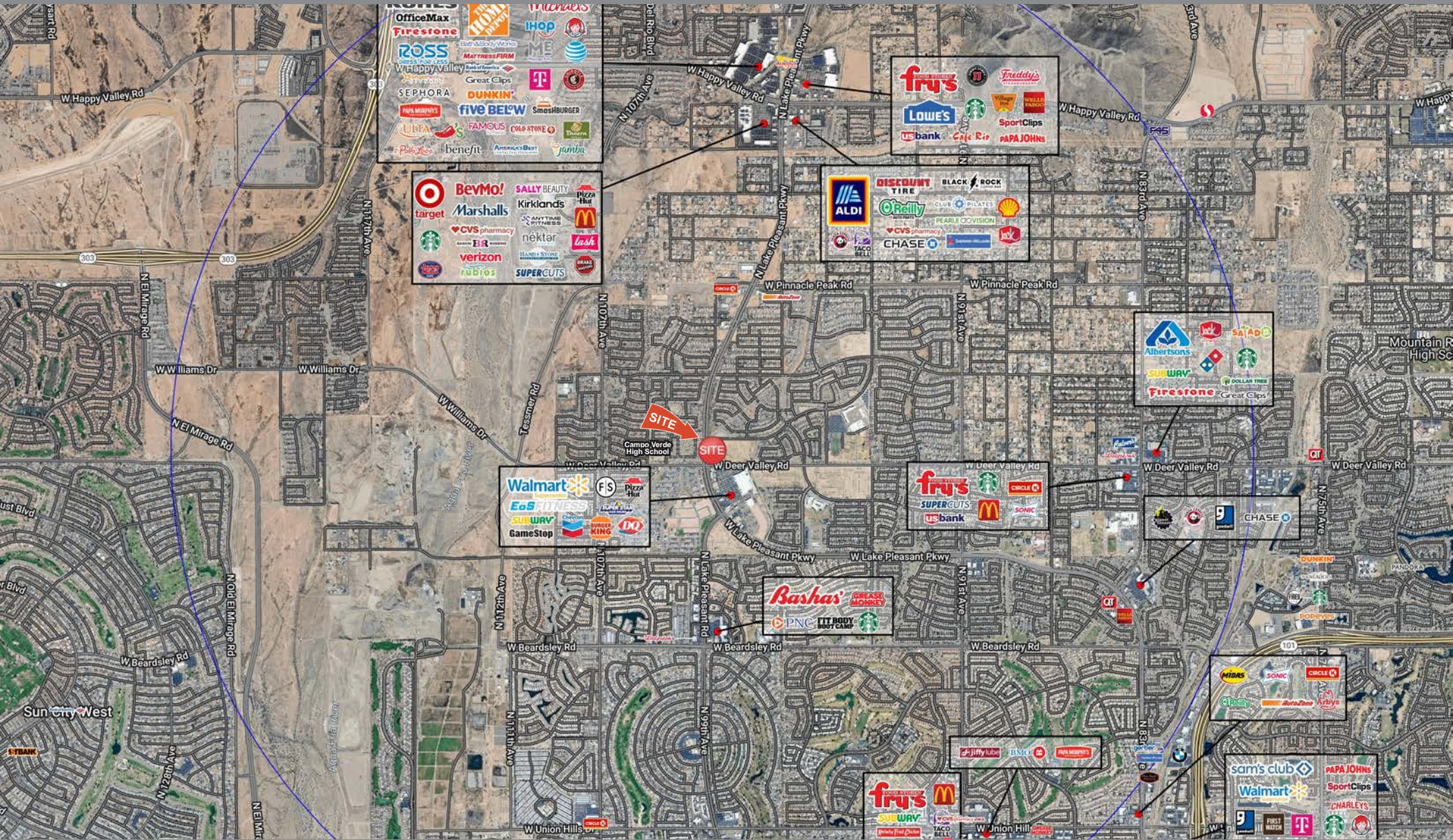
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## The Shoppes at Camino á Lago | Trade Area



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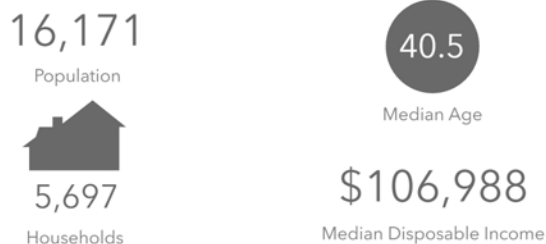


# The Shoppes at Camino á Lago | 1-Mile Demographics

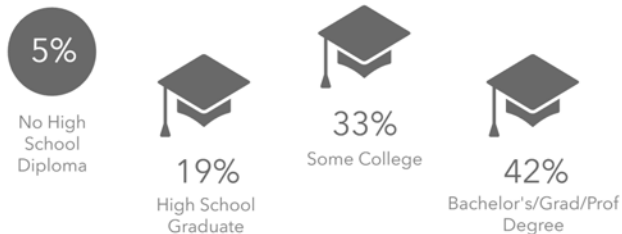
## ANNUAL HOUSEHOLD SPENDING



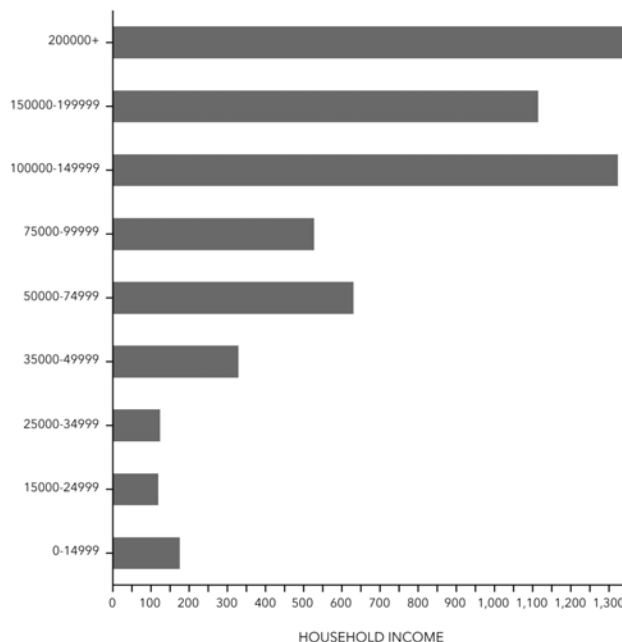
## KEY FACTS



## EDUCATION



## INCOME



## 2025 Households By Income (Esri)

The largest group: \$200,000+ (23.7%)

The smallest group: \$15,000 - \$24,999 (2.1%)

Indicator ▲	Value	Diff	
<\$15,000	3.1%	-3.5%	
\$15,000 - \$24,999	2.1%	-2.0%	
\$25,000 - \$34,999	2.2%	-2.8%	
\$35,000 - \$49,999	5.8%	-3.6%	
\$50,000 - \$74,999	11.1%	-3.9%	
\$75,000 - \$99,999	9.3%	-3.2%	
\$100,000 - \$149,999	23.2%	+3.7%	
\$150,000 - \$199,999	19.6%	+7.9%	
\$200,000+	23.7%	+7.4%	

Bars show deviation from Maricopa County

## Average Household Size

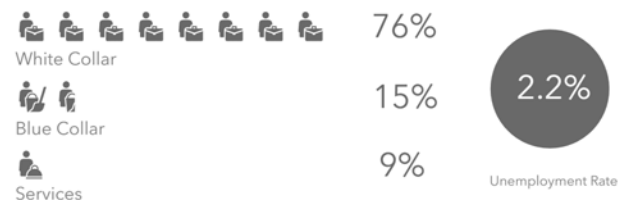
for this area

**2.81**

which is more than the average for United States

Area	Value ▼	0.00	4.00
This area	2.81		
Maricopa County	2.60		
Arizona	2.54		
United States	2.50		

## EMPLOYMENT



Source: ESRI Business Analyst 2025



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# The Shoppes at Camino á Lago | 3-Mile Demographics

## ANNUAL HOUSEHOLD SPENDING



## KEY FACTS

74,633

Population

47.7

Median Age



29,828

Households

\$86,336

Median Disposable Income

## EDUCATION

5%

No High School Diploma



20%

High School Graduate



34%

Some College



41%

Bachelor's/Grad/Prof Degree

## INCOME



\$105,447

Median Household Income



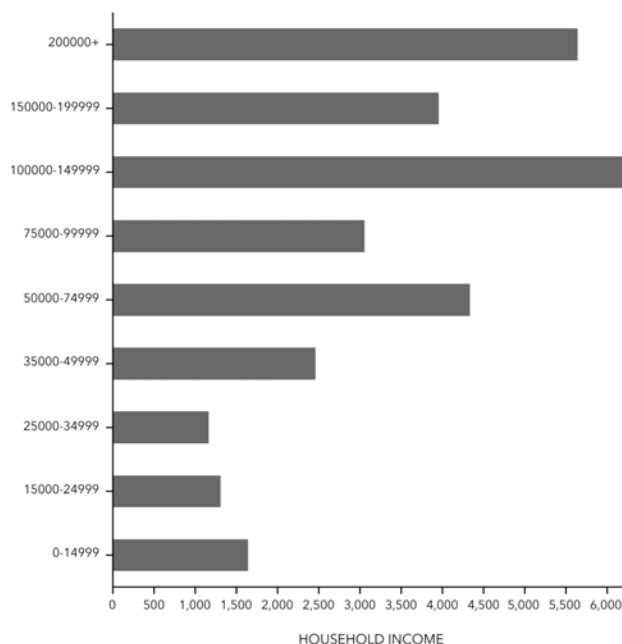
\$54,660

Per Capita Income



\$577,791

Median Net Worth



## 2025 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (21.0%)

The smallest group: \$25,000 - \$34,999 (3.9%)

Indicator ▲	Value	Diff	
<\$15,000	5.5%	-1.1%	
\$15,000 - \$24,999	4.4%	+0.3%	
\$25,000 - \$34,999	3.9%	-1.1%	
\$35,000 - \$49,999	8.2%	-1.2%	
\$50,000 - \$74,999	14.5%	-0.5%	
\$75,000 - \$99,999	10.2%	-2.3%	
\$100,000 - \$149,999	21.0%	+1.5%	
\$150,000 - \$199,999	13.3%	+1.6%	
\$200,000+	18.9%	+2.6%	

Bars show deviation from Maricopa County

## Average Household Size

for this area

2.47

which is less than the average for United States

Area	Value ▼	0.00	4.00
Maricopa County	2.60		
Arizona	2.54		
United States	2.50		
This area	2.47		

## EMPLOYMENT

77%

White Collar

13%

Blue Collar

10%

Services

1.9%

Unemployment Rate

Source: ESRI Business Analyst 2025



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# The Shoppes at Camino á Lago | 5-Mile Demographics

## ANNUAL HOUSEHOLD SPENDING



## KEY FACTS

194,430

Population

51.1

Median Age

81,500

Households

\$79,964

Median Disposable Income

## EDUCATION

5%

No High School Diploma



22%

High School Graduate



33%

Some College



40%

Bachelor's/Grad/Prof Degree

## INCOME



\$98,173

Median Household Income



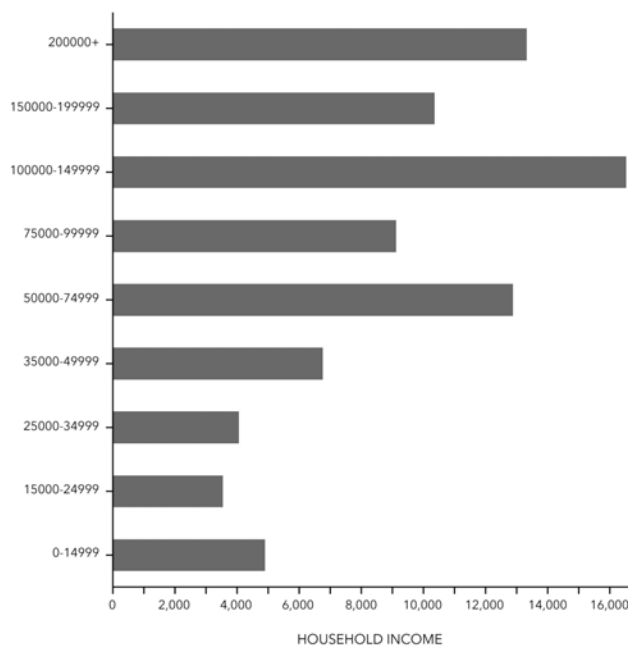
\$53,547

Per Capita Income



\$534,023

Median Net Worth



## 2025 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (20.3%)

The smallest group: \$15,000 - \$24,999 (4.3%)

Indicator ▲	Value	Diff	
<\$15,000	6.0%	-0.6%	
\$15,000 - \$24,999	4.3%	+0.2%	
\$25,000 - \$34,999	5.0%	0	
\$35,000 - \$49,999	8.3%	-1.1%	
\$50,000 - \$74,999	15.8%	+0.8%	
\$75,000 - \$99,999	11.2%	-1.3%	
\$100,000 - \$149,999	20.3%	+0.8%	
\$150,000 - \$199,999	12.7%	+1.0%	
\$200,000+	16.4%	+0.1%	

Bars show deviation from Maricopa County

## Average Household Size

for this area

2.36

which is less than the average for United States

Area	Value ▼	0.00	4.00
Maricopa County	2.60		
Arizona	2.54		
United States	2.50		
This area	2.36		

## EMPLOYMENT

76%

White Collar

13%

Blue Collar

11%

Services

2.7%

Unemployment Rate

Source: ESRI Business Analyst 2025



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