

NEC Deer Valley Rd & Lake Pleasant Pkwy | Peoria, AZ



ADDRESS:

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

SUMMARY:

- Adjacent to a new 100 home Lennar Homes housing project
- Median household income of nearly \$100,000
- Trade area population exceeding 70,000
- Over 3,000 new homes being added to the trade area
- Nearby employment centers including Amkor Technology with approximately 2,000 workers
- Traffic counts of over 40,000 vehicles per day (Sites USA)



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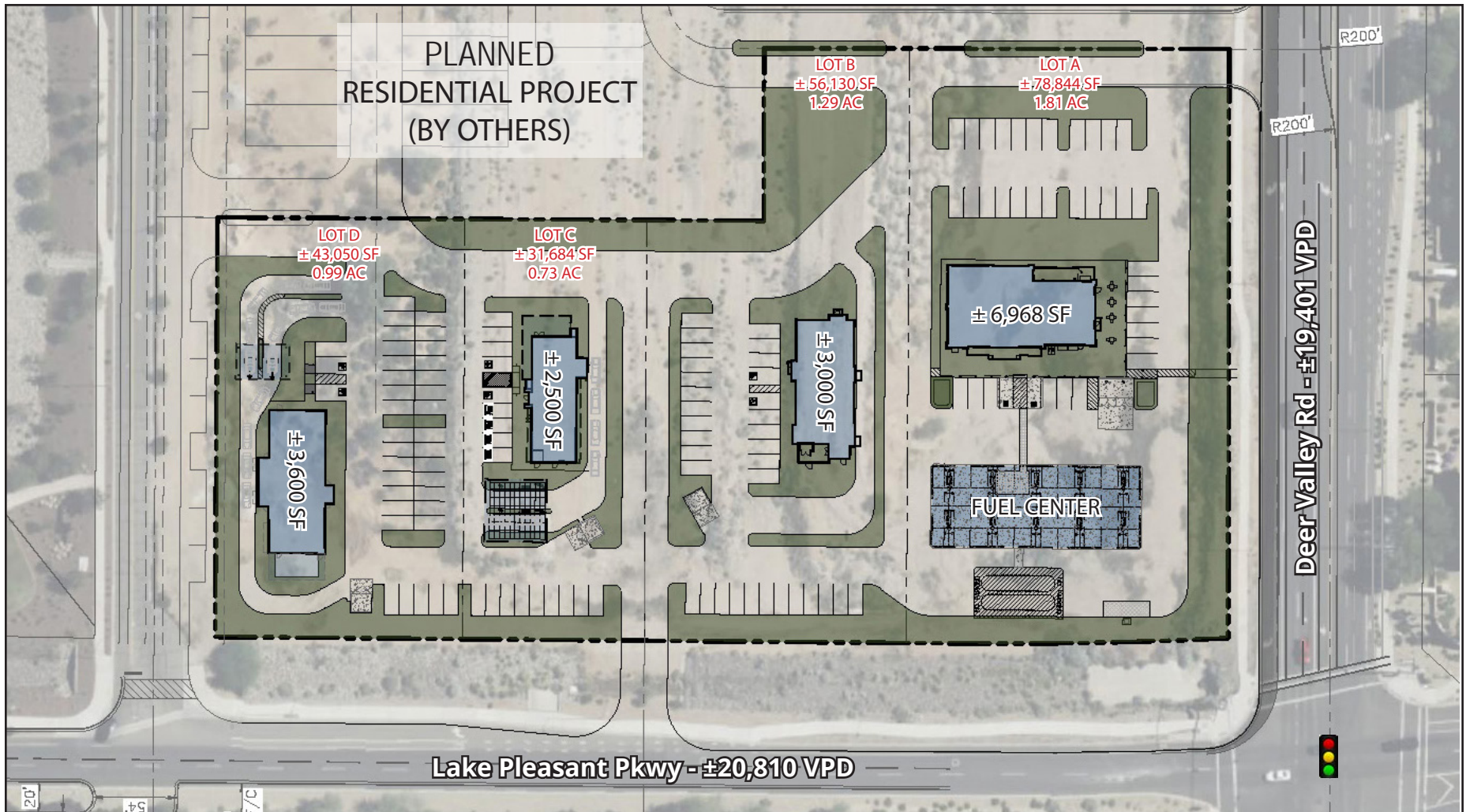
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Deer Valley Rd & Lake Pleasant Pkwy | Proposed Site Plan

Total Acres: ± 4.94 Square Feet: $\pm 215,245$



Traffic Counts: Sites USA.



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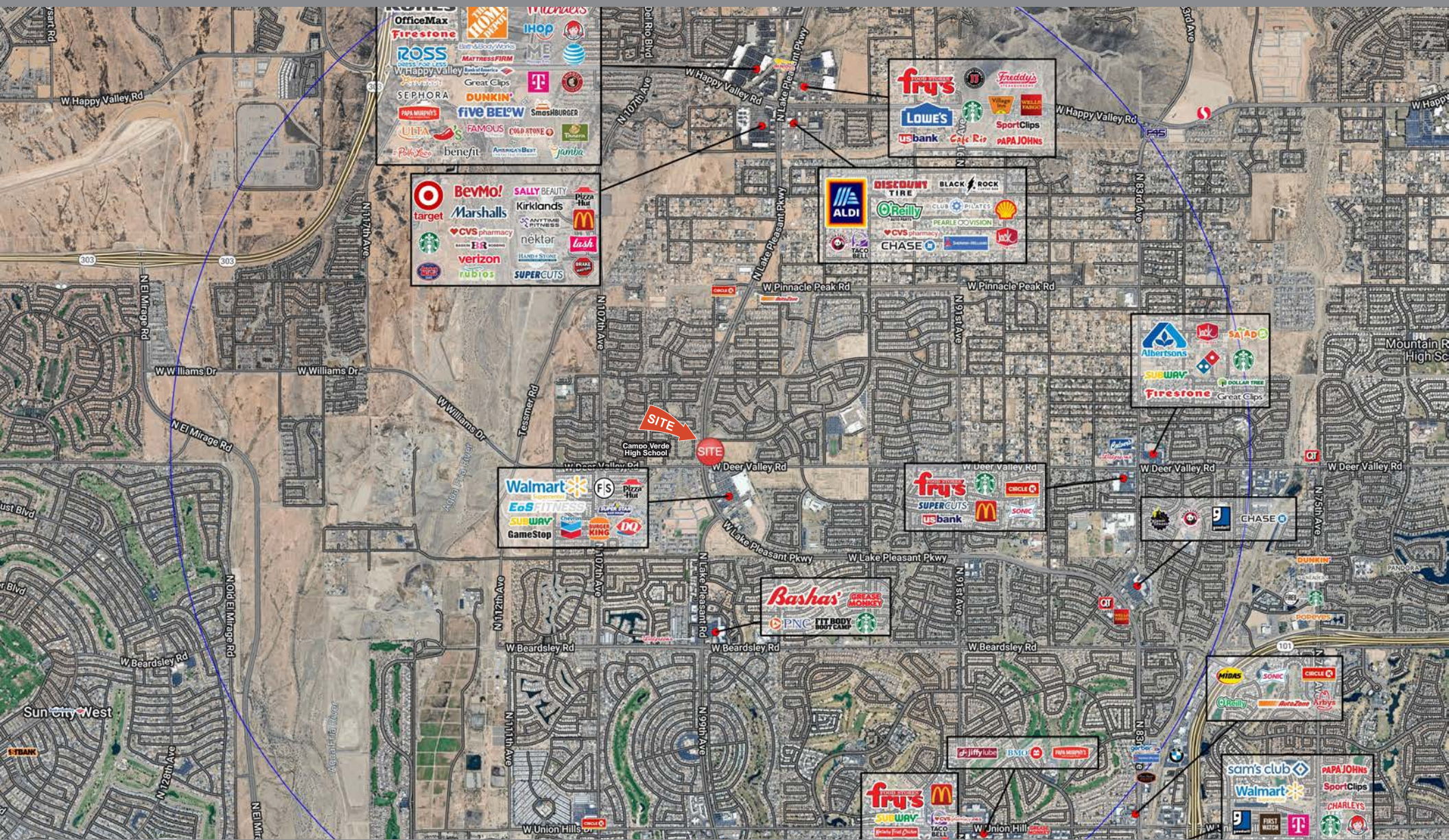
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Deer Valley Rd & Lake Pleasant Pkwy | Trade Area



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Deer Valley Rd & Lake Pleasant Pkwy | 3-Mile Demographics

ANNUAL HOUSEHOLD SPENDING



KEY FACTS

74,155

Population

47.4

Median Age



29,444

Households

\$80,163

Median Disposable Income

EDUCATION

5%

No High School Diploma



22%

High School Graduate



33%

Some College



41%

Bachelor's/Grad/Prof Degree

INCOME



\$99,913

Median Household Income



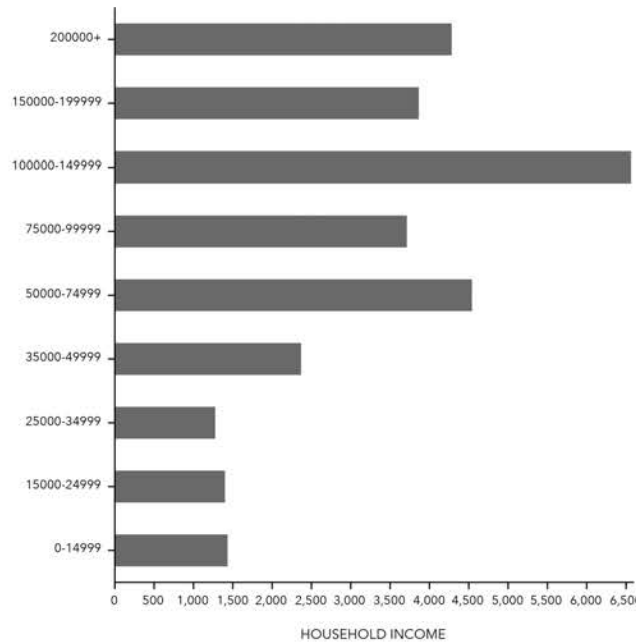
\$50,713

Per Capita Income



\$534,437

Median Net Worth



Tapestry Segments



9C

The Elders

9,322 households

31.7%

of Households



7A

Up and Coming Families

5,551 households

18.9%

of Households



4A

Workday Drive

5,399 households

18.3%

of Households

Average Household Size

for this area

2.49

which is less than the average for United States

Area	Value	0.00	4.00
Maricopa County	2.62		
Arizona	2.56		
United States	2.53		
This area	2.49		

EMPLOYMENT



White Collar

77%



Blue Collar

13%



Services

10%

2.1%

Unemployment Rate

Source: ESRI Business Analyst 2024



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