

# RETAIL PADS AVAILABLE - Peoria Crossings

NEC Loop 101 & Northern Ave | Peoria, AZ



For more information, please contact:

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PHOENIX COMMERCIAL ADVISORS

3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

**CHAINLINKS**  
RETAIL ADVISORS

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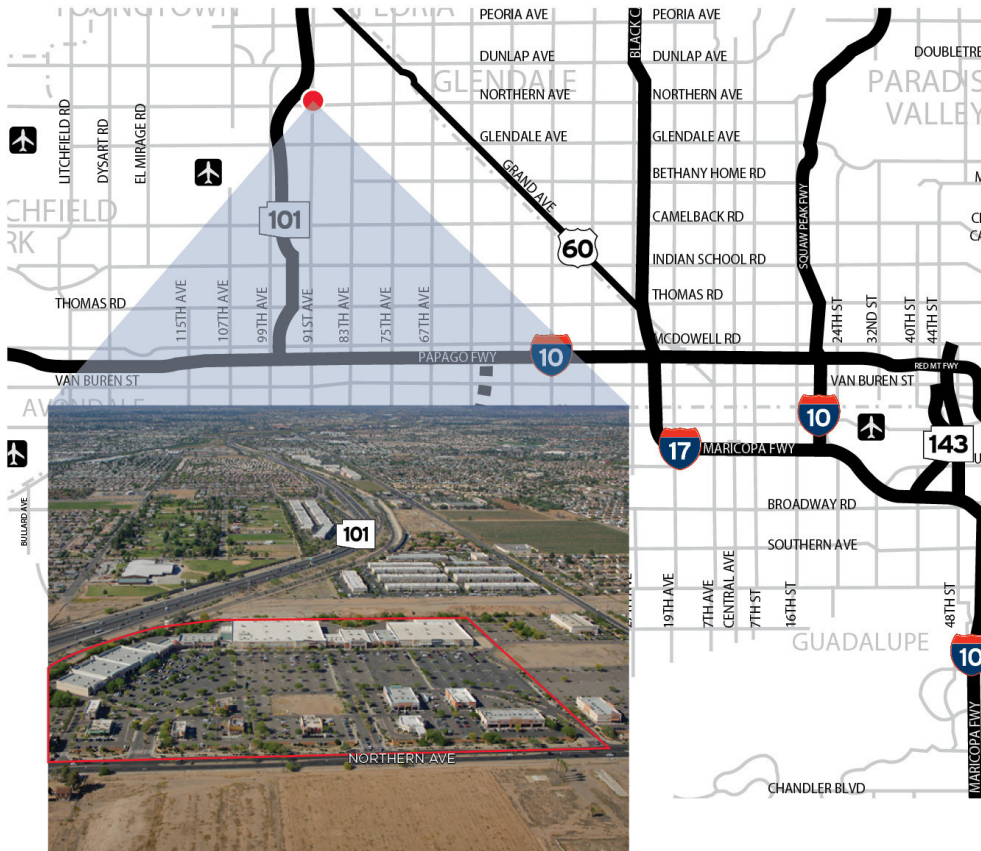
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## PROPERTY HIGHLIGHTS

- GLA: ±500,000 SF shopping center
- Fast feeder opportunity
- Junior anchor opportunity
- Improved major pad available along 91st Avenue
- Anchors: Target, Petco, Michaels, Kohl's, OfficeMax, ULTA, LA Fitness & Ross
- Visible from the Loop 101 Freeway
- One mile north of Westgate, Tanger Outlet Mall, Gila River Arena & University of Phoenix Stadium
- Just east of Park West Mall lifestyle center
- The Desert Diamond West Valley Casino and Resort is now open across the street

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	5,787	76,673	309,758
2023 Population	6,745	83,143	330,795
2018 Median HH Income	\$51,573	\$50,866	\$49,023
2018 Daytime Population	7,423	72,964	258,380
Workers	4,622	30,013	78,977
Residents	2,801	42,951	179,403

ESRI 2018 Estimates

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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## TRAFFIC COUNTS

91st Ave & Northern Ave

N:  $\pm 9,087$  VPD (NB/SB)

S:  $\pm 8,962$  VPD (NB/SB)

E:  $\pm 24,493$  VPD (EB/WB)

W:  $\pm 26,735$  VPD (EB/WB)

Loop 101 & Northern Ave

N:  $\pm 116,168$  VPD (NB & SB)

S:  $\pm 141,706$  VPD (NB & SB)

E:  $\pm 33,050$  VPD (EB & WB)

W:  $\pm 28,697$  VPD (EB & WB)

ADOT 2015, 2017, 2018

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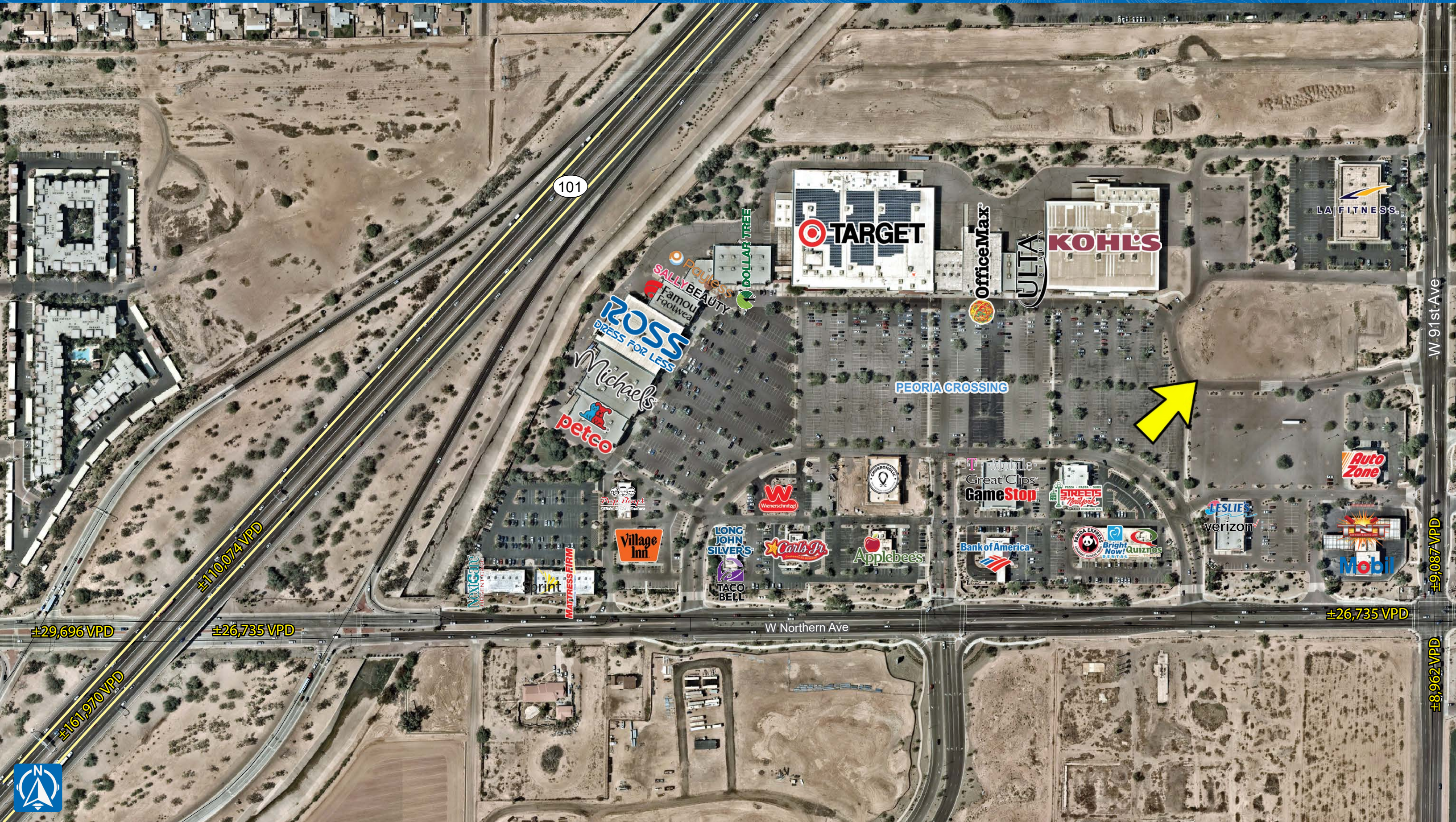
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# Loop 101 & Northern Ave PEORIA, AZ



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# One Page Summary

Loop 101 & Northern Ave, Peoria  
 -112.266675691 33.5514615640001  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop

Latitude: 33.551462  
 Longitude: -112.266676

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	2,398	54,027	238,956
2010 Total Population	5,049	68,040	279,354
2018 Total Population	5,787	76,673	309,758
2018 Group Quarters	38	740	2,439
2023 Total Population	6,745	83,143	330,795
2018-2023 Annual Rate	3.11%	1.63%	1.32%
2018 Total Daytime Population	7,423	72,964	258,380
Workers	4,622	30,013	78,977
Residents	2,801	42,951	179,403
<b>Household Summary</b>			
2000 Households	822	20,801	84,695
2000 Average Household Size	2.90	2.57	2.80
2010 Households	1,977	26,039	96,890
2010 Average Household Size	2.54	2.59	2.86
2018 Households	2,310	28,901	105,904
2018 Average Household Size	2.49	2.63	2.90
2023 Households	2,767	31,268	112,791
2023 Average Household Size	2.42	2.64	2.91
2018-2023 Annual Rate	3.68%	1.59%	1.27%
2010 Families	1,248	16,891	66,705
2010 Average Family Size	3.12	3.20	3.44
2018 Families	1,438	18,583	72,256
2018 Average Family Size	3.11	3.29	3.53
2023 Families	1,675	20,040	76,645
2023 Average Family Size	3.08	3.31	3.56
2018-2023 Annual Rate	3.10%	1.52%	1.19%
<b>Housing Unit Summary</b>			
2018 Housing Units	2,592	32,707	120,804
Owner Occupied Housing Units	42.2%	56.5%	53.6%
Renter Occupied Housing Units	47.0%	31.8%	34.1%
Vacant Housing Units	10.9%	11.6%	12.3%
<b>Median Household Income</b>			
2018	\$51,573	\$50,866	\$49,023
2023	\$56,510	\$56,652	\$54,203
<b>Median Home Value</b>			
2018	\$155,556	\$160,840	\$158,252
2023	\$217,210	\$200,203	\$194,277
<b>Average Income Value</b>			
Average Household Income	\$64,101	\$62,564	\$60,924
<b>Per Capita Income</b>			
2018	\$25,205	\$23,913	\$21,083
2023	\$30,222	\$27,786	\$24,418
<b>Median Age</b>			
2018	33.4	37.9	34.0
<b>2018 Population 25+ by Educational Attainment</b>			
Total	3,928	52,778	198,773
Less than 9th Grade	3.5%	5.4%	7.8%
9th - 12th Grade, No Diploma	9.7%	7.9%	10.5%
High School Graduate	18.4%	24.3%	25.5%
GED/Alternative Credential	3.0%	5.3%	4.9%
Some College, No Degree	29.9%	28.8%	26.0%
Associate Degree	9.0%	8.1%	8.0%
Bachelor's Degree	19.6%	13.7%	11.4%
Graduate/Professional Degree	7.0%	6.4%	5.8%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023