

# Hard Corner Pad Available For Lease Fletcher Heights Marketplace

NEC 83rd Ave & Lake Pleasant Pkwy | Peoria, AZ



## PROPERTY HIGHLIGHTS

- In Fletcher Heights Marketplace (±112,600 SF)
- ±54,785 SF (±1.26 AC) Available
- Excellent Ground Lease opportunity
- 450 parking spaces

## TRAFFIC COUNTS

N: ±10,554 VPD (NB/SB)

S: N/A

E: ±28,330 VPD (EB/WB)

W: ±19,853 VPD (EB/WB)

\*Peoria 2015 & 2016

## JOIN



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population:	13,321	95,914	225,114
2023 Population:	13,739	101,925	241,004
2018 Median HH Income	\$79,561	\$73,762	\$70,738
2018 Daytime Population	10,088	97,685	204,006
Workers	3,544	46,999	83,134
Residents	6,544	50,686	120,872

\*ESRI 2018 Estimates

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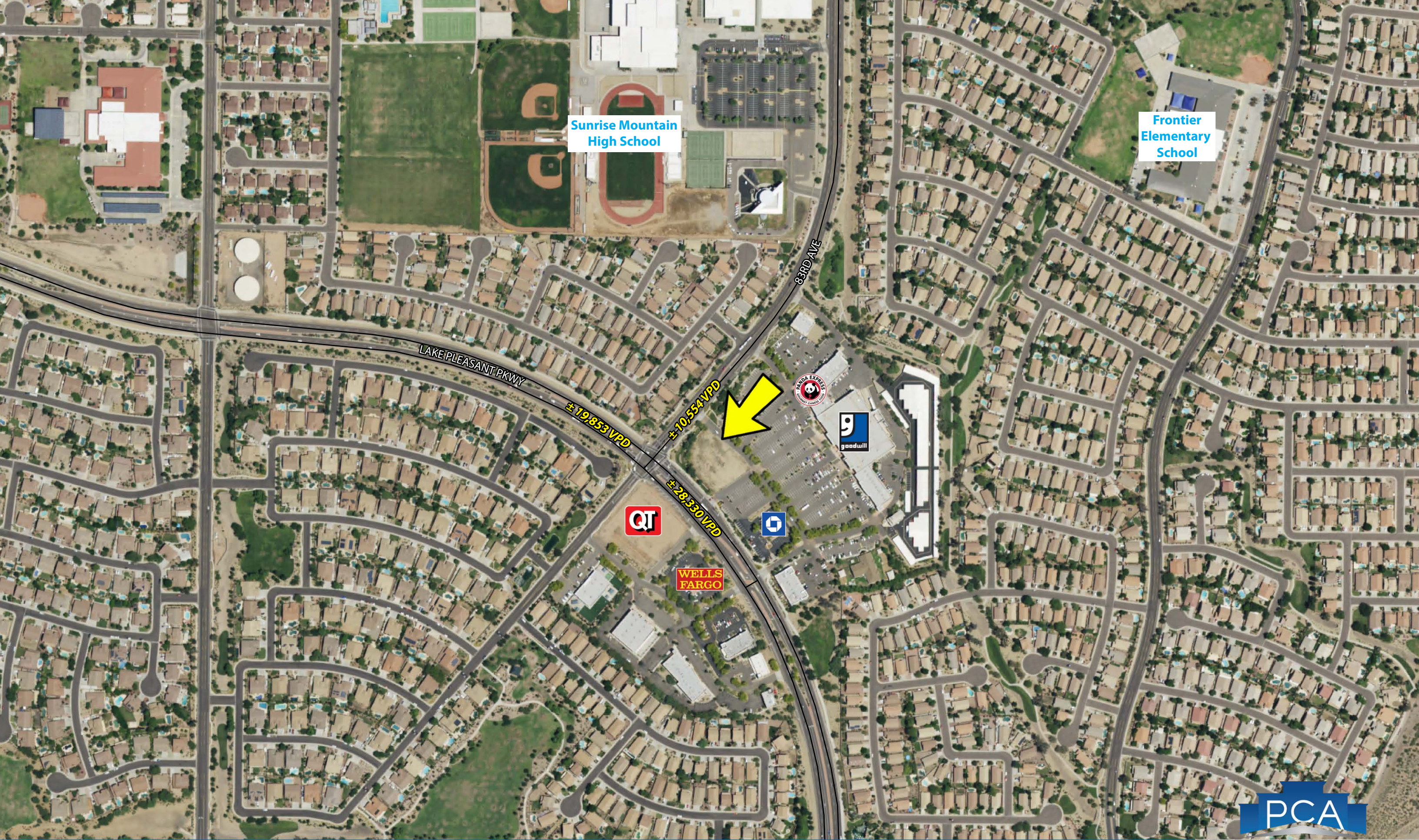
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Sunrise Mountain  
High School

Frontier  
Elementary  
School

LAKE PLEASANT PKWY

83RD AVE

±12,853 VPD

±10,554 VPD

±28,330 VPD



WELLS  
FARGO



PEORIA

BEARDSLEY RD

83rd Ave & Lake Pleasant Pkwy | PEORIA, AZ

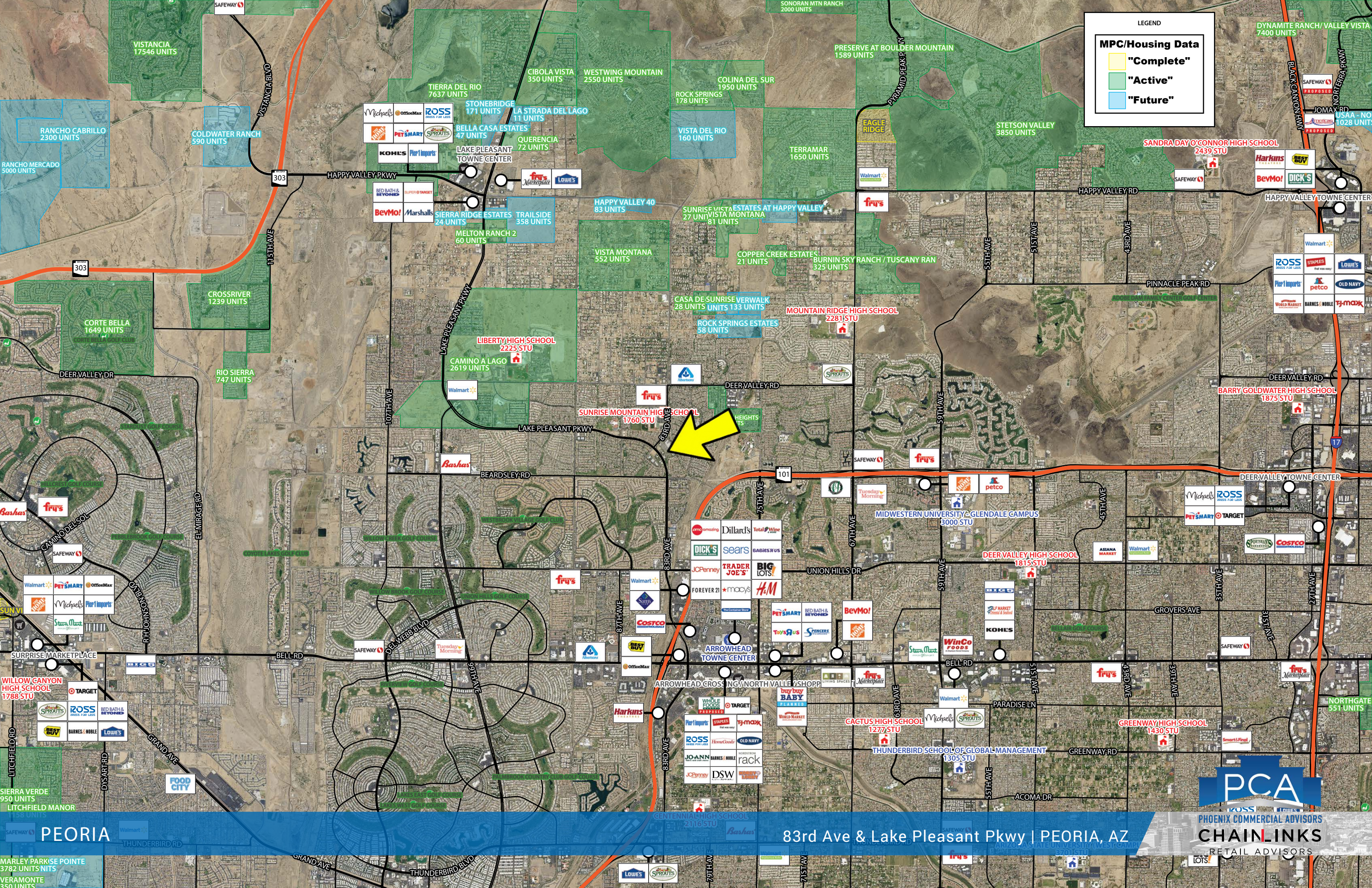


PHOENIX COMMERCIAL ADVISORS

CHAINLINKS

RETAIL ADVISORS





LEGEND

**MPC/Housing Data**

- "Complete"
- "Active"
- "Future"





# One Page Summary

83rd Ave & Lake Pleasant Pkwy, Peoria  
 -112.240356248 33.6717952610001  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 33.671795  
 Longitude: -112.240356

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	7,307	71,710	157,375
2010 Total Population	12,755	85,880	198,508
2018 Total Population	13,321	95,914	225,114
2018 Group Quarters	39	721	2,515
2023 Total Population	13,739	101,925	241,004
2018-2023 Annual Rate	0.62%	1.22%	1.37%
2018 Total Daytime Population	10,088	97,685	204,006
Workers	3,544	46,999	83,134
Residents	6,544	50,686	120,872
<b>Household Summary</b>			
2000 Households	2,823	27,914	62,233
2000 Average Household Size	2.59	2.53	2.50
2010 Households	4,682	34,939	79,920
2010 Average Household Size	2.72	2.44	2.46
2018 Households	4,873	38,523	88,844
2018 Average Household Size	2.73	2.47	2.51
2023 Households	5,011	40,721	94,475
2023 Average Household Size	2.73	2.49	2.52
2018-2023 Annual Rate	0.56%	1.12%	1.24%
2010 Families	3,550	24,137	54,659
2010 Average Family Size	3.11	2.94	2.96
2018 Families	3,661	26,382	60,556
2018 Average Family Size	3.16	3.01	3.05
2023 Families	3,754	27,818	64,288
2023 Average Family Size	3.18	3.04	3.08
2018-2023 Annual Rate	0.50%	1.07%	1.20%
<b>Housing Unit Summary</b>			
2018 Housing Units	5,261	41,547	97,031
Owner Occupied Housing Units	70.7%	66.2%	68.7%
Renter Occupied Housing Units	21.9%	26.5%	22.8%
Vacant Housing Units	7.4%	7.3%	8.4%
<b>Median Household Income</b>			
2018	\$79,561	\$73,762	\$70,738
2023	\$88,825	\$81,083	\$78,647
<b>Median Home Value</b>			
2018	\$278,540	\$268,776	\$248,028
2023	\$309,950	\$296,695	\$282,555
<b>Average Income Value</b>			
Average Household Income	\$102,122	\$93,148	\$90,192
<b>Per Capita Income</b>			
2018	\$37,549	\$37,478	\$35,994
2023	\$43,758	\$42,945	\$41,308
<b>Median Age</b>			
2018	39.9	45.0	44.4
<b>2018 Population 25+ by Educational Attainment</b>			
Total	9,104	69,977	164,318
Less than 9th Grade	0.7%	1.2%	1.2%
9th - 12th Grade, No Diploma	1.9%	3.0%	3.6%
High School Graduate	18.4%	19.6%	20.7%
GED/Alternative Credential	2.3%	2.6%	2.8%
Some College, No Degree	25.8%	27.0%	27.5%
Associate Degree	8.4%	9.2%	9.1%
Bachelor's Degree	27.3%	23.4%	22.4%
Graduate/Professional Degree	15.4%	14.0%	12.6%

**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

October 12, 2018