

SHOPS & PADS AVAILABLE

NEW VISTANCIA RETAIL CENTERS



El Mirage Rd & Vistancia Blvd ■ Peoria, Arizona

Property Size: ±160,000 square feet
(Three Corners)

Rate: Call for rates

Delivery: NEC: Immediate
 NWC: Immediate

Area Population: Although there is no guarantee, based on absorption information provided by the housing developer and assuming this absorption continues with approximately 2-3 persons per household, the estimated population of the community of Vistancia at delivery of the NEC & NWC is **10,000 to 12,000 persons.**

Join the following tenants at the intersection:



Comments: Two new retail centers in the 7,100 acre Vistancia Master Planned Community. These are the first retail centers currently planned for this community, which has been entitled for 17,500 housing units. Shea Properties will control and develop all the retail within the masterplan, which will also service the communities of:

Tierra Del Rio: 1,800 units Saddleback Heights: 6,000 units
 Coldwater Ranch: 590 units Lake Pleasant Heights: 2,000 units
 Rancho Cabrillo: 2,000 units

Base price of homes range from the high \$200K's to over \$700K. Country club and custom homes start at more than \$1M.

www.phoenixcommercialadvisors.com/listings/info/elmivist.htm

PHOENIX COMMERCIAL ADVISORS

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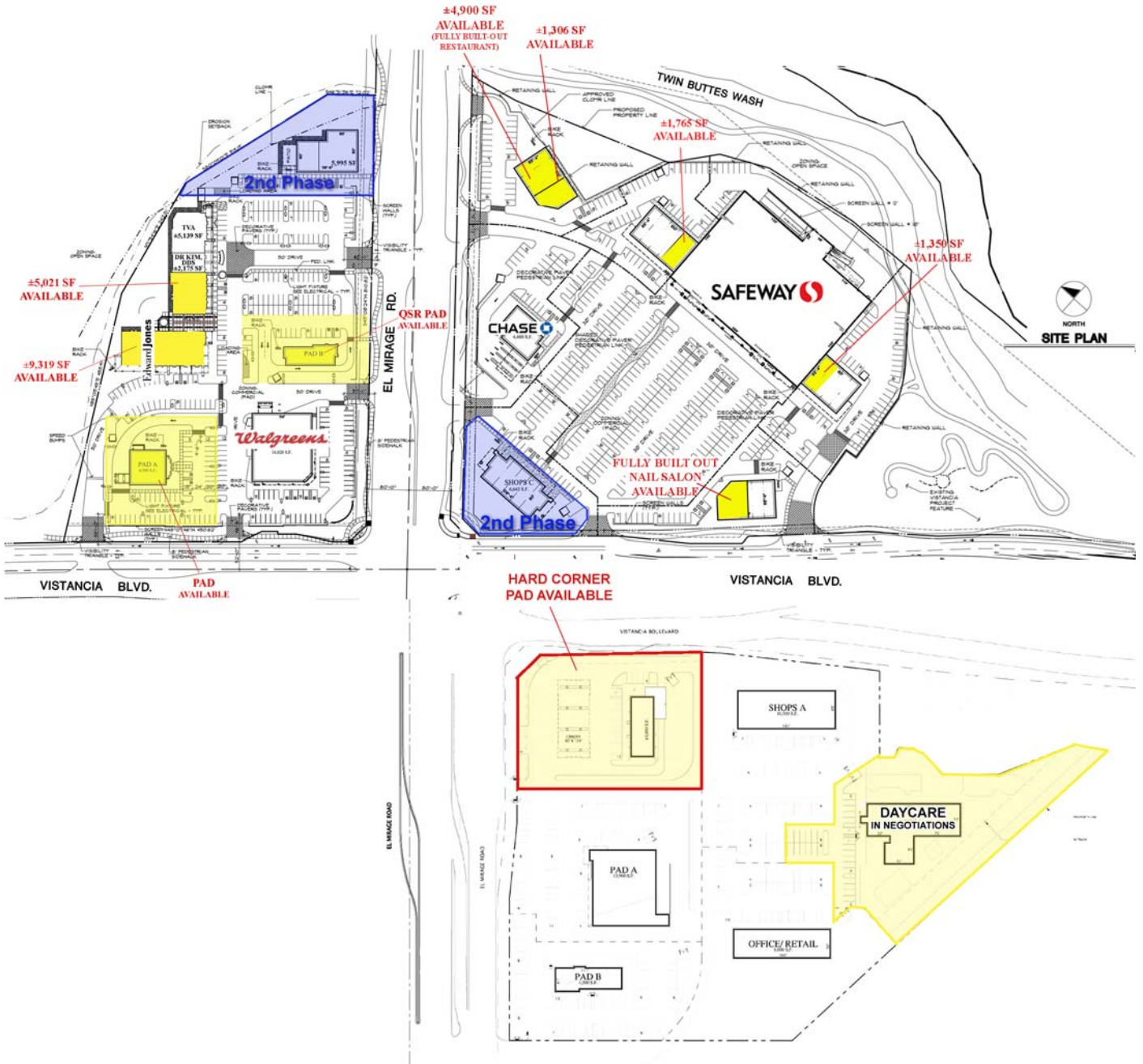
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SHOPS AND PADS AVAILABLE

New Vistancia Retail Centers

EL MIRAGE ROAD & VISTANCIA BOULEVARD
PEORIA, ARIZONA

SITE PLAN (NOT DRAWN TO SCALE)



For further information,
please contact:

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