

# LAKE PLEASANT TOWNE CENTER

Another project of:



**Vestar**

NWC Lake Pleasant Pkwy & Happy Valley Rd | Peoria, AZ



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[1/16/20]



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## PROPERTY SUMMARY

Property Type: Power Center  
 Property Size: Land Area: ±65 acres  
 Development: ±620,000 SF  
 Project Opened: Fall 2007

## PROPERTY HIGHLIGHTS

- Seventeen master planned communities located within the trade area with over 62,000 units planned. This includes communities such as Vistancia (17,600 units), White Peak Ranch (8,000 units), Westwing Mountain (1,887 units) and Saddleback Heights (6,195 units).
- Located along the new Loop 303 which now connects to Interstate 17.

## LOCATION OVERVIEW

Lake Pleasant Towne Center, a Vestar Development, is a ±620,000 square foot retail shopping center on ±65 acres in northern Peoria, Arizona. The center consists of a variety of retail components such as destination power center anchors, junior anchor tenants, shop tenants, a variety of theme style family restaurants and other compatible uses. Vestar is renown for its innovative shopping center designs, which create an atmosphere that blends into the surrounding community lifestyle providing a unique experience of a regional community center providing shopping, dining, and entertainment for everyone.

The property is strategically located at the northwest corner of Lake Pleasant Parkway and Happy Valley Road. This intersection is the gateway to seventeen master-planned communities that consist of over 62,000 planned units. This includes communities such as Vistancia, White Peak Ranch, Westwing Mountain and Saddleback Heights. The Loop 303 freeway continues north and east of Lake Pleasant Towne Center and connects with Interstate 17. This freeway expansion helps continue the extensive development of new master-planned communities across the northern portion of Peoria.

Based on population estimates, there are over 138,000 people within a five mile radius. Further, there are limited retail shopping opportunities in the Lake Pleasant Towne Center trade area.

The combination of creative design, strong synergy of retail and restaurants, a dominant location in the subject trade area, and Vestar's successful experience in creating unique shopping centers has come together to make this an exceptional retail development.

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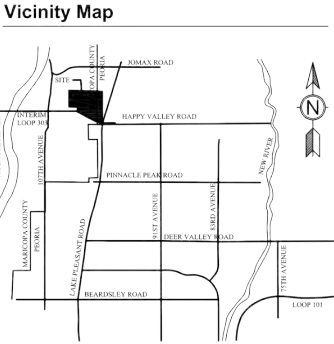
## DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
<b>2019 Population</b>	51,096	147,104	260,315
<b>2024 Population</b>	58,016	161,317	281,308
<b>2019 Total Daytime Pop</b>	33,564	105,947	231,338
<b>Workers</b>	8,801	26,574	82,155
<b>Residents</b>	24,763	79,373	149,183
<b>2019 Avg HH Income</b>	\$121,094	\$107,224	\$96,652
<b>2024 Avg HH Income</b>	\$138,189	\$122,525	\$110,768

ESRI 2019 Estimates



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**Site Data**

Gross Site Area:	3,089,199 S.F. (70.92 AC.)
Building Area:	609,834 S.F.
Parking Provided:	2,675 Spaces



not to scale

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Rev 2/13/20