

Project Summary

Property Type:	Power Center
Property Size:	Land Area: ± 65 Acres Development: ± 620,000 Square Feet

Demographics:	Households*	<i>3 Mile</i>	<i>5 Mile</i>	<i>7 Mile</i>
	Active Residential Count:	12,224	47,009	98,164
	Population*	<i>3 Mile</i>	<i>5 Mile</i>	<i>7 Mile</i>
	Recalculated Population:	34,862	111,698	228,801
<i>*Based on USPS Active Residential Counts and Average Household Size.</i>				
	Average HH Income:	<i>3 Mile</i>	<i>5 Mile</i>	<i>7 Mile</i>
	2009 Estimated	\$85,041	\$79,733	\$76,841
	2014 Projected	\$91,248	\$85,835	\$82,411

- Seventeen new 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 Loop 303 Freeway. Loop 303 is due to link up with Interstate 17 in late 2010.
- Average household income within a five-mile radius is over \$70,000.

Area Description

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 will act as the gateway to seventeen new master-planned developments 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 will continue north and east of Lake Pleasant Towne Center, until it connects with Interstate 17. This freeway expansion will help continue the extensive development of new master-planned communities across the northern portion of Peoria.

Based on population projections using U.S. postal counts, there are over 90,000 people* within a five mile radius. Also, tremendous growth is occurring in the trade area, with an increase in population of nearly 35% since 2000. 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 will combine to make this an exceptional retail development.

* Source: SitesUSA, US Census Bureau, and USPS

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

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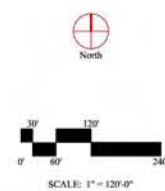
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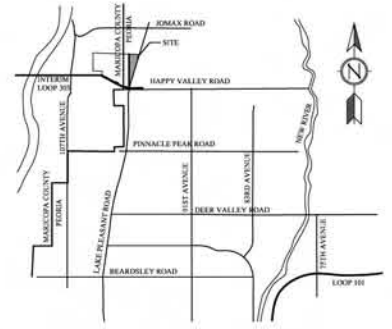
THE SHOPS AT LAKE PLEASANT

SITE DATA

SITE AREA	: 489,540 S.F. (11.24 ACRES)
TOTAL BUILDING AREA	: 68,173 S.F.
% COVERAGE	: 14%
PARKING PROVIDED	: 631 SPACES
PARKING RATIO	: 9.23/ 1,000



VICINITY MAP



ARCHITECT:
VERTICAL
 DESIGNSTUDIOS

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SEAL:
NOT FOR CONSTRUCTION

CONSULTANT:

OWNER:

PROJECT:
 PEORIA, ARIZONA

REVISIONS:

NO.	DATE	ISSUE

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DRAWING TITLE:
SITE PLAN

Vertical Project No. 07003
 Consultant Project No. 00000
 Date: 11.12.2007
 Drawn By GFV Checked By Approved By GFV
 File Name:

LSG-012
 PLANNING

CITY SUBMITTAL - 11.15.2007