

FOR SALE, GROUND LEASE, OR BUILD TO SUIT

# Pads Available

ARROWHEAD MALL TRADE AREA

RETAIL



## PROJECT FEATURES

- + Part of a larger retail & office development with all parking, driveways, ingress/egress complete, and utilities to the site.
- + Excellent for retail and/or office uses.
- + Zoning PAD, City of Peoria.

## 2017 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	10,616	110,749	289,040
Avg. Household Income	\$69,320	\$76,577	\$73,650
Estimated Median Age	34.1	47.2	45.6

Source: CBRE FastReport

## TRADE AREA HIGHLIGHTS

- + Outstanding location in the hugely successful Arrowhead Mall/ Arrowhead trade area.
- + Adjacent to the Peoria Sports Complex (14.5 acre complex) and AZ Ice (±83,000 SF Arena).
- + Very close (1/8 of a mile) to the Loop 101 Freeway - providing easy access to the entire Phoenix Metro area.

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Arrowhead Mall

JCPenney Dillard's  
DICK'S SPORTING GOODS Apple macy's sears

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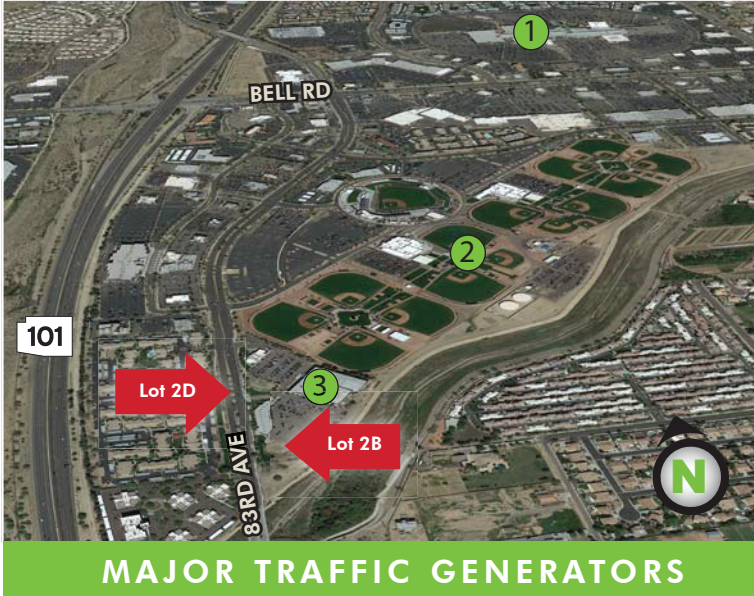
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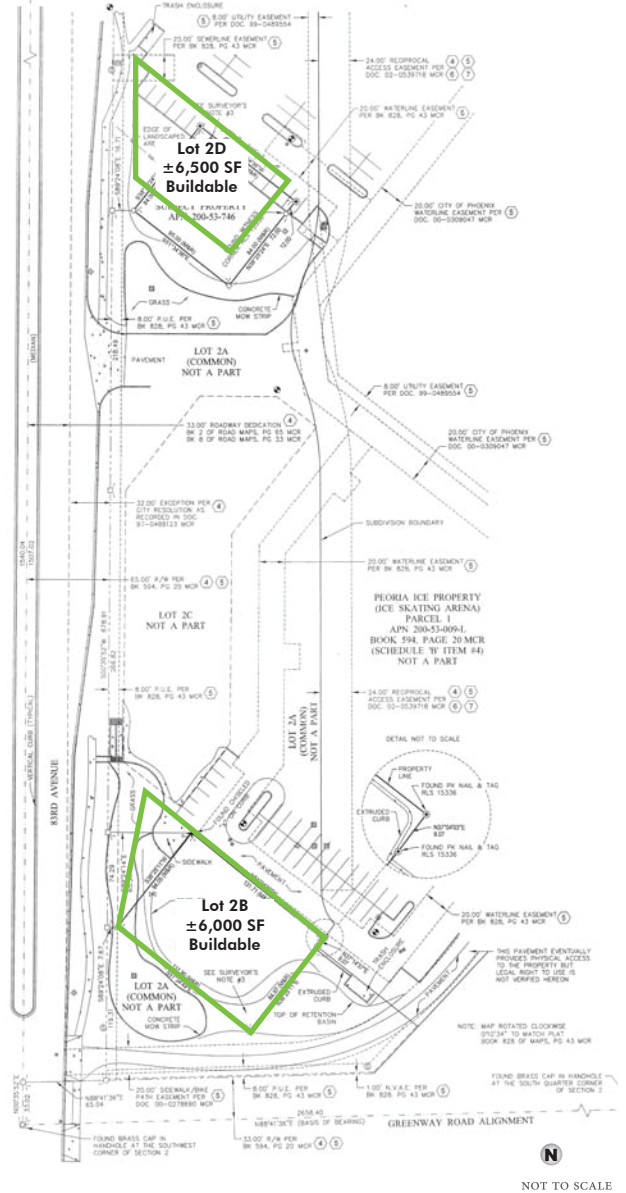
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## PLAT MAP



MAJOR TRAFFIC GENERATORS



- 1 ARROWHEAD TOWNE CENTER: ±668,138 SF (REGIONAL MALL)



- 2 Peoria Sports Complex: A year-round facility that is used for numerous activities including: MLB Spring Training (home of the Seattle Mariners and San Diego Padres), Arizona Summer League, and Arizona Instructional League baseball. The complex is home to an Arizona Fall League team (Peoria Javelinas) and also used by international teams for training and spring workouts.
- 3 AZ ICE: An ±83,000 SF ice arena with two rinks including the only Olympic sized rink in the State of Arizona, with seating for 250.

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