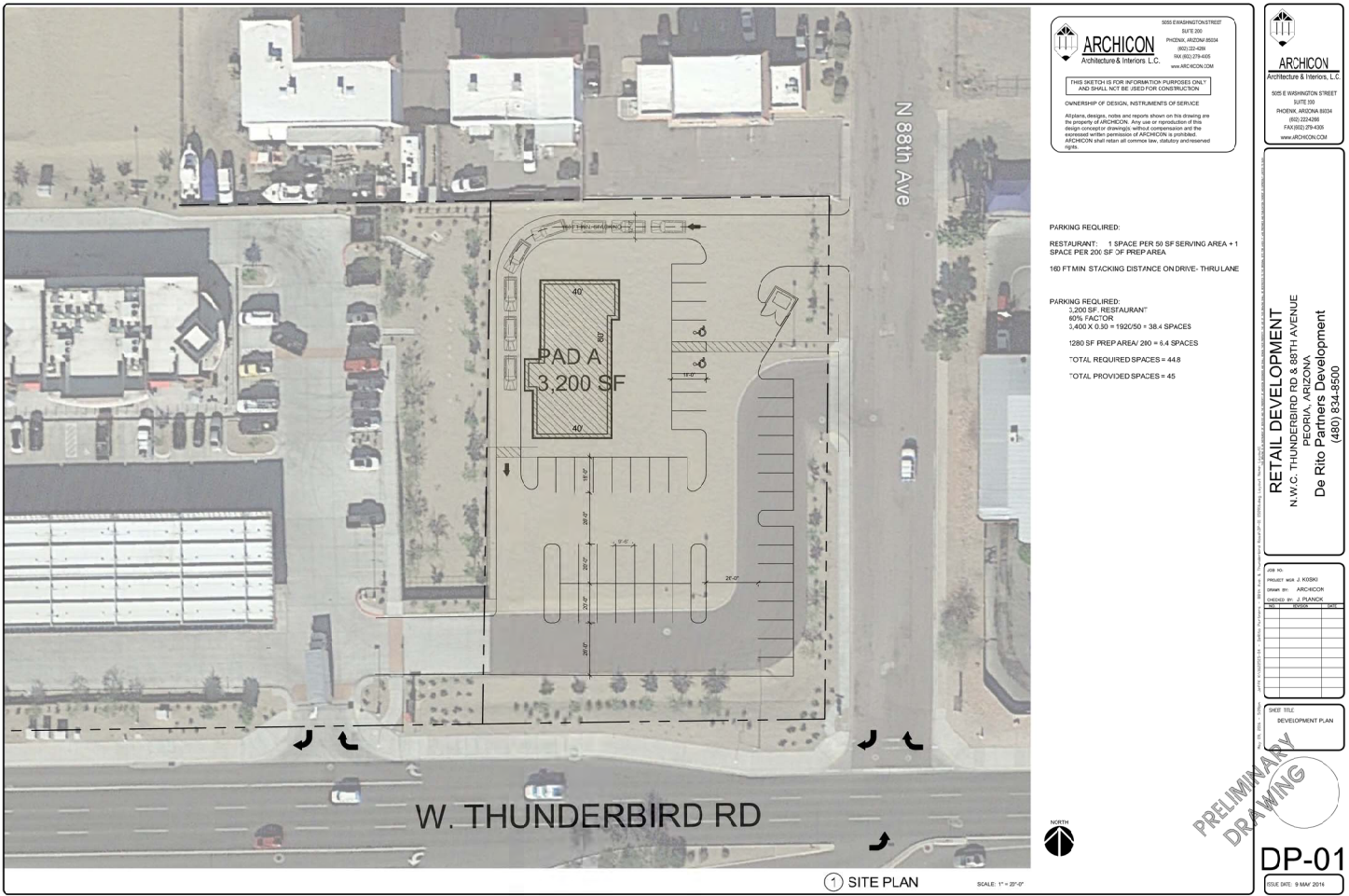


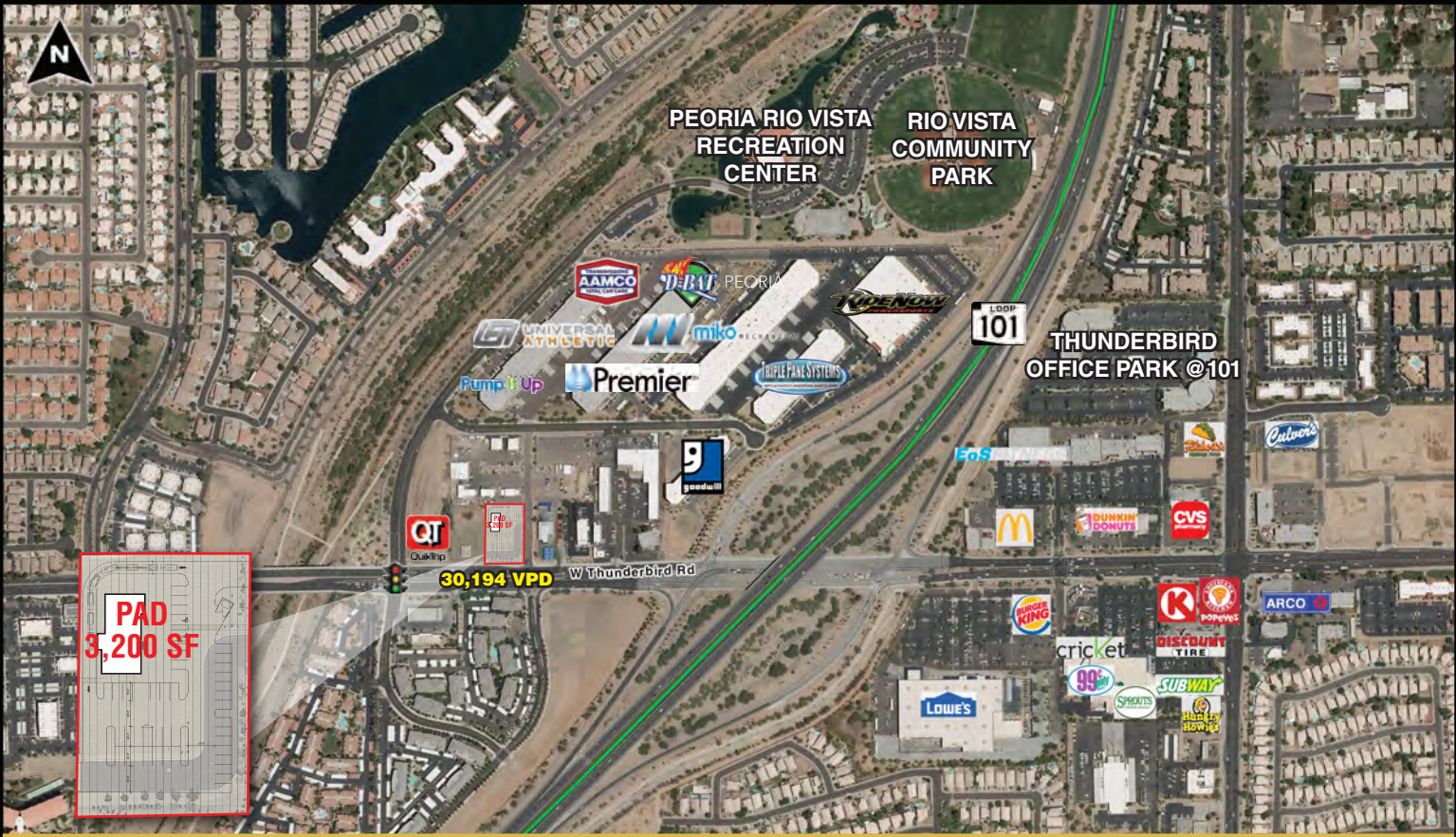
East of the Northeast Corner of Thunderbird Road & Rio Vista Boulevard - Peoria, Arizona



HIGH VISIBILITY PAD SITE AVAILABLE

East of the Northeast Corner of Thunderbird Road & Rio Vista Boulevard - Peoria, Arizona

3,200-SF PAD AVAILABLE JUST WEST OF LOOP 101 FREEWAY



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PROJECT HIGHLIGHTS

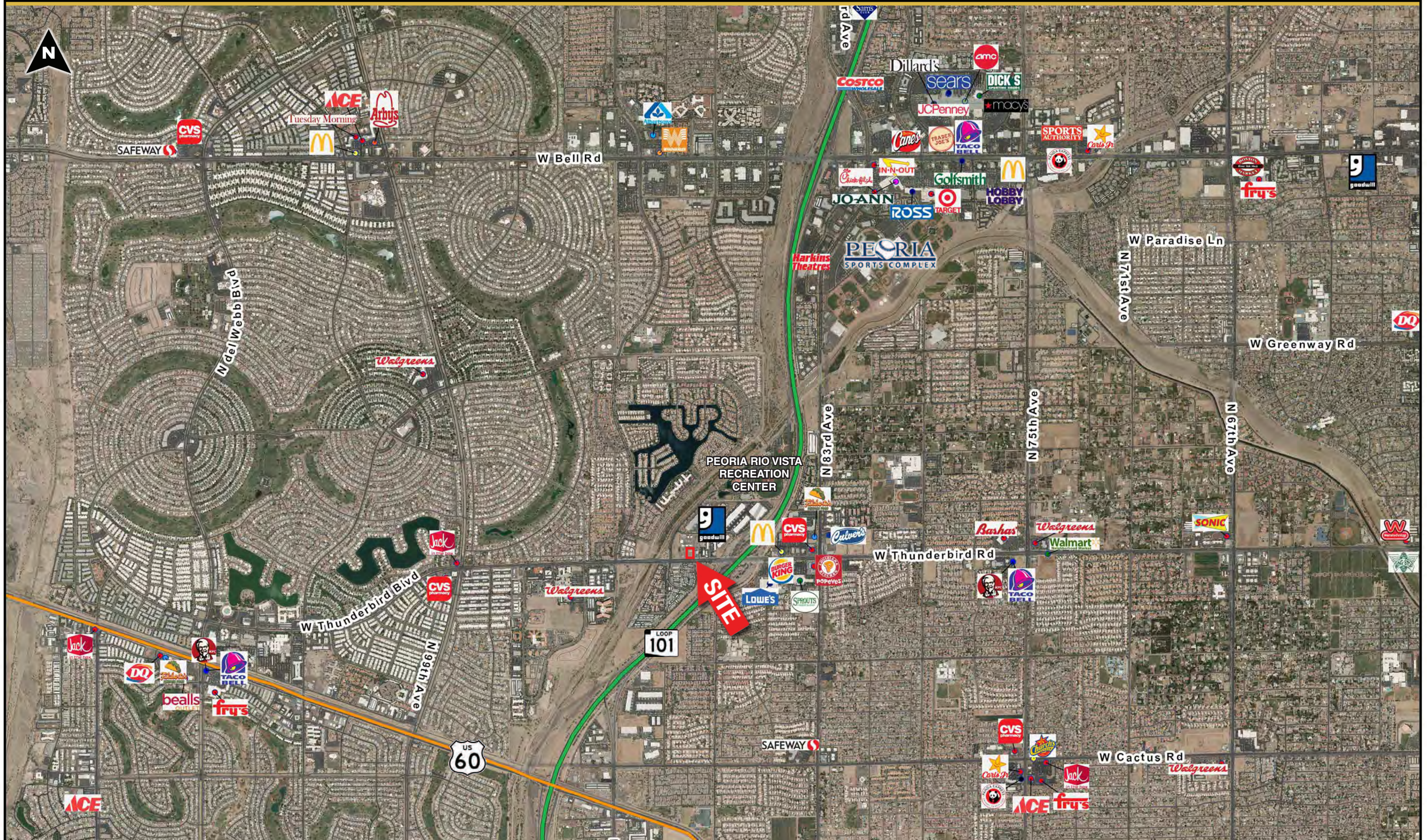
- More than 14,000 residents within 1 mile and more than 113,000 residents within 3 miles
- Only ¼ mile west of Loop 101 Freeway
- Average household income of more than \$60,000 within a 1-mile radius
- More than 30,000 vehicles per day on Thunderbird Road
- More than 100,000 daytime employees within a 5-mile radius
- Main access point to Sun City

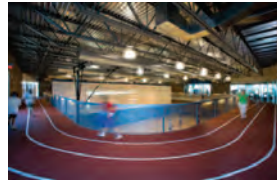
DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

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Rio Vista Community Park and the Rio Vista Recreation Center are located in Peoria, Arizona northwest of Phoenix in the West Valley. One of the largest municipal recreation destinations in the Greater Phoenix area, you'll find indoor racquetball, a fitness center, a gymnasium, a climbing wall and a regular schedule of programs, workshops, camps and special events at the Recreation center. Outside, at Rio Vista Community Park, there are the typical ramadas, playground and sports fields along with a skate park and a fantastic splash pad.

There are batting cages and a lovely urban lake here, where fishing with a permit is permitted.

<http://phoenix.about.com/od/mapsphoenix/ss/Rio-Vista-Park-Rio-Vista-Recreation-Center-Map-Directions.htm>

The Rio Vista Recreation Center was designed to be a versatile, family friendly facility. Its numerous amenities and programs are intended to engage residents and promote healthy lifestyles. Home to a number of firsts in our city; the first public gymnasium, the first indoor racquetball courts, the first climbing wall and so much more.

We offer a wide variety of programs, activities and classes for children, teens, adults, seniors and people with a disability including:

- After school programs
- Adult Sports
- Teen programs
- Adaptive recreation programs
- Senior programs
- Outdoor recreation
- Special interest classes

Rio Vista Community Park entrance is about a third of a mile west of the Loop 101 on Thunderbird.

52 Acres; Urban Lake; Restrooms; Large Group Picnic Ramada (6); Lighted Sand Volleyball Courts (3); Playground & Tot Lot; Skate Park; Lighted Softball fields (7); Multi-purpose fields; Splash Park; Single Ramada's (7); Walk/Jog Path; Drinking Fountains; Recreation Center; Veterans Memorial Wall.

It's All in the Game Batting Cages: Seven batting cages for baseball and softball

<https://www.peoriaaz.gov/newsecondary.aspx?id=23318>



**Rio Vista
Recreation Center**

Pass Holder Amenities

First Floor

Rockwall
Gymnasium
Racquetball Courts
Kids' Corner

Second Floor

Walking Track
Group Exercise Classes
Fitness Center

This diversity and the quality of the facilities were validated with the "Nickelodeon's Parents' Picks Award," which honored the Rio Vista Park and Recreation Center for Best Phoenix-Area Playground or Park in 2009.

The facility is a popular gathering spot for athletes, spectators, and other park visitors. It is expected to serve as an example for future Peoria parks that incorporates highly diverse facilities.

<http://www.olssonassociates.com/our-projects/rio-vista-community-park/>

