

Business Development Sites



Arrowhead Entertainment District encompasses a 470-acre area of mixed use developments anchored by the Peoria Sports Complex, home to spring training for the San Diego Padres and Seattle Mariners. The area boasts 200,000 square feet of class A office space as well as 1.8 million square feet of retail and entertainment. Just east of the district is the proposed site for a lifestyle shopping district and a resort and convention center. The City is currently undertaking an urban study of the area and plans to increase densities and create a more urban feel with improved walkability and additional green belts. Future development will be for retail and office space.

Lake Pleasant Parkway and Happy Valley Road represents over 1.5 million square feet in retail shopping and dining as well as 200,000 square feet of medical office including the new Peoria Regional Medical Center. This location is in the explosive center of northern Peoria on the way to both Vistancia and Lake Pleasant and a short distance from Camino a Lago. Future development is planned for additional regional commercial and office space.

Loop 101 Corridor offers a variety of office and industrial product over a 4-mile stretch with great freeway access and visibility. The Arrowhead 101 Business Park and Empire Business Parks alone comprise 1.2 million square feet of the 2 million square feet of commercial space that has been built along this section of the Loop 101 over the past four years. Other developments include Plaza Town Center at Plaza del Rio, a 185-acre health care campus with medical offices and various residential options for seniors, and Park West, a 56-acre mixed use development that boasts 150,000 square feet of high end retail, restaurant, and entertainment.



303 Horizon Centre is the 5000-acre business development zone that the City is currently focusing on in northern Peoria. The Specific Area Plan for the Loop 303 provides for several commercial and employment opportunities with total build-out anticipated to be 6.5 million square feet of retail, approximately 6 million square feet for business and office parks, and over 1 million square feet of industrial development. This area represents the City's next employment center, and the focus of future development will be on health care and higher education uses.

Peoria Industrial Centre is the business development zone that includes the Peoria Industrial Park as well as 600 acres of vacant land zoned for industrial development. The excess water capacity in this part of the City makes the Industrial Centre ideal for manufacturing or other industrial uses.

Peoria Place is a 127-acre mixed-use development that will include office space, restaurants, shopping, and entertainment, and residential developments. The site is located in central Peoria directly across from the City's municipal complex and along Grand Avenue (US Highway 60).

More – Peoria offers many new developments, from commercial and mixed use to high end residential. For details on specific properties, please call our office at 623-773-7735.