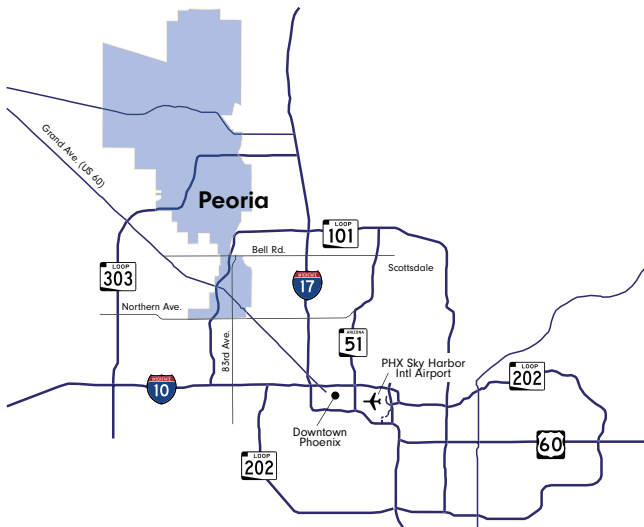




PEORIA IS THE PLACE
WHERE OPPORTUNITY MEETS SUCCESS

Key Retail Sites

City of Peoria, Arizona



City of Peoria Arizona
Economic Development Services
9875 N. 85th Ave. Peoria AZ 85345

Susana Trasente
Project Manager
623-773-7642
susana.trasente@peoriaaz.gov



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PEORIA IS THE PLACE

Welcome to retail growth location

Peoria, Arizona, is an exceptional and top-ranked community for your new business location. Named the "Number 1 City to Live, Work and Play in Arizona in 2021" by *AZ Big Media*, Peoria is a premier and thriving community that welcomes new families and new businesses. Our fast-growing and remarkable community offers exceptional potential for your clients and company. We invite you to be part of our exciting future and community.

Peoria Is Your Smart Business Move

Peoria is ideally located in the northwest Greater Phoenix region. The city has easy access to major highways and interstates, including I-10, I-17, Loop 101, Loop 303, and Arizona State Route 60. This provides convenient and efficient access to California, Mexico and other domestic markets. North Peoria is within minutes of TSMC, one of the world's largest microchip manufacturing companies.

Peoria is a business-friendly community with lower costs of doing business and less regulations than neighboring states. Our Mayor and city leadership promote a pro-business environment. And, our superb team of economic development professional are ready to help you find the perfect location for your business weather you are just starting out or interested in expanding or relocating.

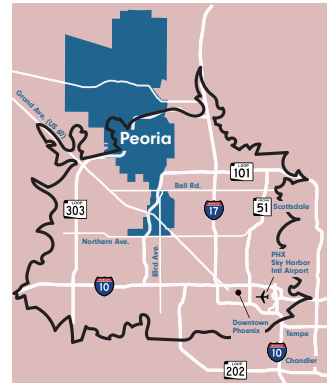
Hire smart with a workforce of more than 1 million within a 30 minute commute. Peoria's workforce is strong and diverse. The region has strong job growth in healthcare, logistics, distribution, and manufacturing.

Peoria is surrounded by public and private universities graduating thousands of highly skilled professionals each year.

Peoria has identified the following industry sectors as high-value targets for business attraction.

- Semiconductors and Microelectronic Suppliers
- Corporate and Regional Headquarters
- Aviation and Aerospace
- Electric Vehicle Batteries and Suppliers
- Technology and Software

Regional Advantages



30 minute drive time from south Peoria
2.4 million population
1.1 million workers

#1

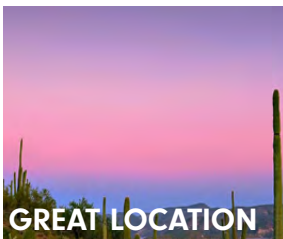
Peoria is the #1 city to Live, Work and Play in 2021 (Ranking Arizona)

2.5M

People within a 30-minute drive of Loop 101 and Bell Road, a major retail location in Peoria

9th

Largest city in the state of Arizona and one of fastest growing, cities over 100,000 in population



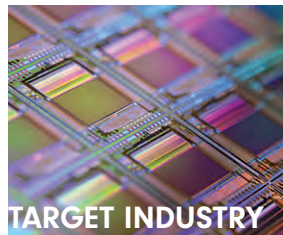
GREAT LOCATION



PRO-BUSINESS



YOUR WORKFORCE



TARGET INDUSTRY

Susana.Trasente, Project Manager
susana.trasente@peoriaaz.gov 623.773.7642



PEORIA IS THE PLACE
WHERE OPPORTUNITY MEETS SUCCESS

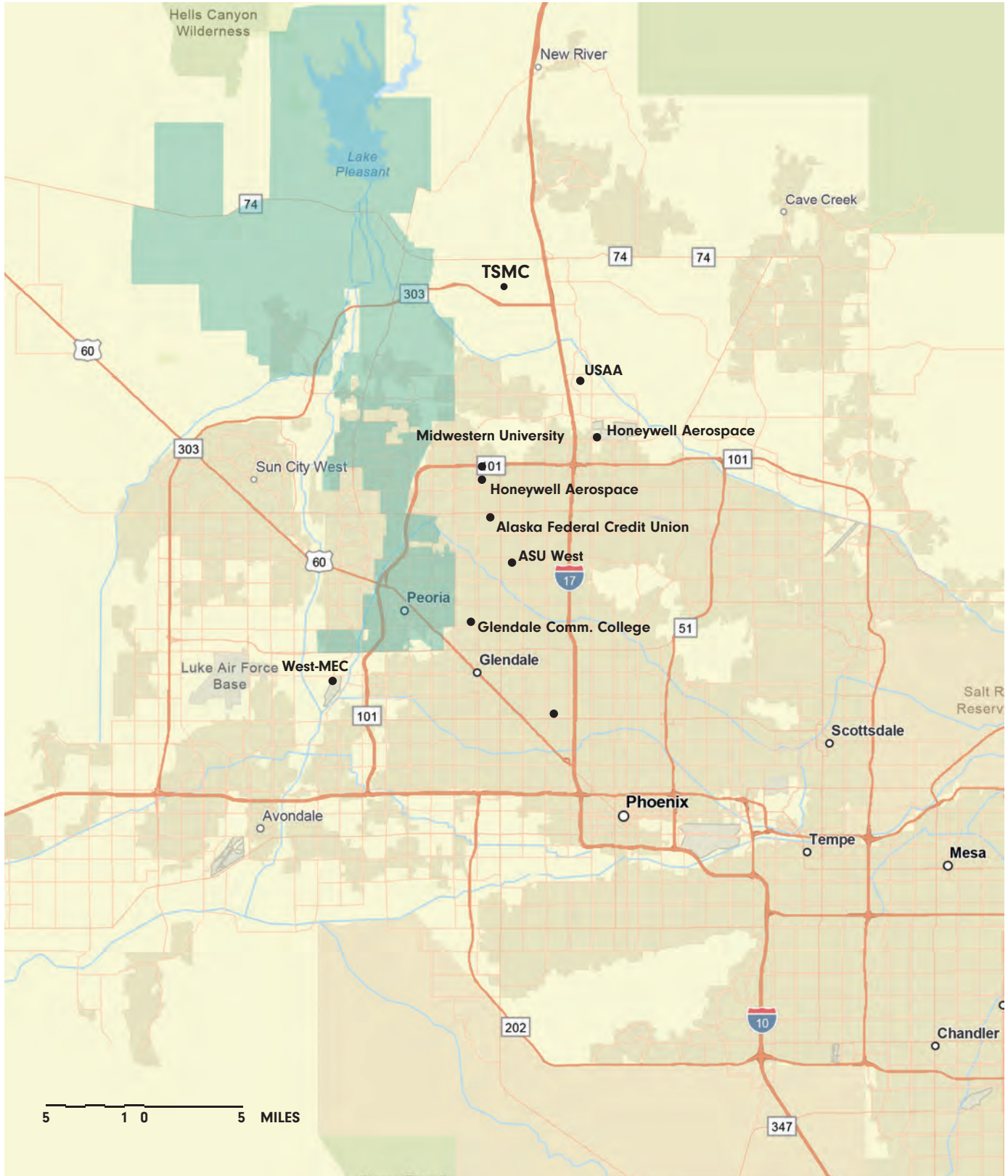
www.peoriaed.com



PEORIA IS THE PLACE

WHERE OPPORTUNITY MEETS SUCCESS

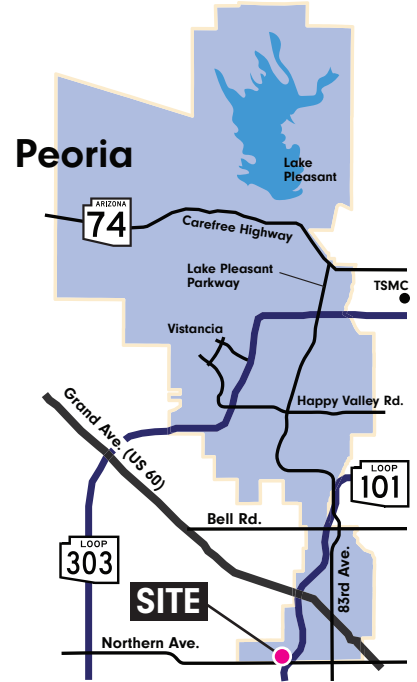
Peoria within Greater Phoenix region





PARK WEST

Loop 101 and Northern Avenue, Peoria, Arizona



Park West is an upscale open-air marketplace in south Peoria, Arizona. It is conveniently located on the northwest corner of the Loop 101 and Northern Avenue. It is located just one mile north of the Arizona Cardinals Stadium and Glendale Arena, which hosts major regional concerts and events.

The shopping center serves the northwest Valley, offering a wide-variety of shopping, dining and entertainment. Stores include Chico's, Brighton, Charming Charlie, Christopher & Banks, Francesca's Collections, Icing, Victoria's Secret, See's Candies and more. There is also a Harkin's multiplex movie theatre on site, and restaurants include BJ's, Hash Kitchen, Fleming's, Grimaldis, and The Sicilian Butcher. The shopping center also hosts a popular Saturday Farmer's Market during select times of the year that brings in people from across the region.

- Description: Open air shopping mall
- Zoned: PAD - Retail, restaurants and entertainment
- Features:
 - Multiple vacant pads available for development
 - Harkins Theatres movie plex with festivals and events
 - New shops coming include Bath&Body Works, Face Foundrie, Bully Brew Co. and Kitchen Gourmet
 - Accessible by Loop 101 Highway adjacent on east side of mall
 - Close to major entertainment center and sporting facilities
 - Major casino nearby

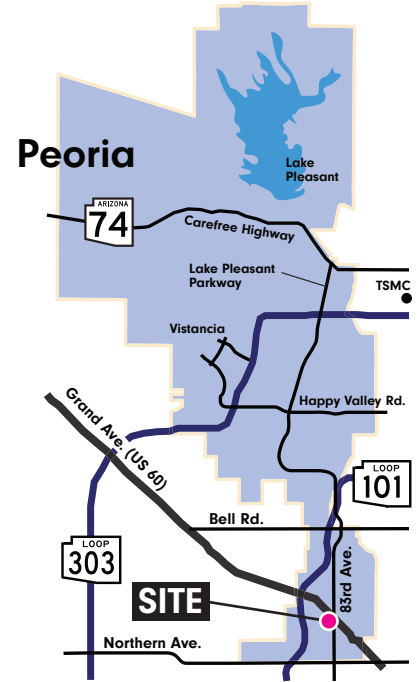
Broker: Corritore Company John Corritore
480-947-7200





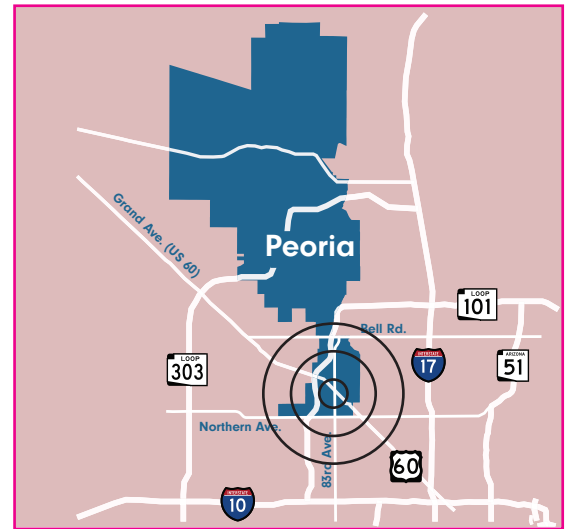
DOWNTOWN PEORIA

83rd Avenue and Peoria Rd, Peoria, Arizona



Downtown Peoria is a priority revitalization mixed-use project offering a blend of professional employment development, specialty dining, shopping and entertainment opportunities. The city has purchased multiple properties in order to spur development and is partnering with key retailers and restaurants from across the Phoenix metro area to bring new ideas and concepts downtown.

Retailers and restaurants will find a new and exciting atmosphere that will lead to new customers coming to downtown Peoria. The first restaurant to announce is Caldwell County BBQ and a new entrainment concept called Jefferson House is being planned. This new development will attract new visitors and lead to greater growth and success.



- Description: Multiple available properties
- Zoned: PAD
- Features:
 - Grand Avenue commercial frontage
 - City-owned property
 - Public spaces and placemaking
 - Newly opened - Valleywise Hospital < 2 miles
 - Accessible by Loop 101 Highway and US 60
 - Unique Art and Entertainment District
 - Many local speciality shops and restaurants
 - High density in close proximity

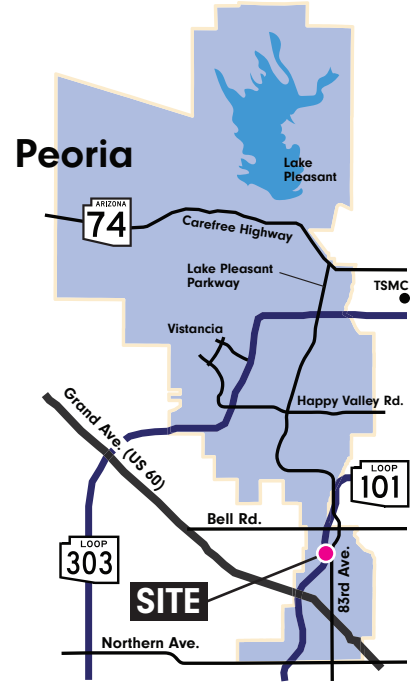
Contact: City of Peoria Susana Trasente
623-773-7642





SWC THUNDERBIRD AND 101

SEC Thunderbird Rd and Loop 101, Peoria, Arizona

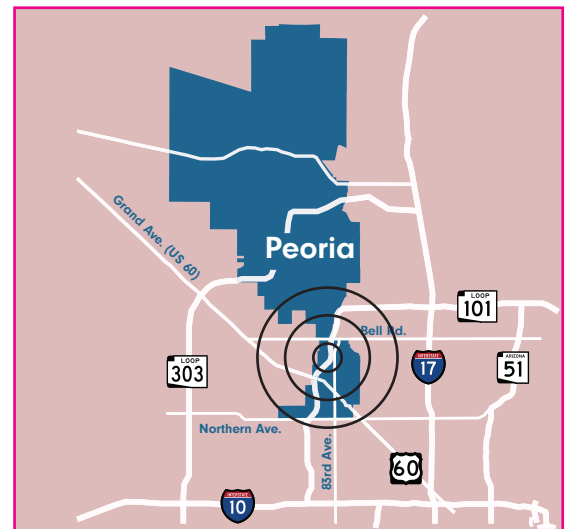


The southwest corner of Thunderbird Road and Loop 101 is a 3.77 acre parcel that offers excellent potential for retailers and hospitality users. The parcel is ready for development is at the intersection of one of Peoria’s most important intersections. Thunderbird Road connects to major medical centers to the west in addition to Sun City and Sun City West. A major Peoria community attraction, Rio Vista Regional Park, is just north and traffic to the park passes by this site. Numerous tournaments and activities attract out of town visitors to this location.

The site is full accessible from Loop 101 and offers right in and right out accessibility. It is highly visible from Loop 101. There are numerous retail amenities to the east including Sprout’s, two Dutch Bros. locations, and many others.

- Description: Vacant parcel, 3.77 acres
- Zoned: PAD
- Features:
 - Busy frontage to Thunderbird and Loop 101
 - Compatible amenities around site
 - Ready for development today
 - Close to other major retailers
 - Destination location with visitors from across region traveling through

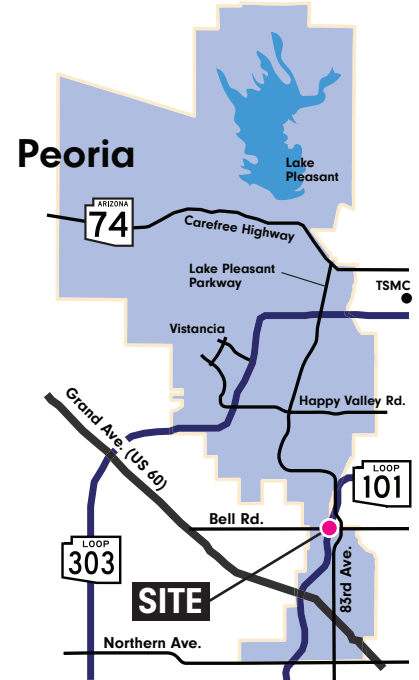
Contact: Sam Gill
623-400-9319





P83 ENTERTAINMENT DISTRICT

Loop 101 and Bell Road, Peoria, Arizona



The P83 Entertainment District at the Loop 101 and Bell Road intersection is the center of a vibrant and expanding region that anchors the northwest region of the Greater Phoenix area. It is one of the most important locations for retailers and entertainment providers in the state of Arizona. More than 2.5 million people are drawn to this location within a 30-minute drive time, including a 20-minute drive for the north Scottsdale population.

Major retailers at Loop 101 and Bell Road include Target, Golf Galaxy, Hobby Lobby, HomeGoods, TJ Maxx, Nordstrom Rack, Ross Dress for Less, and many others. Restaurants include Peoria-original Revolu (street tacos) and established brands such as PF Chang's, Texas Roadhouse, Cheese-cake Factory, and Chick-Fil-A, many of which are leaders in their chains. Discover the opportunities this valuable location has for your business.



- Description: Multi-use retail, hospitality, and entertainment district
- Zoned: PAD
- Features:
 - Major retail center that serves broad region
 - Multiple brands with top of chain locations
 - Wide demographic reach
 - Anchored by Peoria Sports Complex, home of spring training for Seattle Mariners and San Diego Padres
 - Accessible by Loop 101 Highway to north Scottsdale
 - Bell Road one of busiest arterials in the Greater Phoenix area

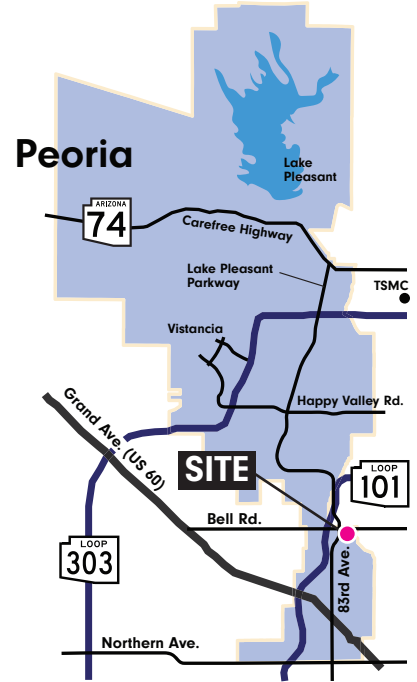
Contact: City of Peoria Susana Trasente
623-773-7642





STADIUM POINT @ P83

83rd Avenue and Mariners Way, Peoria, Arizona

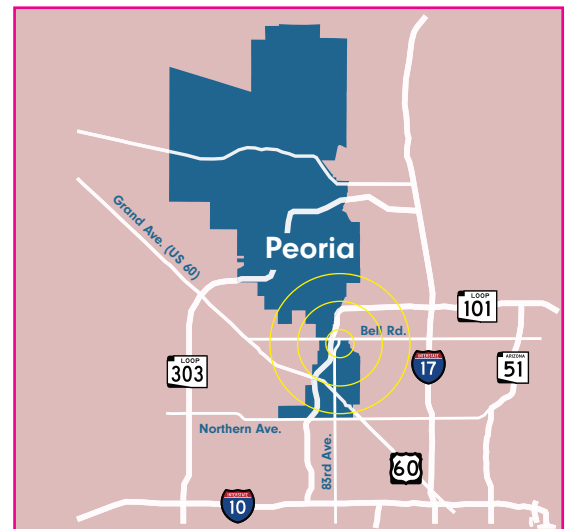


Stadium Point at P83 is a new, proposed mixed use office development in Peoria’s P83 Entertainment District. Stadium Point is intended to be a major employment hub with new office space, restaurants, retail space, a business hotel, and entertainment options. The site is adjacent to the Peoria Sports Complex, which hosts the Seattle Mariners and San Diego Padres for Spring Training.

Stadium Point will include: 500,000 sf of class A office space in two towers; a business class hotel with conference room space and associated retail and restaurants; food hall; outdoor spaces; and multi-family complexes. This project will be a high-quality development that will allow employees to enjoy healthy-designed buildings, outdoor space, and plenty of desirable amenities, making it a premier location for office users.

- Description: 17 acre site; multi-use development
- Zoned: PAD - Office, retail, restaurants, residential
- Features:
 - Two class A office towers with amenities built in
 - Business-class full service hotel with conference space
 - High quality chef driven restaurants and other amenities
 - Adjacent to Peoria Sports Complex for special events
 - Bell Road and Loop 101 is center of northwest Greater Phoenix region and accessible to millions of people
 - Reverse commute to site, including from Scottsdale

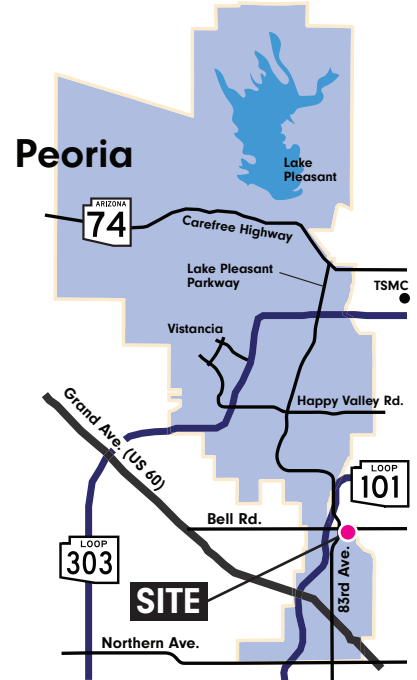
Contact: CBRE Ashley Brooks
602-735-1758





ARROWHEAD CROSSING

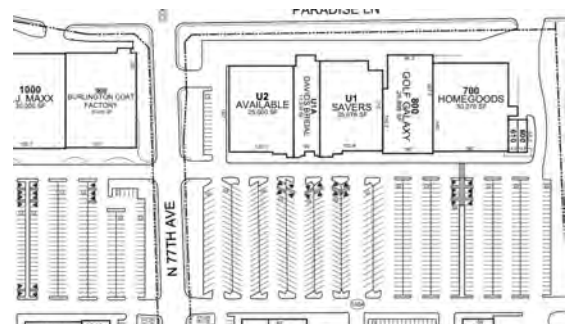
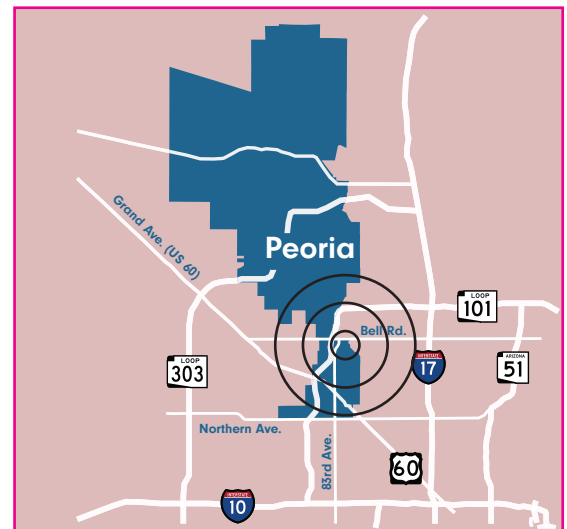
7959 W Bell Road, Peoria, Arizona



Arrowhead Crossing is a 422,938-square-foot retail property located at W Bell Road & N 75th Avenue in Phoenix, Arizona. Arrowhead Crossing is situated near Arrowhead Towne Center, a large enclosed regional mall that serves as the retail focus for the trade area. Arrowhead Crossing is located adjacent to the Peoria Sports Complex, the spring training home of the Seattle Mariners and San Diego Padres, providing an annual seasonal tourist draw to the area. The shopping center offers great visibility and access from the major intersection of Bell Road and North 77th Avenue.

This center has a 25,000 square foot endcap space that is available today. It is ideal for entertainment uses, larger retailers, and other similar users. There are plenty of parking spaces in front of the store in addition to shared spaces throughout the center.

- Description: Shopping center, 25,000 sf available
- Zoned: PAD
- Features:
 - Busy frontage to Bell Road
 - Compatible amenities around site
 - Ready for occupation today
 - Close to other major retailers
 - Destination location with visitors from across region traveling through



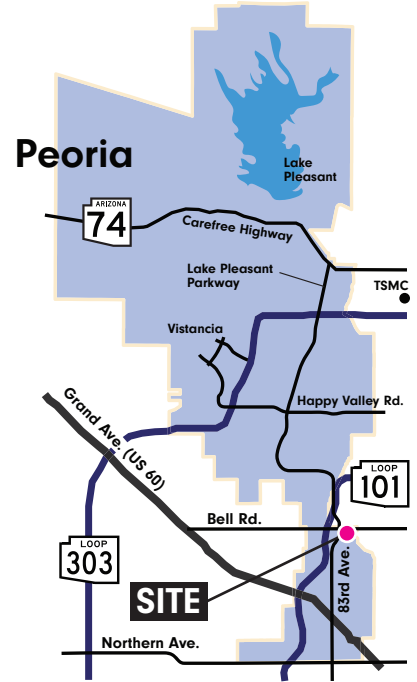
Contact: Site Centers Kristin Winkel
480-447-4389



ARROWHEAD PALMS

7369-7439 W Bell Road, Peoria, Arizona

MAJOR 22,680 SF AVAILABLE



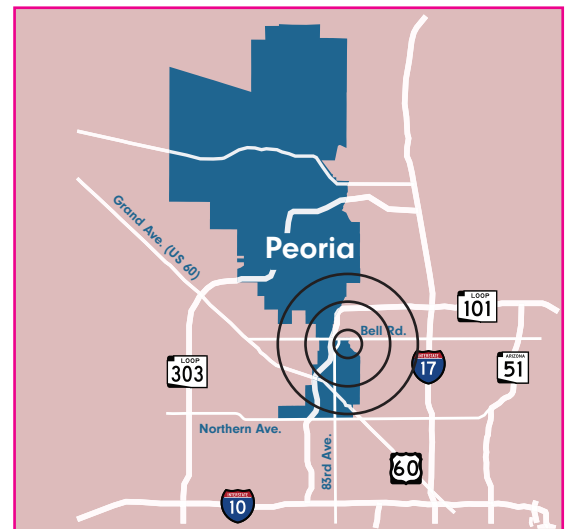
Arrowhead Palms is a very well maintained property with large, notable tenants such as Cost Plus World Market and Buy Buy Baby. Other notable tenants include The Soccer Post, Rubio's, The Joint, New Balance Shoes, Panda Express, Coffee Bean & Tea Leaf and more.

This center is strategically located across the street from Arrowhead Towne Center Mall, allowing excellent visibility and high traffic counts. The immediate area has high daytime traffic. In addition to being the major regional shopping area in the Northwest Valley, the Peoria Sports Complex, home to the San Diego Padres and Seattle Mariners Cactus League games, is also in this area.

There is a 22,680 square foot space available that is ideal for entertainment, retail, and other larger space options.

- Description: Shopping center, endcap space
- Zoned: PAD
- Features:
 - High visibility along Bell Road
 - High traffic numbers
 - Signature retailers around site
 - Accessible to Loop 101 vis 75th Ave and Bell Road
 - Restaurants adjacent to the space
 - Strong demographics within 15 minutes of center

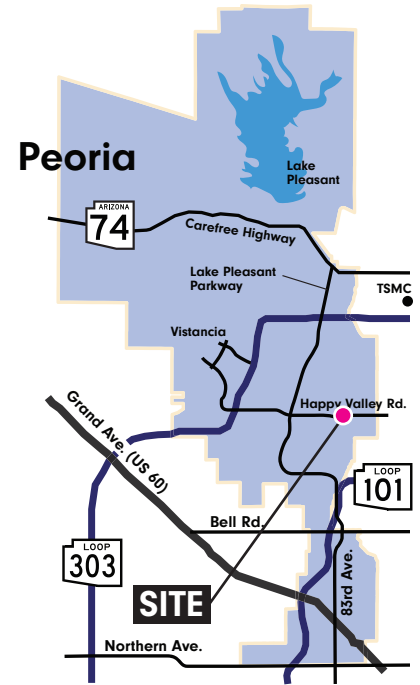
Contact: Capital Asset Management Dena Zell
602-386-5691





THE TRAILHEAD

83rd Avenue and Happy Valley Road, Peoria, Arizona

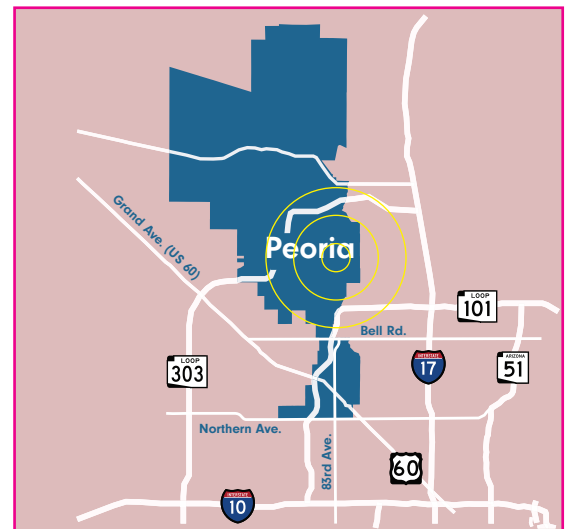


Under construction today, reconnecting this fast-growing City to its desert roots, The Trailhead is the new heartbeat of the ruggedly beautiful and desirable Happy Valley corridor. Home to specialty shopping, destination dining and neighborhood friendly amenities, The Trailhead will provide Peoria with the highest quality amenities. Most importantly, The Trailhead also serves as a stunning new neighborhood gateway to Peoria's Sunrise Mountain Preserve. The center will total over 183,660 square feet of new retail space for the growing and affluent north Peoria area.

The Pederson Group is the developer of The Trailhead and has been widely recognized for its professional expertise in creating and managing grocery-anchored developments that create jobs, revitalize neighborhoods and make positive contributions to Arizona's overall economy.

- Description: Mixed use development with retail, multi-family
- Zoned: PAD
- Features:
 - At least four restaurants that will provide a unique/boutique culinary experience
 - Grocery anchored center with multiple pads
 - Trail connectivity to neighboring communities
 - Upscale placemaking and public spaces
 - Next to Alorvita master planned community, 2,000+ homes planned to be built
 - New multi-family complex, 336 units

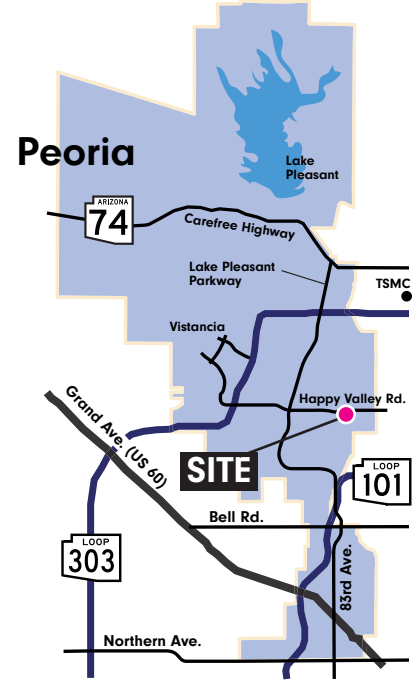
Contact: Pederson Group James Pederson
602-276-8795





83 MARKETPLACE

SEC 83rd Avenue and Happy Vally Road, Peoria, AZ



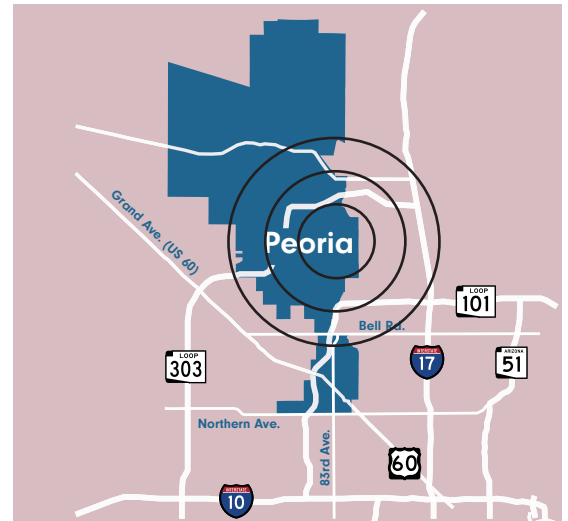
Peoria’s 83 Marketplace is a family friendly, high end retail and resturant 3-mile trade area located at the signalized “hard corner” in northern Peoria.

The marketplace is stratigically placed in an affluent neighborhood that is poised for continued growth. The area has an attractive retail submarket and strong market fundamentals. The retail market consistantly remains below the AZ retail market vacancy rates which is testiment of the need and want for space at this location.

This 2 phase project is loaded with chef driven resturants and speciality shops such as Bourbon & Bones, The Stetson Social and Sugar Stop Sweet Shoppe. Professional services such as Heartland Dental, Optometrist and Herbal Nails & Spa also make 83 Marketplace their choice.

- Description: Retail and restaurant center
- Zoned: PAD - Office, retail, restaurants
- Features: 2 Phase project
 - Phase 1 - Build completed in 2020/2021
 - 3.83 acre site
 - Phase 2 - Available for development
 - 4.27 acre site
 - 21,300 SF
- Located at two major throughfares - Exceptional visability
- High residential growth area

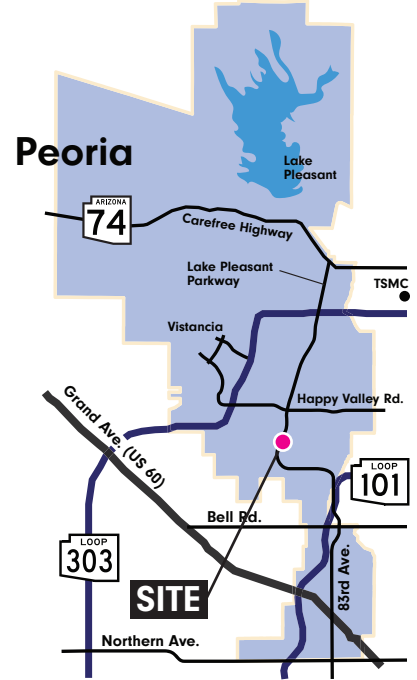
Contact: 83 Marketplace, LLC
623-900-7761





COMMERCIAL SITE

Lake Pleasant Parkway and Pinnacle Peak, Peoria, Arizona

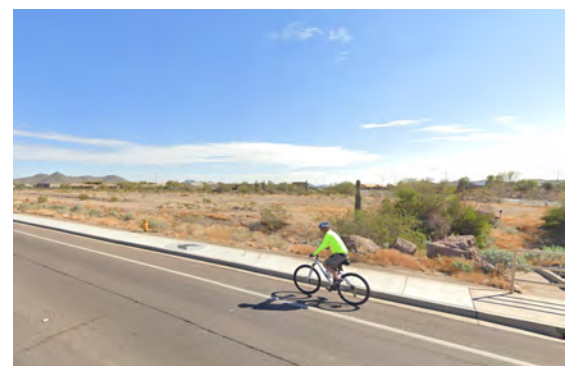
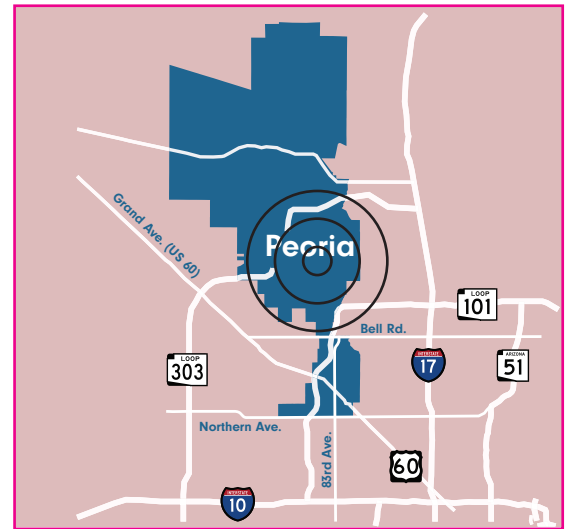


This parcel is located along the busy Lake Pleasant Parkway in north Peoria. The area is known for large homes and busy traffic. The parcel is one of the last large acreages in the northern Peoria area. Major retailers are just north of the site signifying the strong demographics available to retailers and restaurants that choose this location.

Lake Pleasant Parkway is a destination connection as people from other cities travel through on their way to Lake Pleasant, Wickenburg, or to the new TSMC facility. Retailers will be able to capture these customers that are outside of a normal 1-3-5 mile radius around the site. This adds to the value of the site and enhances its desirability. It is ideal for an anchor tenant with shop space.

- Description: Vacant parcel, 13.3 acres
- Zoned: C-2 and residential
- Features:
 - Lake Pleasant Parkway is busy and main north/south thoroughfare
 - Strong visibility
 - One of last major parcels for commercial development in this area
 - South of major retailers
 - Affluent demographics for specialized retailers and restaurants

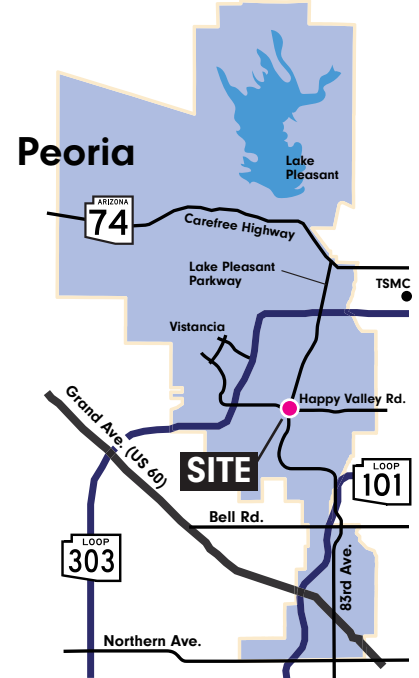
Contact: Susana Trasente
623-773-7642





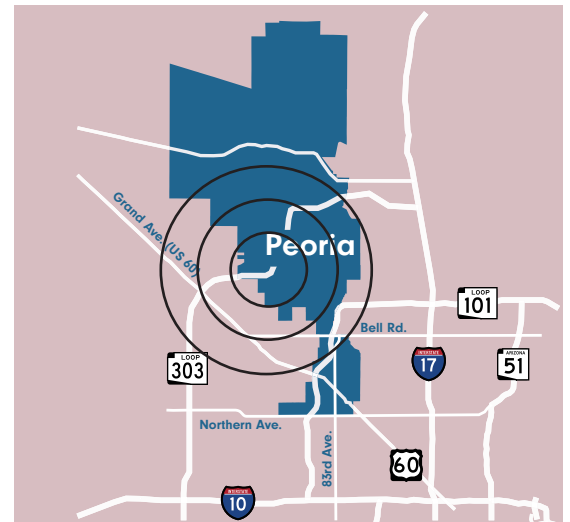
LAKE PLEASANT TOWNE CENTER

NWC Lake Pleasant Pkwy & Happy Valley Rd



Peoria's Lake Pleasant Towne Center is a booming multi-use area that includes new sites for retail and restaurant development. Location is the key to this availability. Located right next door to the 4 years in a row awarded, #1 ranked master-planned community - Vistancia. Vistancia offers a unique lifestyle, is 7,100 acres large, with over 5,000 homes. The area's population exceeds 153,192 within a 5 mile radius with average incomes exceeding \$125,000 within a 3 mile radius. Connection to major thoroughways such as the I-17 and Loop 303 to I-10 and proximity to the semiconductor plant, TSMC is also key.

The site is located at the busy corner of Lake Pleasant Parkway and Happy Valley Road. The Towne Center averages 75,000 visitors per week. The Town center sits at on



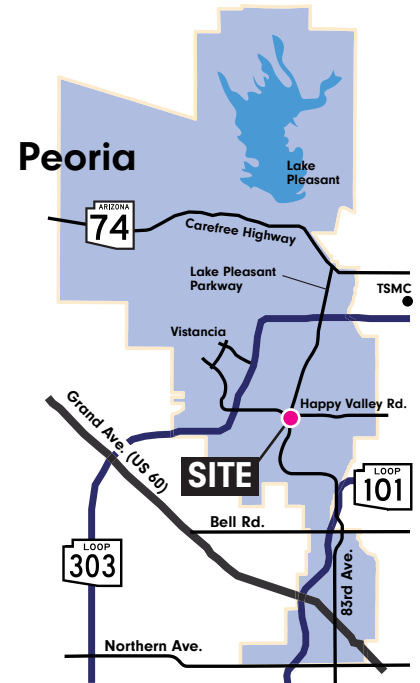
- Description: Kohl's, Home Depot anchored center
- Zoned: PAD - Office, retail, restaurants
- Available space: 12,000 SF
- Features: Center includes a 42k+ Harkins Theater
High traffic area
Affluent region
Strong demographics

Leasing Team: PCA - Phoenix Commercial Advisors
 Zachary Pace Torrey Briegel Cameron Warren
 602.734.7212 602.734.7219 602.288.3471



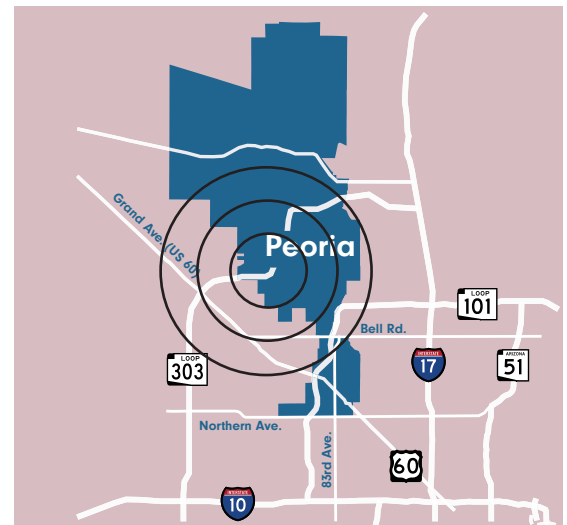
LAKE PLEASANT PAVILION

Lake Pleasant Pkwy and Happy Valley Road



Peoria's Lake Pleasant Pavilion is a prime location within a strong retail corridor that includes Home Depot, Lowe's, Sprouts and Fry's Marketplace. The Pavilion is located right next door to a, 4 years in a row awarded, #1 ranked master-planned community - Vistancia. Vistancia offers a unique lifestyle, is 7,100 acres large, with over 5,000 homes.

The area's population exceeds 153,192 within a 5 mile radius with average incomes exceeding \$125,000 within a 3 mile radius. Connection to major thoroughways such as the I-17 and Loop 303 to I-10 and proximity to the semiconductor plant, TSMC, are also key to this thriving center. The site is located along the most strategic and most prominent intersection in northern Peoria.



- Description: 178,403 SF leasable area
- Zoned: PAD - Office, retail, restaurants
- Features:
 - Target Supercenter anchored center
 - Ideal for speciality retail
 - Heavy traffic - Condensed population
 - Near Lake Pleasant and Happy Valley intersection; one of the most prominent intersections in northern Peoria
 - Within 1 mile of the Lake Pleasant Town Center averaging 75k visitors per week
 - Affluent neighborhood - > \$125k avg. HHI 3 mile radius

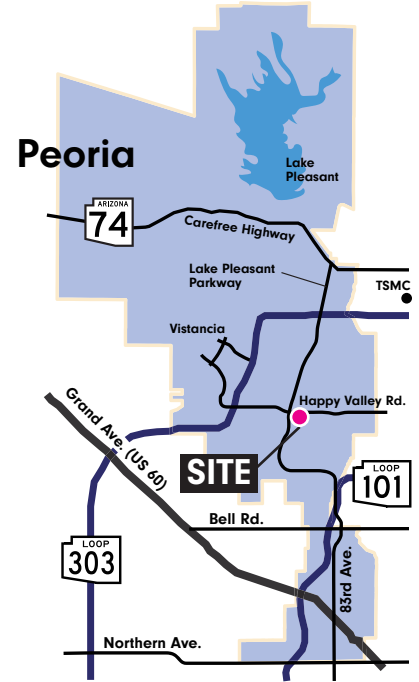
Leasing Agent: Shopcore Properties
Mark Ross - 858.798.1465





SUNRISE PROMENADE

SEC Happy Valley and Lake Pleasant Parkway, Peoria, Arizona



The Sunrise Promenade is located at one of the busiest retail locations in the Valley, at Lake Pleasant Parkway and Happy Valley Road. Originally developed by Thompson Thrift, the 26,852 square foot center is anchored by an Aldi brocery store. The development includes several national, regional and local retailers and restaurants such as Black Rock Coffee Bar, Club Pilates, Sherwin-Williams, Dip Nail Spa, Harumi Sushi, Wow Wow Hawaiian Lemonade, Stretch Labs, Butta Cakes, Pearle Vision and several others.

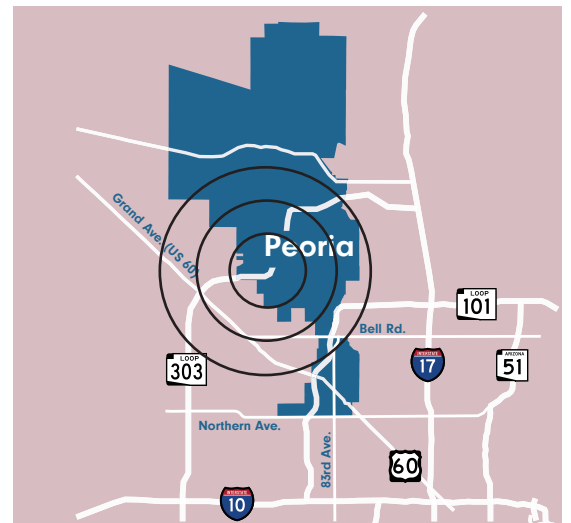
The center is easily accessible from the north and west of the complex. Ideal tenants are smaller shops and restaurants that blend in with similarly sized establishments. Traffic numbers are strong as the area draws from a wide range of communities.

Description: Aldi achored multi-building shopping center

Zoned: PAD - Office, retail, restaurants, residential

- Features: Anchored by Aldi
- Restaurants and smaller retail are ideal
- Strong traffic numbers
- Easily accessible for going home workers
- Affluent region with high disposable income
- Less than 20 minutes from TSMC campus
- Other major employers coming to the area

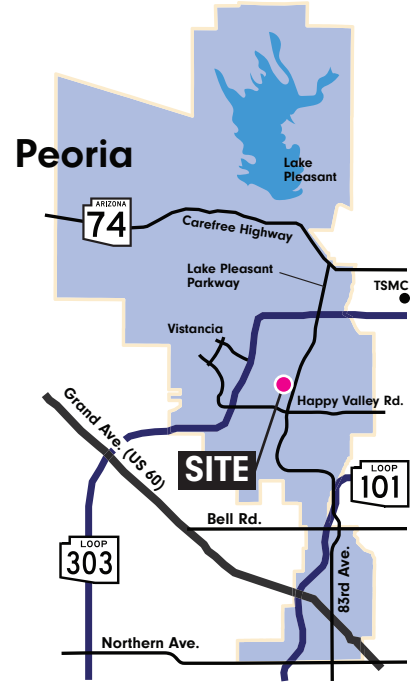
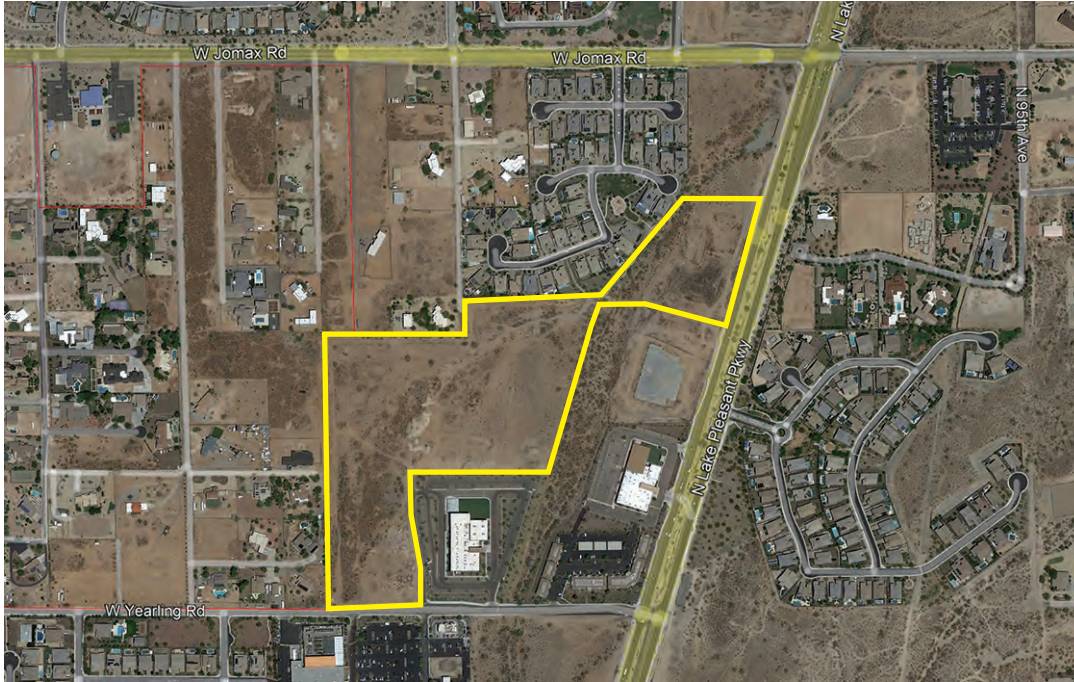
Contact: JLL Tim Hurley Tyson Switzenberg
 (602) 282-6338 (602) 282-6337





33 ACRE OFFICE SITE

Jomax and Lake Pleasant Parkway, Peoria, Arizona



The north Peoria area is one of high growth and opportunity. There is a 33-acre site that is available off of Lake Pleasant Parkway, just south of Jomax Road. The parcel is ideal for a range of different uses, including business office, medical office, wet lab space, and other employment uses. It is one of the largest parcels available in this area and a key development site.

All infrastructure is available to the site. The site is adjacent to BASIS, an elementary and high school charter school that is considered one of the best in the nation. Nearby amenities include one of the busiest retail locations in Greater Phoenix. Chef driven restaurants, services, Super Target, Aldi's, and much more are within a short walk or drive around the corner. Employers will find a highly educated and experienced workforce. Commuters will seek to have a high quality job close by and stay within the

- Description: 33 acre site; office development
- Zoned: PAD - Office, retail, restaurants
- Features:
 - Largest parcel along Lake Pleasant Parkway
 - Ideal for medical office and biomedical spaces
 - Retail and restaurant amenities within walking distance
 - Next to BASIS charter schools, among best in nation
 - High levels of traffic for customers and clients
 - Fastest growing area in Peoria and northwest Greater Phoenix region and close to TSMC fab campus and suppliers
 - Reverse commute to site

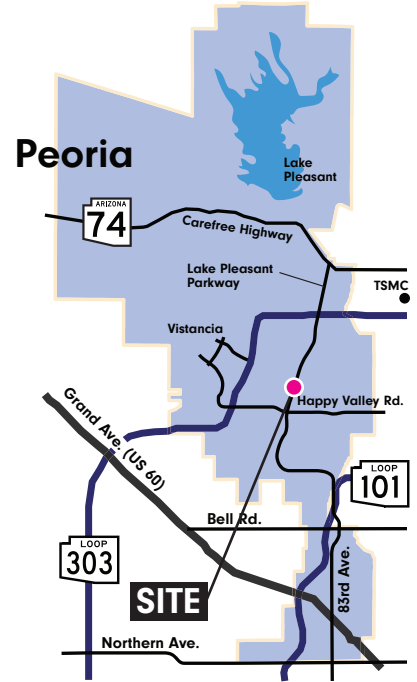
Contact: Land Advisors Michelle Pino
480-483-8100





COMMERCIAL LOCATION

Lake Pleasant Parkway and Jomax Rd, Peoria, Arizona

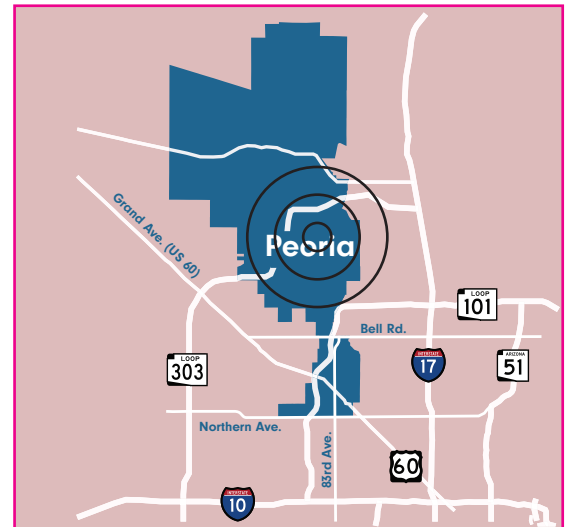


This available lot is on the southeast corner of Lake Pleasant Parkway and Jomax Road. This location is part of a major retail location with more than 1.6 million square feet of retail space to the south of this location. Lake Pleasant Parkway is a busy thoroughfare that connects attractions to the north, including Lake Pleasant, Wickenburg, TSMC, and more, to Peoria and the northwest Phoenix metropolitan area.

This intersection is becoming an important site with new hotels planned across the street from this parcel. New medical space is also planned to the west and south. BASIS operates two schools in close proximity. The area is know as an affluent demographic with strong disposable income and spending. Restaurants and other niche retailers will find this highly visible location a prime site for development.

- Description: Vacant parcel, 6.6 acres
- Zoned: PAD
- Features:
 - Busy frontage to Lake Pleasant Parkway
 - Compatible amenities around site
 - Ready for development today
 - Close to other major retailers
 - Destination location with visitors from across region traveling through
 - One of last parcels along Lake Pleasant Parkway for development

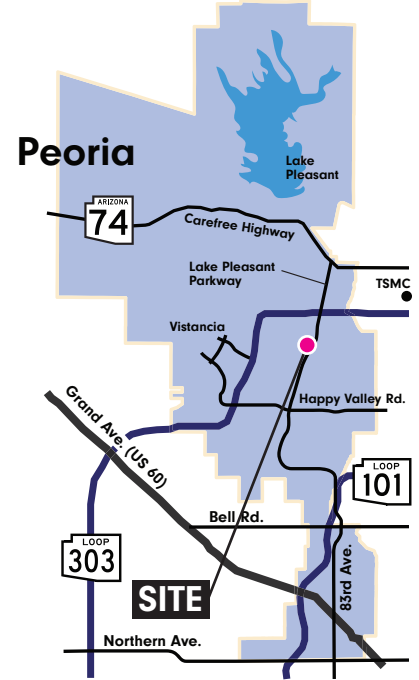
Contact: Susana Trasente
623-773-7642





COMMERCIAL LOCATION

Lake Pleasant Parkway and Dixileta Rd, Peoria, Arizona

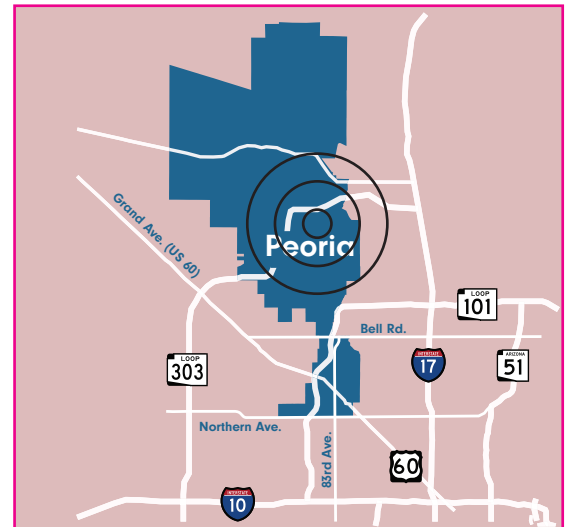


This location is along Lake Pleasant Parkway and across the street from the entrance to the Peoria regional park Paloma Park. It is the northernmost zoned parcel available for development in Peoria currently. It is approximately 14 acres in size and ready for development. It can accommodate a range of uses including retail, hospitality, office, and more. The location is strategically located close to Loop 303 and is less than 10 minutes from the new TSMC manufacturing complex.

Peoria has seen significant growth in the north and this location will be in a prime location to serve this growth. Paloma attracts people from across the Phoenix metro area as well as out of town visitors for tournaments and activities. Lake Pleasant is also with a few minutes of this location and attracts thousands of people a year.

- Description: Vacant parcel, 14 acres
- Zoned: C-2
- Features:
 - Busy frontage to Lake Pleasant Parkway
 - Paloma Park entrance across the street
 - Ready for development today
 - Destination location with visitors from across region traveling through
 - One of last parcels along Lake Pleasant Parkway
 - Will be along gateway road to additional development to the west

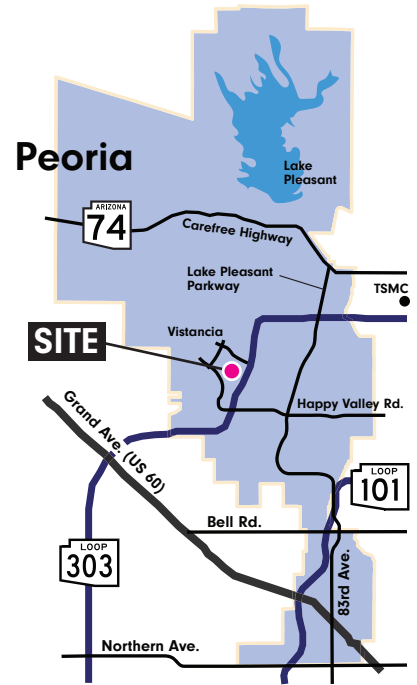
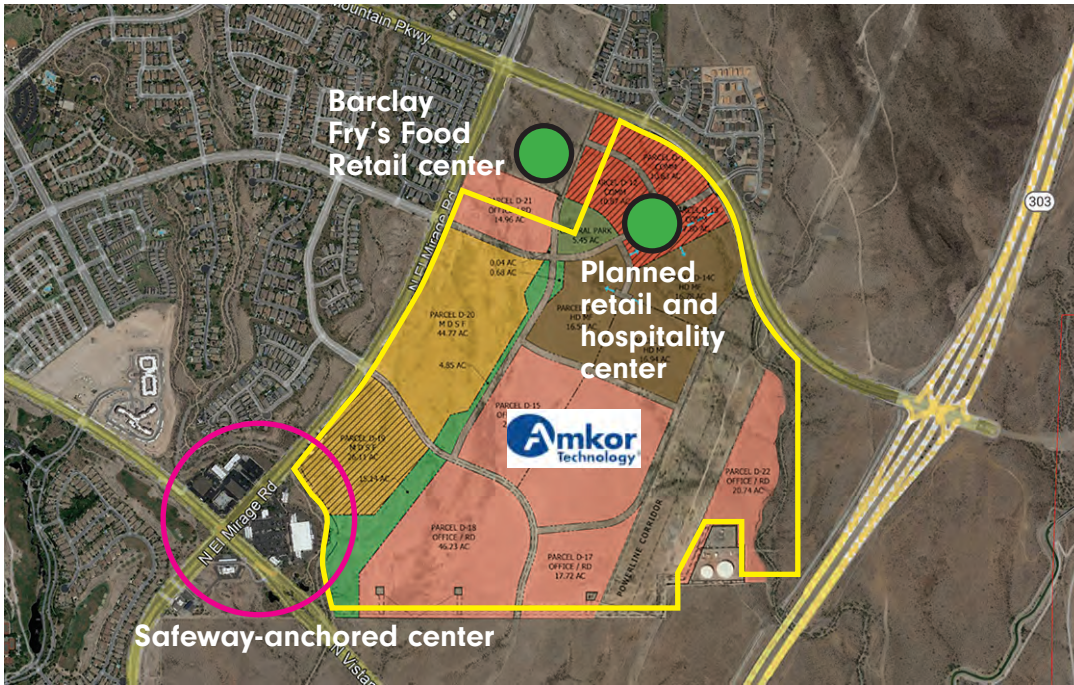
Contact: Simpatico Communities, LLC Felipe Zubia
602-670-2255





FIVE NORTH AT VISTANCIA

Lone Mountain Parkway and Loop 101, Peoria, Arizona



FIVE North at Vistancia is located in north Peoria at the award-winning Vistancia master-planned community. FIVE North is located just off the Loop 303 freeway and Lone Mountain Parkway, a mixed-use area that is ideal for manufacturing, office, and retail uses. Amkor Technology recently announced they will build a new \$2 billion facility with up to 2,000 employees, providing customers with large disposable incomes.

The site is shovel-ready with infrastructure and zoning and an ideal site for semiconductor and advanced manufacturing suppliers. Water, sewer, gas, and electric are adjacent to the property and ready to service development. Ideal amenities that should consider this site include chef-driven restaurant, unique concepts, limited service hotels, and other supporting retail and service amenities.

- Description: 300+ acre site; office, manufacturing, retail development
- Zoned: PAD - Office, manufacturing, retail, restaurants
- Features:
 - Within 10 minutes of TSMC fab campus
 - Ideal for semiconductor suppliers and advanced manufacturing operations
 - Growing tech workforce and will be one of the best regions for tech employment within next 5-10 years
 - Retail and restaurant amenities within walking distance
 - Fastest growing area in Peoria and northwest Greater Phoenix region
 - Reverse commute to site

Contact: Land Resources Mark Hammons
480-305-2173

