



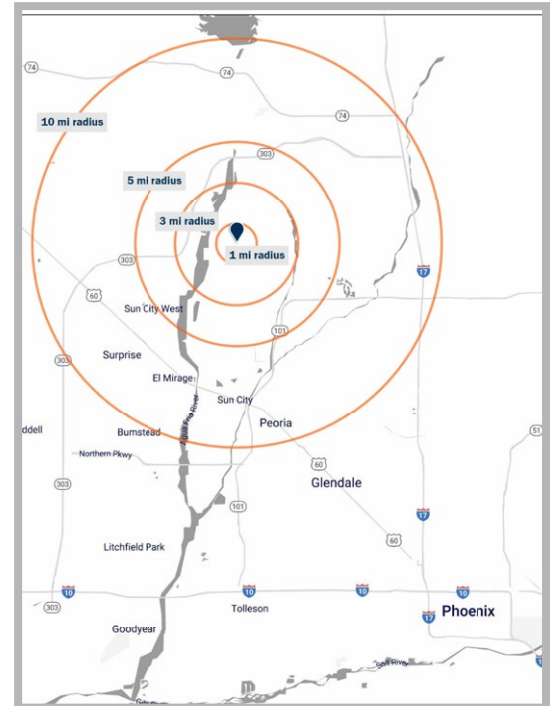
Sunrise Promenade

Lake Pleasant Pkwy and Happy Valley Rd • Peoria, AZ



DEMOGRAPHICS (2019 est.)	1 miles	3 miles	5 miles
Population	9,730	101,789	212,587
Employee Population	6,747	26,890	37,483
Average Household Income	\$61,007	\$73,100	\$74,477
Median Household Income	\$53,789	\$61,970	\$64,067

- Sunrise Promenade is located at Lake Pleasant Pkwy and Happy Valley Road in Peoria, AZ., an extremely affluent suburb in greater Phoenix. Lake Pleasant Pkwy and Happy Valley Rd is the most dominant intersection within the Peoria submarket.
- This Aldi anchored development will include small shop space varying from ± 1,200sf to 5,000sf, and outlots for ground lease, build-to-suit, or a mini anchor at ± 25,000sf. In addition, a multifamily component is also planned for this site.
- Sunrise Promenade is surrounded by regional and national retailers such as Target, Kohl's, Bed Bath & Beyond, Marshalls, Beall's Outlet, Frye's, Lowe's Home Improvement, Starbucks, Michaels, and PetSmart; all located at the intersection of Lake Pleasant Pkwy and Happy Valley Rd creating a regional draw and large traffic counts at the subject property.
- Household incomes are impressive at over \$102,000 within a 5-mile radius and growing to over \$164,000 within a 1-mile radius.

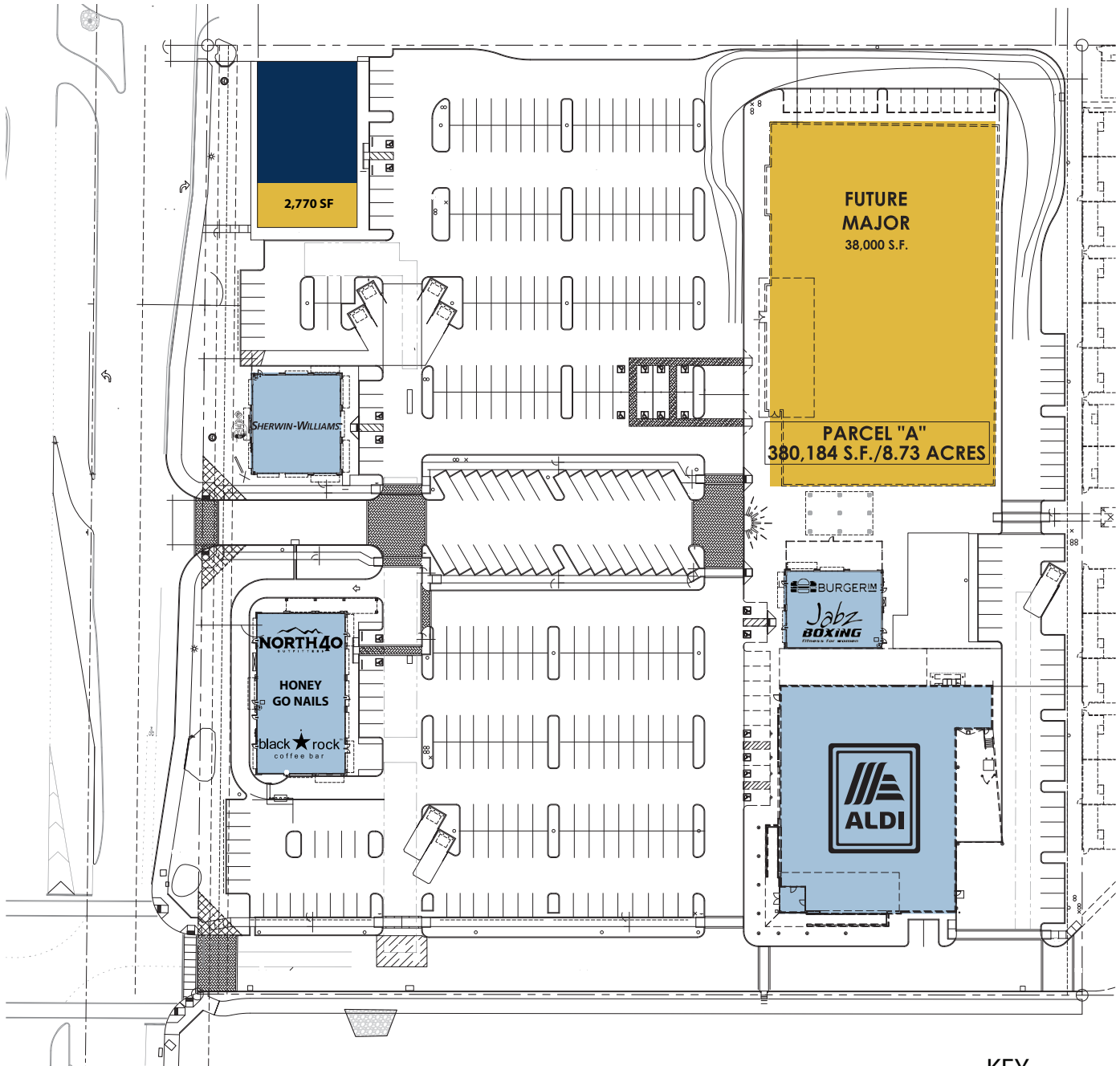


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KEY

- AVAILABLE
- AT LEASE
- SIGNED

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