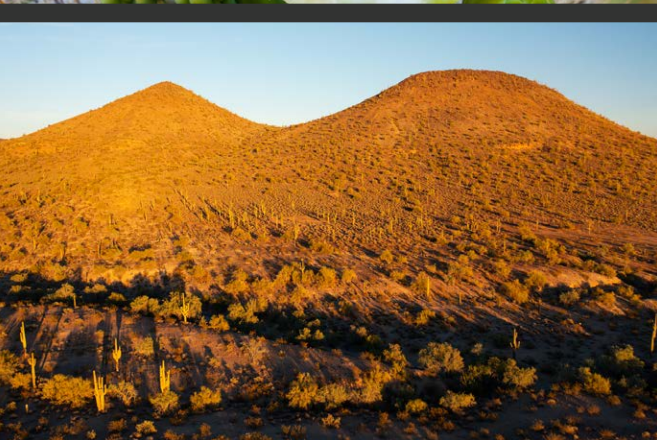




PRIME MIXED-USE OPPORTUNITY NOW AVAILABLE AT VISTANCIA

- ◆ EL MIRAGE RD AND RIDGELINE RD, PEORIA, AZ 85383
- ◆ LAND AREA: ±5.2 ACRES
- ◆ ZONING: PCD, CITY OF PEORIA



PROPERTY HIGHLIGHTS — PARCEL A-17

- **Size: ±5.20 Acres (226,303 SF)**
 - Potential to expand to ±7.25 acres through grading & bank protection
- **APN: 510-07-692 (a portion of)**
- **Zoning: V-MU | Vistancia Mixed-Use**
- **Potential Uses: Commercial, Retail, Office, Mixed-Use**
- **Development Standards**
 - **Maximum Height: 36 Feet**
 - **Maximum Intensity:**
 - Non-Residential: 1.0 FAR
 - Office/Mixed-Use: 2.0 FAR
- **Minimum Setbacks**
 - **Streets:**
 - Local/Collector: 10 Feet
 - Arterial: 15 Feet
 - **Building Side Yard: 5 Feet**
 - **Building Rear Yard: 10 Feet**
- **Utilities**
 - **Water**
 - 12" line stubbed along El Mirage Road
 - 8" line stubbed along Ridgeline Road
 - **Sewer**
 - 8" Sewer line stubbed along El Mirage Road

Highlights:

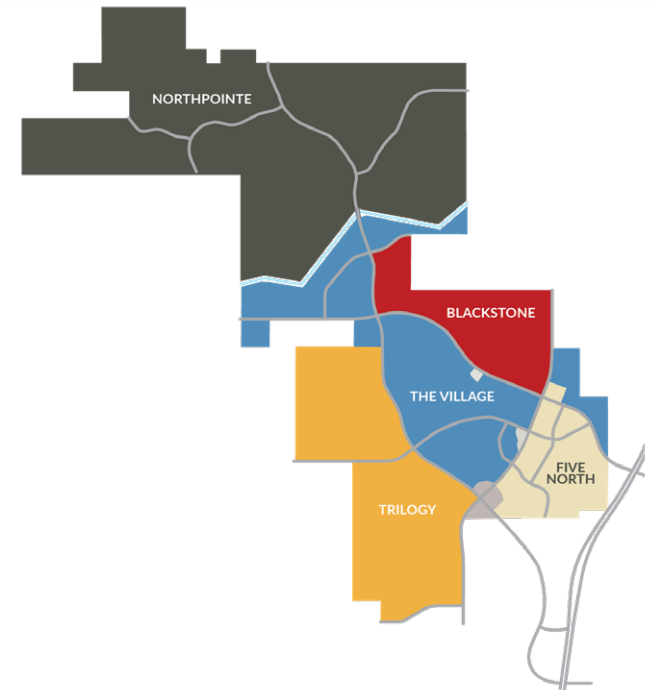
- **Exceptional Trade Area Demographics:** The site serves a highly affluent consumer base, boasting an average household income of \$207,539 within a 1-mile radius and \$195,995 within a 3-mile radius.
- **Dynamic Surrounding Catalysts:** Situated across the street from FIVE NORTH at Vistancia, the epicenter of significant commercial and civic momentum, boasting Fry's Marketplace, Mountainside Fitness (coming soon), Nexus by David Weekley Homes, American Leadership Academy, West-MEC and HonorHealth.
- **Built-In Residential Demand:** As a prime corner within the 7,100-acre Vistancia master plan, the property is supported by massive residential density which will provide immediate consumer traffic.
- **Strategic Regional Access:** Future tenants will benefit from seamless connectivity to the Loop 303 freeway. Projected to carry 85,000 Vehicles Per Day, this vital corridor provides rapid links to I-17 and US-60, drawing consumers from across the northwest valley.







MASTER PLAN



NORTHPOINTE
AT VISTANCIA

2021 Grand Opening
3,450 Acres | 3,200 Homes
The Sovita Club
55+ Future Club

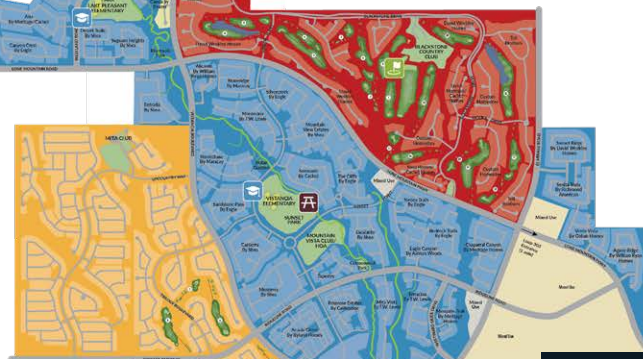


BLACKSTONE

2006 Grand Opening
590 Acres | 650 Homes
Blackstone Country Club (Private)

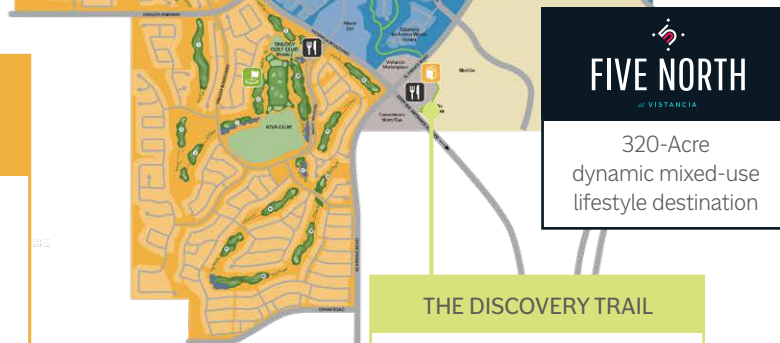
the village

2004 Grand Opening
1,250 Acres | 3,600 Homes
Mountain Vista Club
Foothills Center



Trilogy

2004 Grand Opening | 2015 Expansion
1,360 Acres | 3,400 Homes
Kica Club
Mita Club
Trilogy Golf Club (Public)



FIVE NORTH
@ VISTANCIA

320-Acre
dynamic mixed-use
lifestyle destination

THE DISCOVERY TRAIL

Vistancia's 3.5 mile linear park, featuring a collection of unique discoveries and outdoor fitness experiences.

- Model Homes
 - The Sovita Collection
 - The Sovita Club Recreation Center
 - 55+ Collection
 - 55+ Future Club
 - Future Development
 - Sold Out
-
- Retail/Shopping
 - Restaurants/Retail
 - Golf
 - Education
 - Parks



MARKET OVERVIEW

N EL MIRAGE RD & RIDGELINE RD, PEORIA, AZ 85383

3-MILE RADIUS

\$195,995

Average
Household
Income

30,785

Current
Population

33,185

5-Year
Population

11,735

Current
Households

12,805

5-Year
Households

\$630,430

Median
Home
Value

HOUSEHOLD PROFILE

89% Owner Occupied Housing Units

44.7 Median Age

73.2% Married (age 15 or older)

50.8% Female Population

EDUCATION

58% Bachelor's/Grad/Proff. Degree

27% Some College

13% Highschool Graduate

2% No Diploma

ANNUAL HOUSEHOLD & LIFESTYLE SPENDING



Healthcare

\$12,722



Groceries

\$11,633



Eating Out

\$6,933



Travel

\$6,137

\$3,933

Apparel &
Services

\$339

Computers &
Hardware

\$212

Sports
Events

\$208

Theatre/
Concerts

\$61

Movie
Tickets

\$16

Online
Gaming

LOCAL ECONOMY

264

TOTAL BUSINESSES

2,300

TOTAL EMPLOYEES

EMPLOYMENT

81% White Collar

9% Blue Collar

10% Services

3.7% Unemployment Rate



VISTANCIA™

7,100 TOTAL ACRES

5,000 ACRES RESIDENTIAL + 400 ACRES COMMERCIAL/MIXED USE

1,700 ACRES OPEN SPACE + 1,100 ACRES MOUNTAIN PRESERVE

VISTANCIA

Vistancia, a master-planned community in Peoria, Arizona, offers a unique blend of residential, commercial, and recreational spaces. Spanning over 7,100 acres, Vistancia is known for its scenic beauty, extensive trail system, and well-designed neighborhoods that cater to a diverse range of lifestyles. The community features top-rated schools, shopping centers, and dining options, along with state-of-the-art amenities like golf courses, parks, and clubhouses. Vistancia's thoughtful planning and integration of mixed-use developments make it one of the most sought-after communities in the Phoenix metropolitan area, providing residents with a harmonious balance of convenience, luxury, and natural surroundings.





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