

LOOP 303

Fru's Marketplace

FUTURE MIXED USE

HONORHEALTH

PLANNED 100,000 SF MEDICAL CAMPUS

HYPERION

PLANNED SEMICONDUCTOR MANUFACTURING FACILITY
1,500 DIRECT JOBS
4,500 CONSTRUCTION JOBS

AMERICAN LEADERSHIP ACADEMY

NOW OPEN
HOSTING KIDS FOR THE
2025-2026 SCHOOL YEAR

the village
AT VISTANCIA

SAFeway **Great Clips**



Trilogy
at Vistancia



SHOP SPACE AVAILABLE

N
NWC

EL MIRAGE RD & VISTANCIA BLVD

Peoria, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

property highlights

AVAILABLE: ±975 SF Shop Space

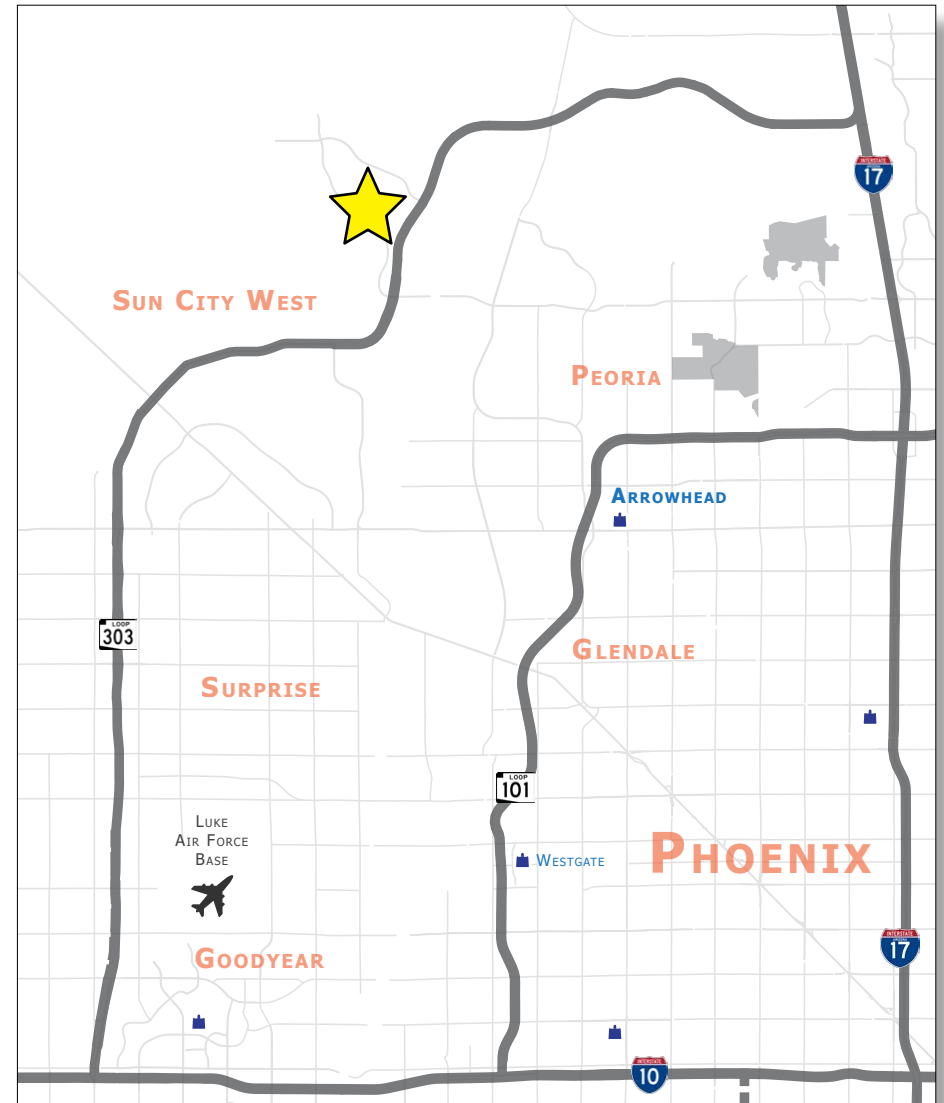
PRICING: Call for Pricing

property highlights

- Located in the growing community of Vistancia, with 17,000 housing units and ranked as the #1 Master-Planned Community in Arizona by Ranking Arizona for the past 12 years
- Future subdivision of North Peoria Gateway plans to bring another 14,000 units to the immediate area
- Average household income over \$170,000 within a 3-mile radius
- Over 28,000 vehicles per day at the intersection
- Adjacent to Safeway and less than a mile south of a new Fry's Marketplace center
- Enhanced customer potential from American Leadership Academy which just opened and enrolled for the 2025-2026 School year with ±2,400 students
- Additional Growth is coming to the intersection with the Five North at Vistancia Development which plans to include: Hyperion's semiconductor substrate manufacturing facility (estimated economic impact of over \$6.6B), new multi-family developments, totaling ±700 units, and Honor Health's new Medical Campus

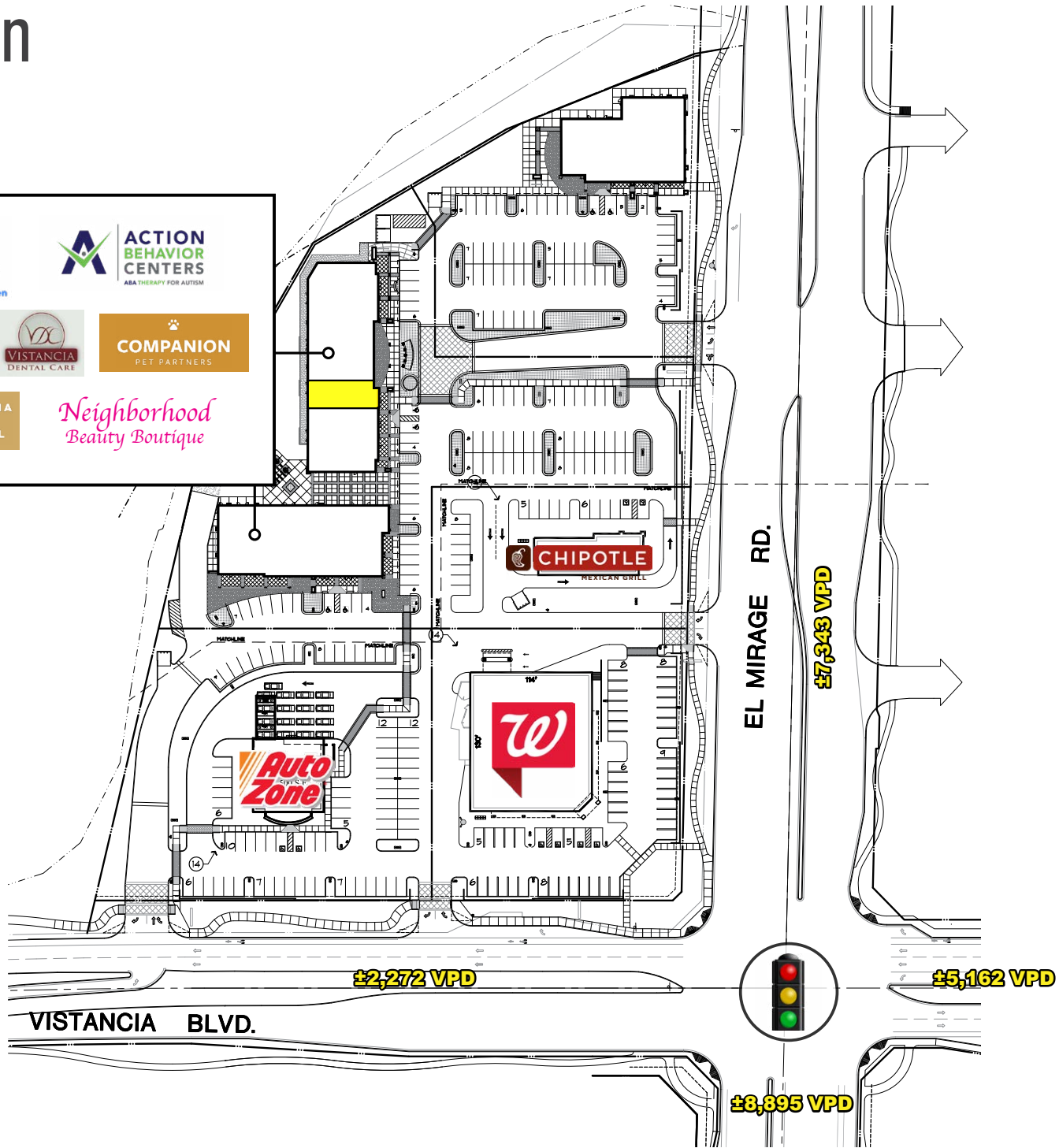
traffic count ADOT 2024

El Mirage Rd		Vistancia Blvd	
N	±7,434 VPD (NB & SB)	E	±5,162 VPD (EB & WB)
S	±8,895 VPD (NB & SB)	W	±2,272 VPD (EB & WB)



site plan

Preschool and Kindergarten
 ACTION BEHAVIOR CENTERS
 ABA THERAPY FOR AUTISM
 APEX NETWORK PHYSICAL THERAPY
 VISTANCIA DENTAL CARE
 COMPANION PET PARTNERS
 VISTANCIA ANIMAL HOSPITAL
 Neighborhood Beauty Boutique



±975 SHOP SPACE AVAILABLE



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FRY'S
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EL MIRAGE RD



**Auto
Zone**



SUBWAY

Edward Jones
MAKING SENSE OF INVESTING

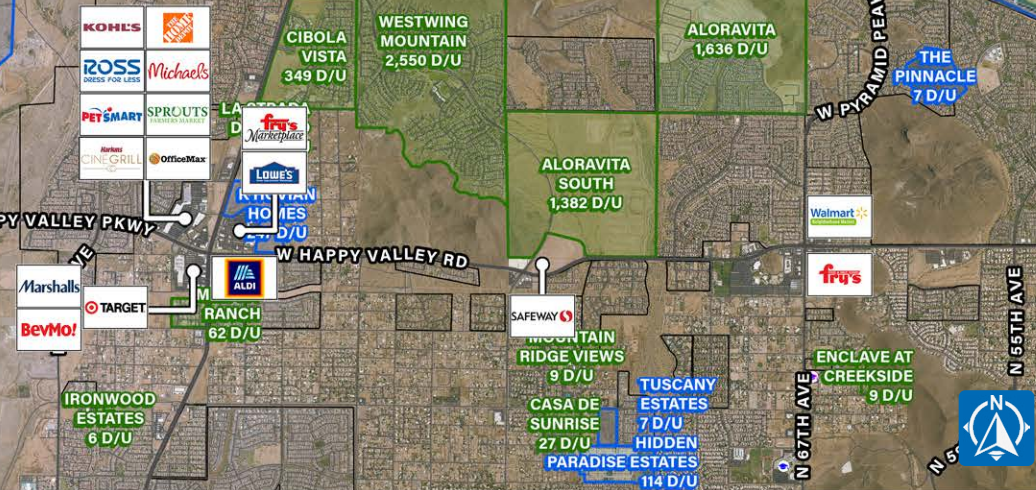
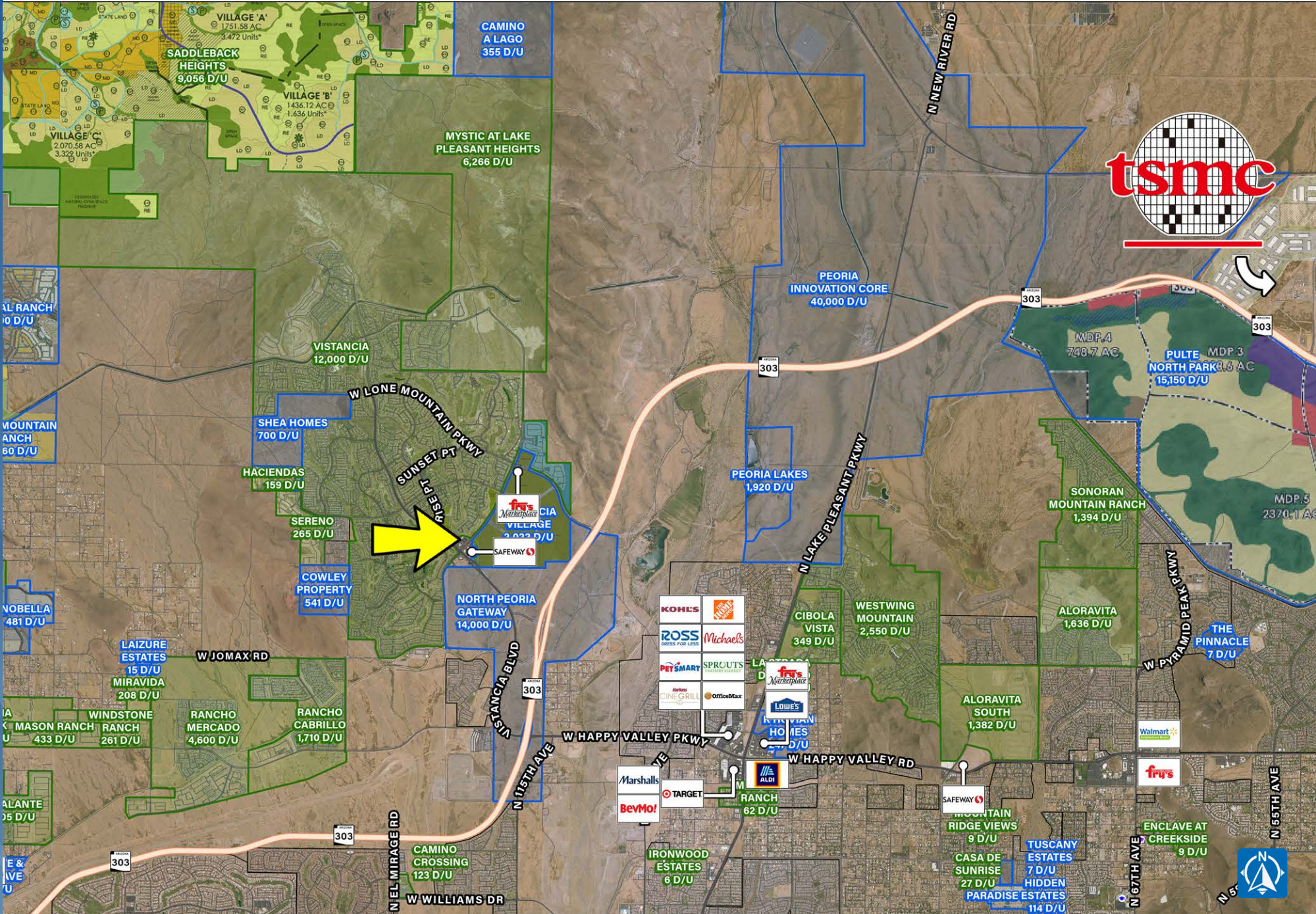
Banner
Health Center

VISTANCIA BLVD

Trilogy
at Vistancia

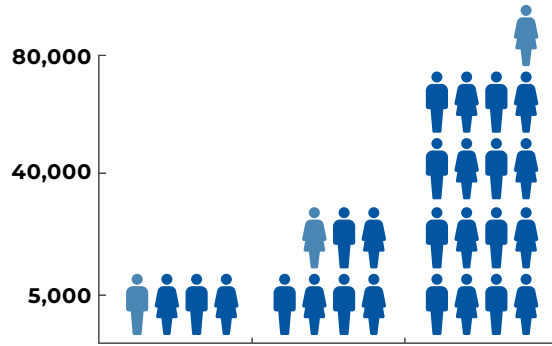


wide aerial



demographics overview

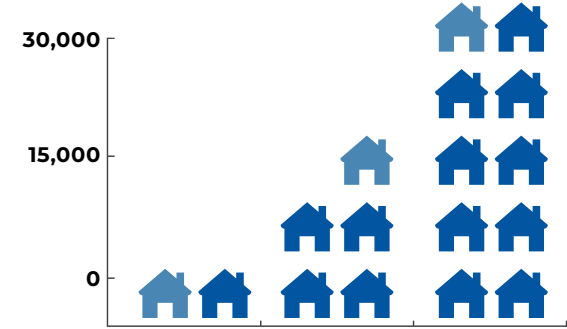
ESRI 2025



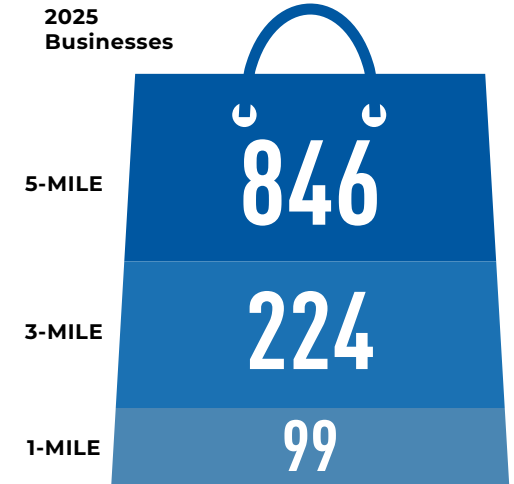
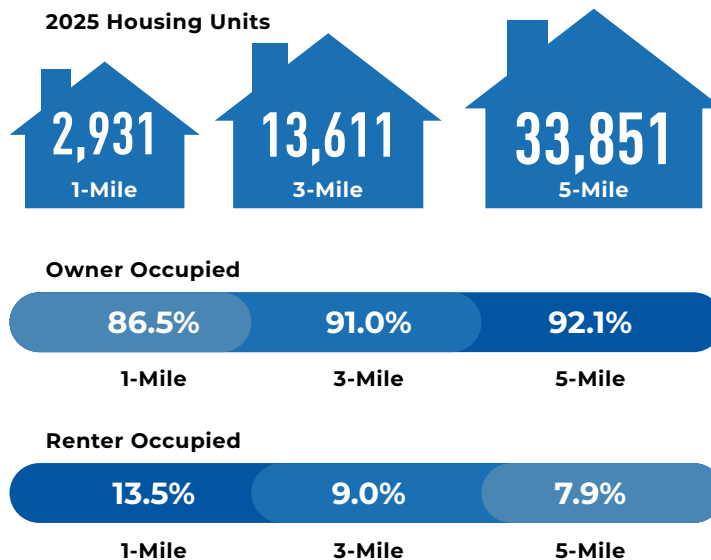
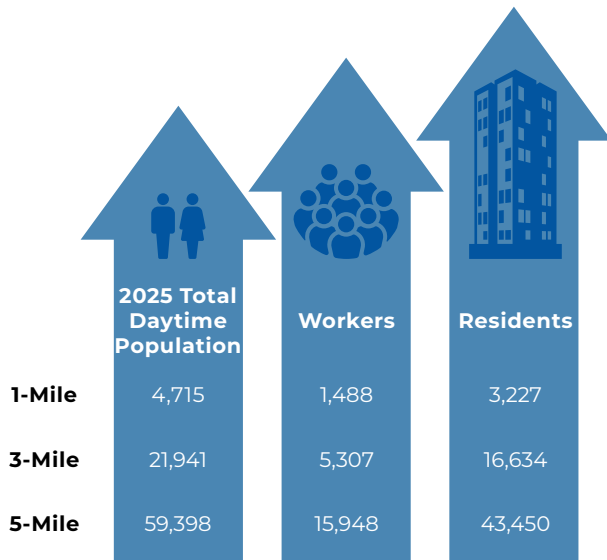
	1-Mile	3-Mile	5-Mile
2025 Total Population	5,957	31,532	79,833
2030 Total Population	6,484	34,178	86,064



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$134,649	\$168,243	\$67,670
3-Mile	\$135,838	\$170,657	\$63,537
5-Mile	\$123,974	\$159,204	\$60,601



	1-Mile	3-Mile	5-Mile
2025 Households	2,384	11,825	30,330
2030 Households	2,603	12,905	32,782





EXCLUSIVELY LISTED BY

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