

RETAIL PROPERTY FOR LEASE

ARROWHEAD CROSSING

Arrowhead Crossing Peoria, AZ 85382

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LOCATION DESCRIPTION

Arrowhead Crossing, a 422,938-square-foot regional retail power center, is located at the intersection of W Bell Road and N 75th Ave in Phoenix, AZ. The center boasts an impressive lineup of tenants including Target, Ulta, Nordstrom Rack, Burlington, DSW, Five Below, Golf Galaxy, McDonald's, Panera and more.

The property sits directly opposite the largest enclosed regional mall in West Valley, Arrowhead Towne Center, and adjacent to the Peoria Sports Complex—the spring training grounds for the Seattle Mariners and San Diego Padres.

PROPERTY HIGHLIGHTS

- Strong co-tenancy - Target, Ulta, Nordstrom Rack, Panera and more.
- High traffic counts of 99,000+ ADV
- Over 5.6mil annual visits per Placer.ai.

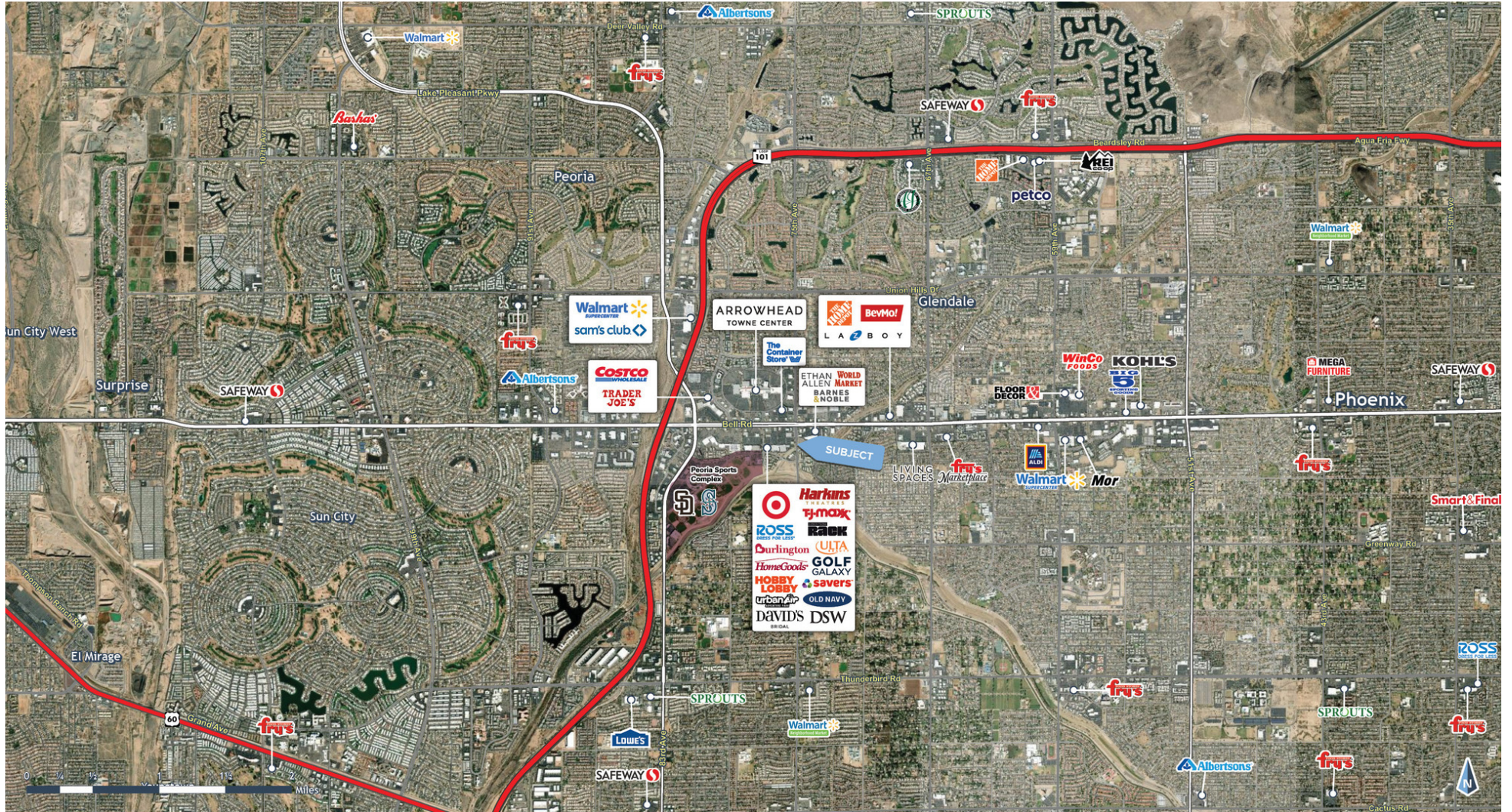
AREA CO-TENANTS



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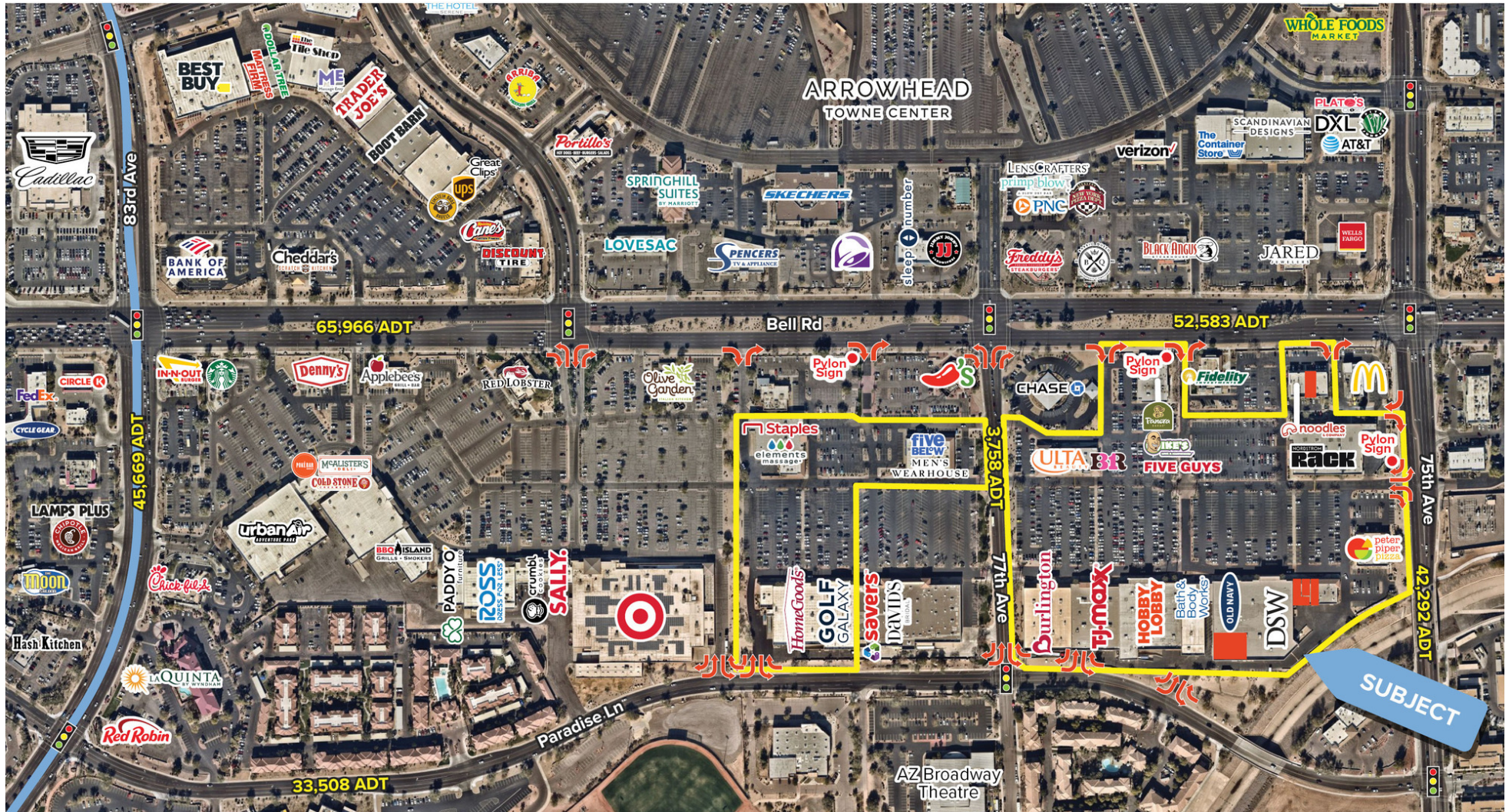
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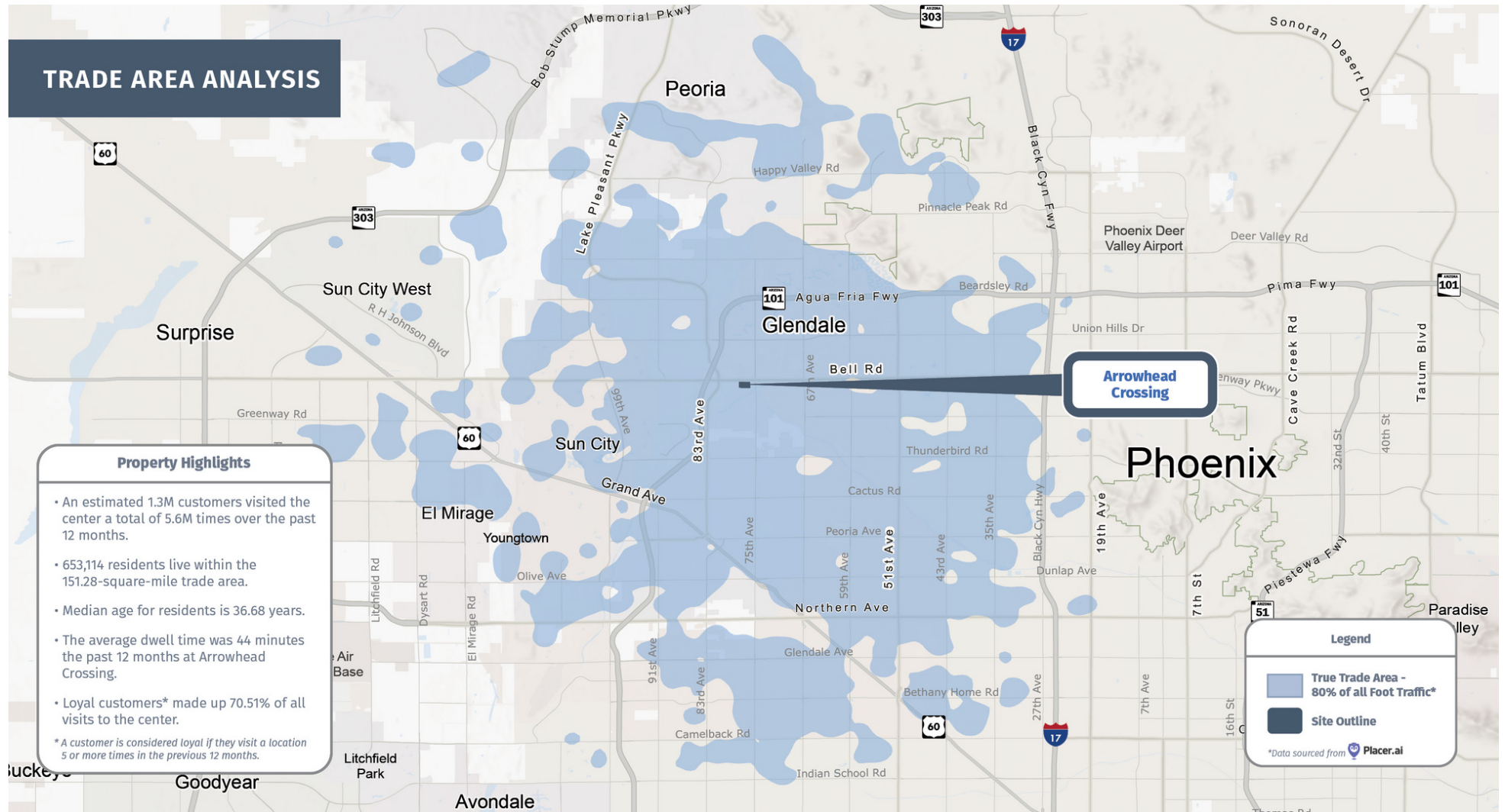
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	10,994	113,658	308,156
Median Age	36.1	45.5	45.3



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$89,412	\$91,252	\$85,466
Average	\$109,415	\$112,405	\$109,691



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	1,056	4,300	7,967
Employees	14,241	54,653	100,813
Daytime Population	21,233	124,780	294,193



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	51.8%	48%	43.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	72.1%	70.7%	67.2%
Blue Collar	15.6%	13.6%	14.7%
Services	12.3%	15.7%	18.1%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,580	47,035	124,900
Median Home Value	\$512,087	\$453,557	\$429,552

* 2025 Demographic data derived from ESRI

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