

SIERRA VERDE

SHOPPING CENTER

Facing Northwest

Mary Nollenberger
(480) 866-8177
mary.nollenberger@orionprop.com

Nicole Ridberg
(480) 648-0852
nicole.ridberg@orionprop.com

Copper Creek
Elementary School

Peoria Sunrise
Mountain Preserve

Mountain Ridge
High School

SPROUTS
FARMERS MARKET

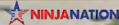
NINJANATION

STUDIO 67
SALON STUDIOS

DANCE
nation

AVAILABLE
± 1,150 SF

easy



Deer Valley Road: ± 13,151 VPD

67th Avenue: ± 30,480 VPD



Availability:	± 1,150 SF
Lease Rate:	Negotiable
Lease Type:	NNN
Building Size:	± 63,966 SF
Year Built:	1997
Zoning:	PAD, Glendale
Parking Ratio:	4.00:1,000 SF
Cross Streets:	67th Ave. & Deer Valley Rd.



- *Sprout's Anchored Shopping Center*
- *High Area Household Incomes: \$183,094 w/in One Mile*
- *Busy Intersection with Great Visibility and Access*
- *Monument Signage Available*



AVAILABLE

1,150 SF

67th Avenue: 29,557 VPD

Deer Valley Road: 12,452 VPD







DEMOGRAPHICS

1, 3, 5 MILE RADIUS OF SITE



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	13,359	104,157	297,007
Residential Population:	11,407	81,771	235,110
Average Household Income:	\$156,843	\$157,753	\$141,131
Annual Consumer Expenditures:	\$555.23 M	\$3.88 B	\$10.74 B
Median Age:	43.9	41.5	41.4
Housing Units:	4,670	33,628	98,123
Total Households:	4,300	30,800	89,827

