



SITE

K Hovian Homes
Planned
247 Units

#26,662 VPD

#25,292 VPD

W HAPPY VALLEY PWKY

ULTA BEAUTY
ROSS DRESS FOR LESS
IN-N-OUT BURGER
KOHL'S
Panera BREAD
OfficeMax
DUNKIN'
Michael's
Bath & Body Works
TORRID
SEPHORA
SPROUTS FARMERS MARKET
Firestone
PAPA MURPHY'S TAKE 'N BAKE PIZZA
Great Clips IT'S GONNA BE GREAT
ME Massage Envy
PET SMART
Bank of America
five BEL'W
Orangetheory FITNESS
Wendy's
T Mobile
Pollo Loco
IHOP
Cane's COCKTAIL FRUIT

Cafe Rio MEXICAN GRILL
fray's FOOD STORES
LOWE'S
Starbucks
WELLS FARGO
JJ JIMMY JOHN'S
SportClips HAIRCUTS
usbank
PAPAJOHNS
Freddy's STEAKBURGERS
Village Inn

BR buy-in rob-bing
BRAKE MASTERS
Pizza Hut
CVS pharmacy
PACIFIC DENTAL SERVICES
TILLYS
McDonald's
Target
Jersey Mike's SUBS
SALLY BEAUTY
Marshalls
verizon
rubio's COASTAL GRILL
ANYTIME FITNESS
Kirkland's
STARBUCKS
HAND & STONE MASSAGE AND FACIAL SPA
jamba
nektar JUICE BAR

O'Reilly AUTO PARTS
DISCOUNT TIRE
CLUB PILATES
PANDA EXPRESS CHINESE CHICKEN
Shell
CHASE
PACIFIC DENTAL SERVICES
Jack in the box
CVS pharmacy
TACO BELL
ALDI
SHERWIN WILLIAMS
BR BUCKLE UP

FOR LEASE

GROUND LEASE | BUILD TO SUIT

FOUR CORNERS A+ RETAIL HUB

NEC LAKE PLEASANT & HAPPY VALLEY
PEORIA, AZ

LEV ROSE
COMMERCIAL REAL ESTATE



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SITE PLAN

*±30,000 SF SPECIALTY GROCER AT LEASE

EXISTING RESIDENTIAL

SINGLE-FAMILY LOTS

FUTURE RESIDENTIAL

DRAINAGE WAY

ROAD 'A'

ROAD 'B'

ROAD 'B'

GROCERY
30,000 SF

181 STALLS

48 STALLS

PAD
4,000 SF

*SPECIALTY GROCER AT LEASE

4-WAY SIGNAL

4-WAY SIGNAL

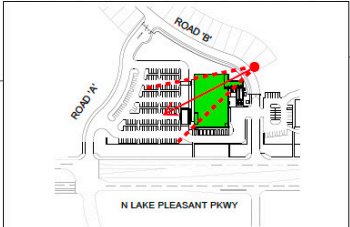
N LAKE PLEASANT PKWY



RENDERING

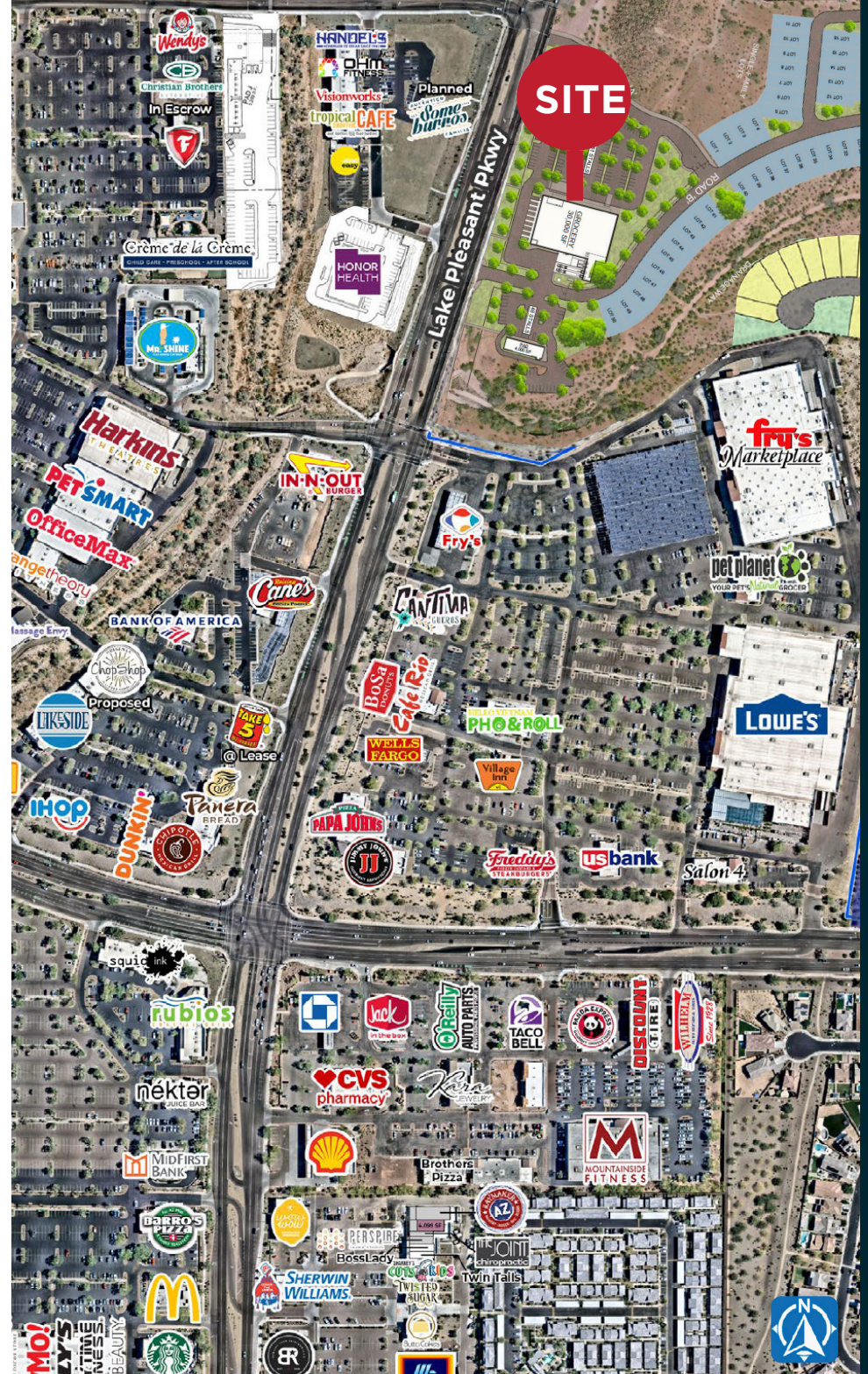


ROAD 'B' - IN FRONT OF LOT 50



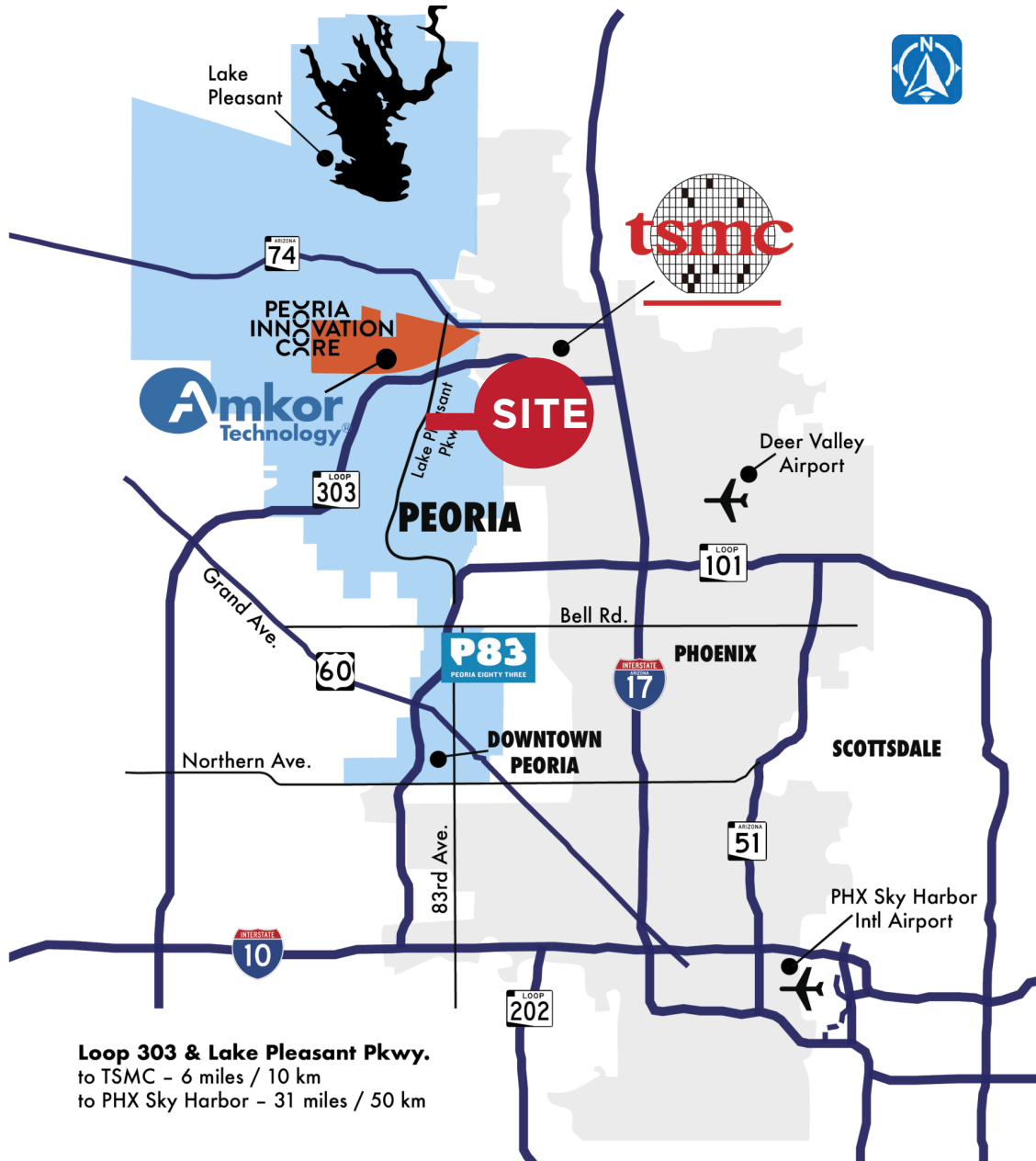
HIGHLIGHTS

- Four Corners Retail Hub- PAD and Shop Opportunities
- Property is situated in the Four Corners retail center neighboring national tenants, including Target, Sprouts, Lowe's, Fry's Marketplace, Kohl's, Home Depot, Starbucks, and In-N-Out Burger.
- With over 1.5 million square feet of retail power centers, the intersection of Lake Pleasant Parkway and Happy Valley Road serves as a major destination hub for the Northwest Valley.
- Driving growth in the trade area is the acclaimed 7,100-acre Vistancia master planned community, home to over 5,600 residences and recognized as Arizona's top master-planned community for four years in a row.





AERIAL OVERVIEW



TSMC

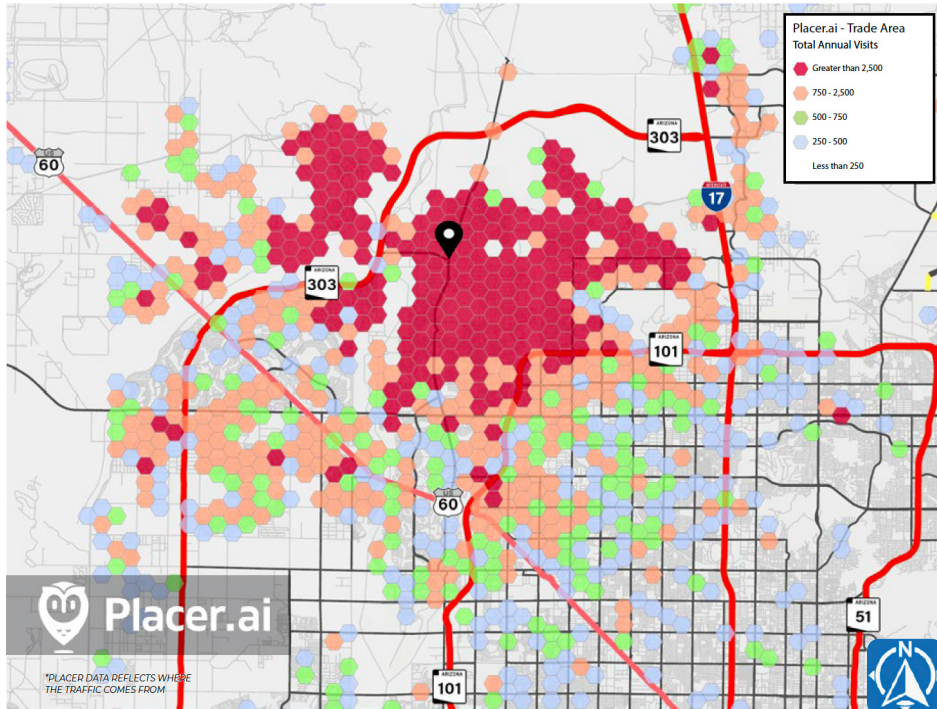
TSMC's advanced semiconductor plant in North Phoenix, near the Peoria corridor, is a major hub for chip manufacturing in the U.S. The site currently employs about 3,000 workers, with plans to grow to 6,000 high-tech jobs as new fabs come online. This multibillion-dollar investment strengthens Arizona's role in global semiconductor production and supports thousands of additional construction and supplier positions.

AMKOR TECHNOLOGY

Amkor Technology is building a state-of-the-art semiconductor packaging and test campus in Peoria, Arizona, as part of a \$7 billion investment to strengthen the U.S. semiconductor supply chain. Strategically located near TSMC's fabrication facilities, the campus will feature over 750,000 square feet of cleanroom space and advanced automation for high-performance computing, AI, and automotive applications. Upon completion of both phases, Amkor expects to create up to 3,000 high-quality jobs, including engineering, operations, and advanced manufacturing roles, making it the first U.S.-based high-volume advanced packaging facility.

SHOPPING CENTER TRAFFIC

- Highly trafficked center, that pulls from all over the NW Valley.
- In the last 12 months:
 - 496.6K unique devices were seen at Lake Pleasant Pavilion
 - 4.3M visits from those devices.



NEARBY RETAILERS FOOT TRAFFIC

Foot Traffic seen at nearby retailers in the last 12 months (Mar 1st, 2024 - Feb 28th, 2025)



Estimated Visits
1.7 M



Estimated Visits
1.5 M



Estimated Visits
854.4 K



Estimated Visits
598.8 K



Estimated Visits
548.2 K



Estimated Visits
506.9 K



Estimated Visits
421.4 K



Estimated Visits
344.6 K

EMPLOYMENT OVERVIEW

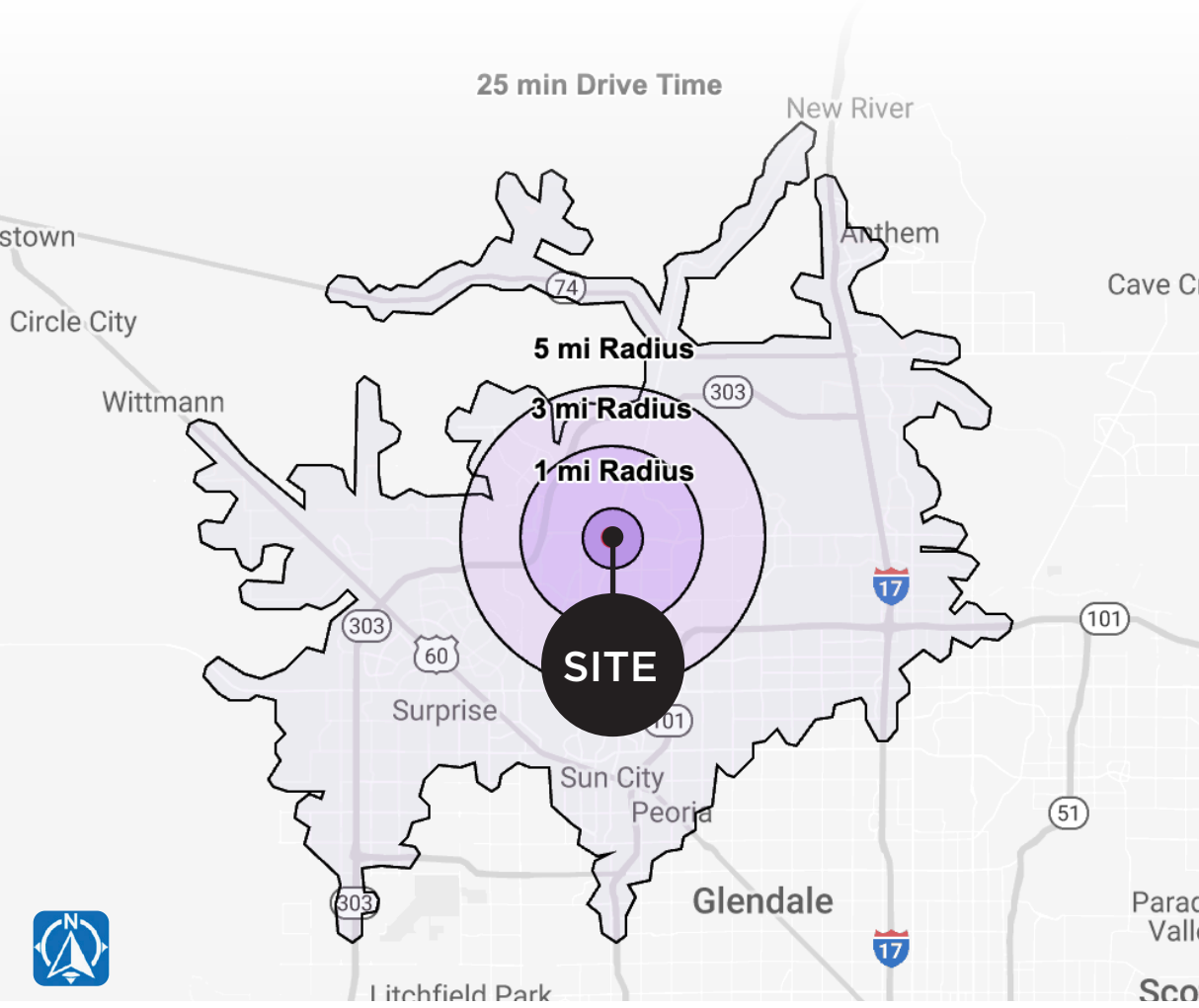
The Surprise/North Peoria submarket offers a dynamic employment environment driven by healthcare, retail, education, logistics, and advanced manufacturing. This area has seen significant residential growth, attracting new businesses and expanding the local workforce. Healthcare remains a cornerstone of employment, with major hospitals, specialty clinics, and senior care facilities serving the growing population. Retail and hospitality thrive along major corridors, supported by shopping centers, restaurants, and entertainment venues. Education also plays a key role, with multiple school districts and charter schools contributing to steady job opportunities. Additionally, the submarket benefits from proximity to major highways, supporting distribution centers and light industrial operations.

MAJOR COMPANIES

- Banner Del E. Webb Medical Center - Full-service hospital and specialty care
- HonorHealth Surprise Care - Outpatient and urgent care services
- Amazon Fulfillment Center (Surprise) - E-commerce logistics and distribution
- Walmart Supercenter & Surprise Marketplace - Retail and customer service roles
- FedEx Ground - Regional package distribution and transportation



DEMOGRAPHICS



*PER COSTAR

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	6,018	53,170	159,952
2029	6,246	55,326	166,841

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	1,996	17,068	60,957
2029	2,073	17,750	63,634

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$166,403	\$161,793	\$133,738

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$384,673	\$347,335	\$331,685

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	3,844	7,724	21,404

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	455	1,193	3,209

SURPRISE/NORTH PEORIA OVERVIEW

Surprise and North Peoria offer a thriving economy anchored by healthcare, retail, education, logistics, and light manufacturing. The area hosts major employers such as regional hospitals, specialty care centers, school districts, and national retailers, creating a diverse and resilient job market. Its strategic location near Loop 303 and U.S. Route 60 positions the submarket as a key hub for distribution and e-commerce operations.

Residents enjoy a high quality of life with access to top-rated schools, vibrant shopping destinations, and a wide range of dining and entertainment options. Outdoor enthusiasts appreciate the abundance of parks, golf courses, and nearby hiking trails, while families benefit from strong community services and recreational amenities. Continued residential and commercial development is enhancing infrastructure and expanding lifestyle offerings.

Surprise/North Peoria continues to attract new residents and businesses thanks to its affordable housing, strong employment base, and growing amenities. The region's commitment to innovation and community development makes it an appealing destination for families, professionals, and entrepreneurs seeking opportunity in one of the West Valley's most dynamic submarkets.



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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