



INTRODUCING

83 MARKETPLACE

SEC HAPPY VALLEY ROAD & 83RD AVENUE
PEORIA, ARIZONA

AVAILABLE SUITES
& PADS

FOR LEASING INFORMATION CONTACT:

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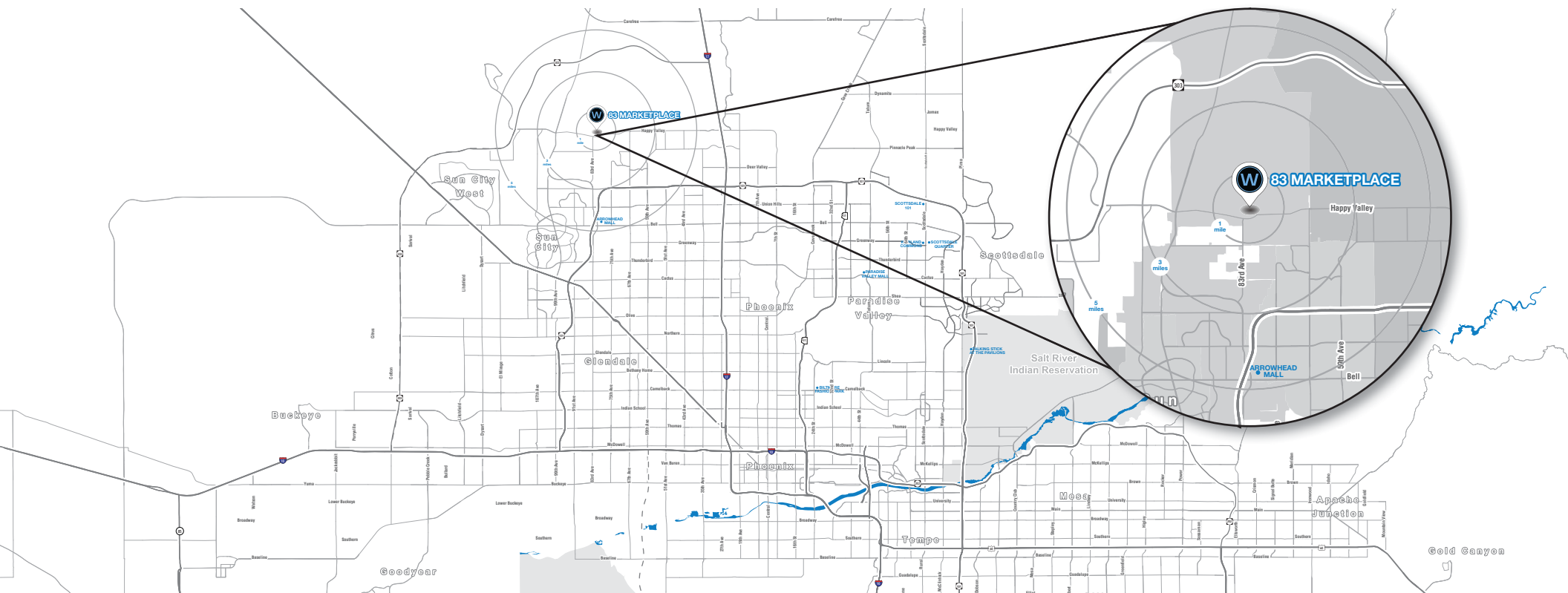
WESTERN RETAIL ADVISORS
2555 East Camelback Road
Suite 200
Phoenix, Arizona 85016



We're Growing!

±4,200 rooftops being built in the immediate area and ±6,000 within a 5 mile radius

Projected Growth Rate is 3.2%-5.5% annually with ±11,817 new households in the next 36 months





VIBRANT & CONTEMPORARY

Ideally situated within Northwest Valley's most prominent trade area, 83 Marketplace features phenomenally high income demographics and close proximity to abundant retail and outdoor activities.

THRIVING COMMUNITY



\$148K

Average
Household
Income



40K

Daytime
Population



63K

Population



\$321K

Median
Home
Value



6K

High
School
Students

3 Mile Demographics



8,596 ADT

HAPPY VALLEY ROAD

20,512 ADT

83RD. AVENUE

DRIVE THRU PAD:
3,500 S.F.

RESTAURANT 1:
2,110 S.F.

RETAIL SPACE:
3,195 S.F.
FLEX SPACE:
535 S.F.

RESTAURANT 2:
2,215 S.F.

RESTAURANT 3:
3,214 S.F.

RETAIL SPACE:
3,801 S.F.

FUTURE BUILDING:
4,000 S.F.

FUTURE BUILDING 1-EAST:
11,425 S.F.

FUTURE BUILDING 2-EAST:
9,974 S.F.

LOT 1

PHASE I

PHASE II





NORTHWEST VALLEY'S NEWEST PREMIERE DEVELOPMENT

Family friendly, High-End Retail and Restaurant | Indoor and Outdoor Dining | Pedestrian Oriented

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