

CAMINO A LAGO MARKETPLACE

Lake Pleasant Pkwy & Deer Valley Rd.

21655 N. Lake Pleasant Pkwy.
Peoria, Arizona 85382



PROPERTY DETAILS:

- Walmart Supercenter anchored power center with nearly 400,000 SF of retail
- Shopping center is in the heart of Camino A Lago master-planned community
- Strong residential density Meadows at Camino A Lago by Meritage Home is a new housing community
- Open shopping mall with new EOS Fitness
- Proposed 300 class A apartments

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population (2020)	20,000	80,000	200,000
Projected Growth (2022)	3.0%	3.0%	3.0%
Estimated Household Income (2017)	\$81,085	\$82,179	\$81,740
Estimated Household Income (2022)	\$97,419	\$99,257	\$100,011

TRAFFIC COUNTS

West Lake Pleasant Rd	25,000 VPD
West Deer Valley Rd	15,000 VPD



W.M. GRACE COMPANIES
SINCE 1966

6925 E Indian School Rd. | Scottsdale, AZ 85251 | www.wmgraceco.com
(602) 956-8254 | info@wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CAMINO A LAGO MARKETPLACE

Lake Pleasant Pkwy & Deer Valley Rd.

21655 N. Lake Pleasant Pkwy.
Peoria, Arizona 85382

PAD B:

SUPER CARWASH

PAD C:

America First Credit Union

PAD D:

BURGER KING

PAD E:

1700 - PEORIA SMOKE SHOP

1710 - URGENT CARE

PAD F:

1800 - GAME STOP

1810 - DESERT EDGE

PHYSICAL THERAPY

1820 - MORGAN NAILS

1830 - FANTASTIC SAM'S

1840 - PIZZA HUT/WING

STREET

PAD G:

1100 - One Stop Nutrition

1110 - DISTRICT MEDICAL

WALK-IN

1120 - 1130 - PEORIA

ARTISAN BREWERY

PAD H:

1200 - ARROWHEAD

CABINETS

1210 - 1220 - DC DENTAL, LLC

PAD I:

**AVAILABLE DRIVE
THRU**

PAD J:

1310 - ALLIED ATHLETICS

1320 - DAIRY QUEEN/

ORANGE JULIUS

PAD K:

1000 - 1030 - TAILGATERS

PAD L:

Starbucks



W.M. GRACE COMPANIES
SINCE 1966

6925 E Indian School Rd. | Scottsdale, AZ 85251 | www.wmgraceco.com
(602) 956-8254 | info@wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CAMINO A LAGO MARKETPLACE

Lake Pleasant Pkwy & Deer Valley Rd.

21655 N. Lake Pleasant Pkwy.
Peoria, Arizona 85382

BASIC SUMMARY REPORT

1 mile

3 miles

5 miles

POPULATION

Population (2020)	20,000	80,000	200,000
% Growth (2017- 2022)	3.0%	3.0%	3.0%

HOUSEHOLDS

Households Avg (2017)	4,526	27,432	74,317
Household Size	2.6	2.3	2.3

EMPLOYMENT

Total Employers (2017)	209	1,601	6,117
Workplace Employees (2017)	1,876	14,226	57,426

RACE

% White	84.1%	86.8%	85.1%
% Hispanic	13.8%	12.2%	13.5%
% Black	3.2%	2.7%	3.2%
% Asian	4.6%	3.6%	4.1%
% Other	4.5%	3.3%	3.9%
White	10,077	56,345	144,495
Hispanic	1,660	7,914	22,890
Black	383	1,781	5,375
Asian	545	2,355	7,024
Other	540	2,154	6,604

HOUSING

% Renter Occupied Housing Units	18.5%	18.3%	20.6%
% Owner Occupied Housing Units	81.5%	81.7%	79.4%
Median Home Value	\$226,065	\$223,553	\$225,068

INCOME

Average Household Income (2017)	\$81,085	\$82,179	\$81,740
Projected Average Household Income (2022)	\$97,419	\$99,257	\$100,011
Per Capita Income (2022)	\$35,744	\$40,763	\$42,535

COLLEGE EDUCATION (Age 25+)

% < 9th Grade	1.1%	1.0%	1.7%
% Some High School	3.6%	3.7%	4.1%
% High School	22.1%	24.6%	24.6%
% Some College	33.5%	29.3%	27.0%
% College - Associates Degree	7.6%	8.6%	9.0%
% College - Bachelors Degree	22.2%	20.9%	21.1%
% College - Masters Degree	73.3%	70.6%	69.6%
% College - Professional/Doctorate Degree	32.2%	32.7%	33.6%

AGE

Median Age	41.6	46.8	48.2
------------	------	------	------



W.M. GRACE COMPANIES
SINCE 1966

6925 E Indian School Rd. | Scottsdale, AZ 85251 | www.wmgraceco.com
(602) 956-8254 | info@wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.