



# North Valley S.C.

Peoria, AZ

Phoenix-Mesa-Chandler (AZ)



**Chris Byrd**  
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As of 03/20/24

AERIAL



GROSS LEASABLE AREA (GLA)	177,078 SF
PARKING SPACES	776





DENSITY AERIAL

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Available Non-Controlled Curbside Pick-up



	TENANT	SQ FT
1	Ross Dress for Less	23,984
2	Paddy O' Furniture	11,381
3	Joann	40,734
4	Sally Beauty Supply	1,739
5	Supercuts	1,235
6	Pacific Dental	4,196
7	Crumbl Cookies	1,470
7A	Silver Dragon Games	3,189
8	Urban Air	53,984
9	AZ Nail Spa 101	608
10	BBQ Island Outdoor Products	5,283
11	Restore Hyper Wellness + [...]	2,861
12	Available	2,783
13	Available	1,773
14	Cold Stone Creamery	1,200
15	Poke Bar	1,200
16	Nationwide Vision Center	1,806
17	HEAR USA/HearX	1,200
18	McAlister's Deli	4,280
19	Johnson Fitness & Wellness	3,080
20	Red Lobster	9,092

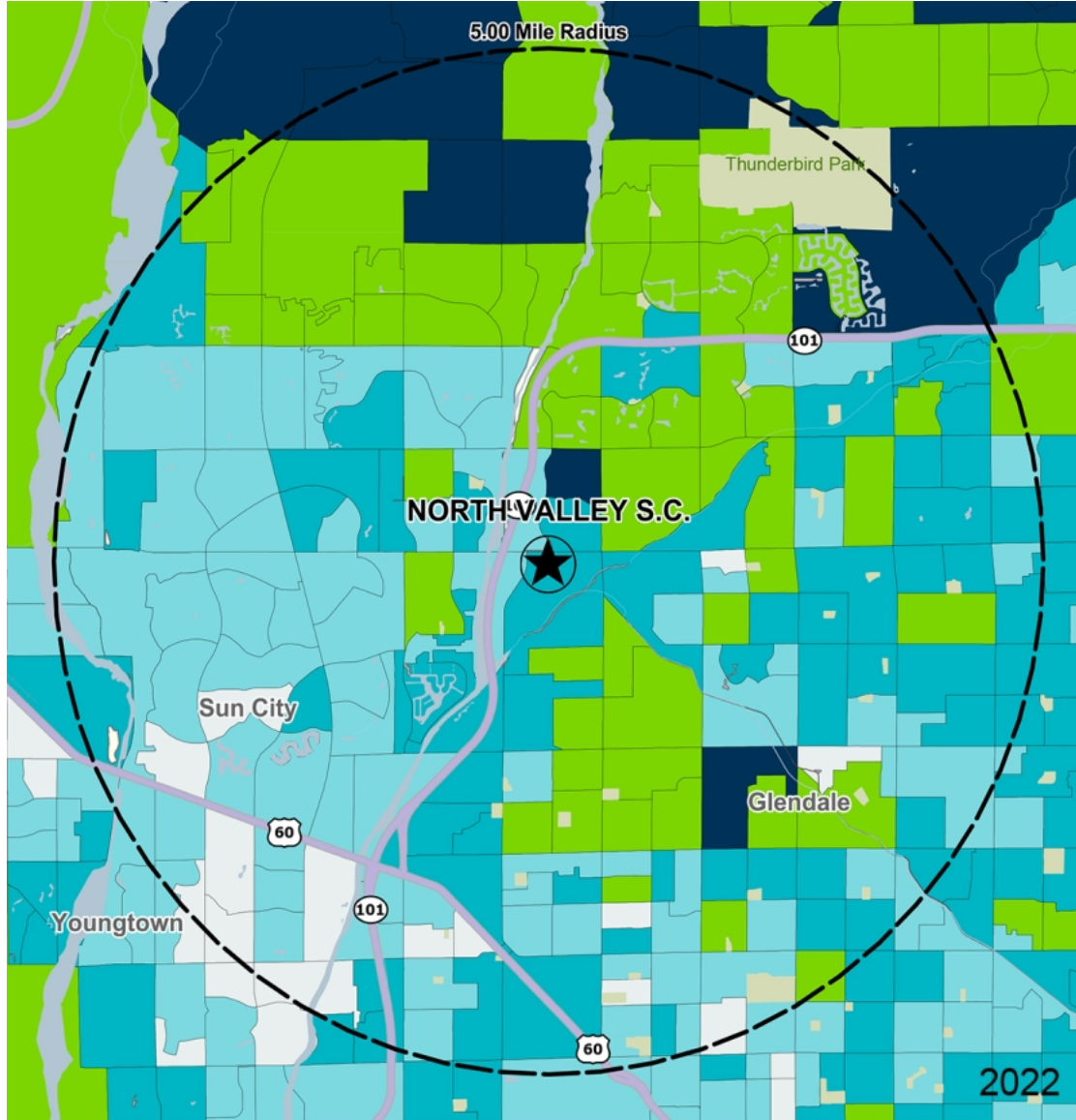
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.





COMPETITION MAP





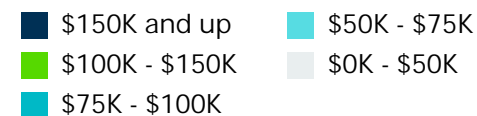
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	11,919	112,857	303,132
Daytime Pop	19,509	125,553	324,899
Households	5,047	47,345	122,890
Average HH Income	\$91,820	\$88,882	\$86,975
Median HH Income	\$79,528	\$72,965	\$68,418
Per Capita Income	\$39,076	\$37,564	\$35,573

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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West Bell Rd. & N. 83rd Ave., Peoria, AZ



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