

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 500,000 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

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	11,987	64,946	169,717
Estimated Population (2022)	12,952	70,607	185,180
Projected Growth (2022)	1.6%	1.7%	1.8%
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	19,000 VPD
West Deer Valley Rd	9,000 VPD

MORE INFORMATION:



W.M. GRACE COMPANIES
SINCE 1966

(602) 956-8254
info@wmgraceco.com
6925 E Indian School Rd.
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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.

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PAD B:
SUPER CARWASH

PAD C:
KENTUCKY FRIED CHICKEN

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 - TLC 4 GUMS
1110 - CHOICE MEDICAL WALK-IN
1120 - 1130 - PEORIA ARTISAN
BREWERY

PAD H:
1200 - ARROWHEAD CABINETS
1210 - 1220 - DC DENTAL, LLC

PAD I:
MID FIRST BANK

PAD J: PAD K:
1300 - 1,928 SF AVAILABLE
1000 - 1030 - TAILGATERS
1310 - 1,205 SF AVAILABLE
1320 - DAIRY QUEEN/ORANGE JULIUS



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BASIC SUMMARY REPORT

1 mile **3 miles** **5 miles**

3.14 SQ/MI 28.27 SQ/MI 78.53 SQ/MI

POPULATION

Population (2017)	11,987	64,946	169,717
Projected Population (2022)	12,952	70,607	185,180
% Growth (2017- 2022)	1.6%	1.7%	1.8%

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
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