

SIERRA VERDE

SHOPPING CENTER

Facing Northwest

Mary Nollenberger
(480) 866-8177
mary.nollenberger@orionprop.com

Nicole Ridberg
(480) 648-0852
nicole.ridberg@orionprop.com

Copper Creek
Elementary School

Peoria Sunrise
Mountain Preserve

Mountain Ridge
High School

SPROUTS
FARMERS MARKET

NINJANATION

STUDIO 67
SALON STUDIOS

AVAILABLE
± 1,150 SF

DANCE
nation

TAO
easy



Deer Valley Road: ± 12,452 VPD

67th Avenue: ± 29,557 VPD



Availability:	± 1,150 SF
Lease Rate:	Negotiable
Lease Type:	NNN
Building Size:	± 63,966 SF
Year Built:	1997
Zoning:	PAD, Glendale
Parking Ratio:	4.00:1,000 SF
Cross Streets:	67th Ave. & Deer Valley Rd.



- Sprout's Anchored Shopping Center
- High Area Household Incomes: \$183,094 w/in One Mile
- Busy Intersection with Great Visibility and Access
- Monument Signage Available



AVAILABLE

1,150 SF

67th Avenue: 29,557 VPD

Deer Valley Road: 12,452 VPD







Fry's Banner Urgent Care
DOLLAR TREE
Firestone
Albertsons W K

CHASE
goodwill QuikTrip
WELLS FARGO planet fitness

Walmart
O'Reilly AUTO PARTS
Sams CLUB
goodwill T Mobile

Fry's BMO
CVS pharmacy Walgreens

99c only STORES
ACE Hardware
Tuesday Morning
ups COLD STONE
CHIPOTLE MEXICAN GRILL
BBVA
PEI WEI NEKTAR

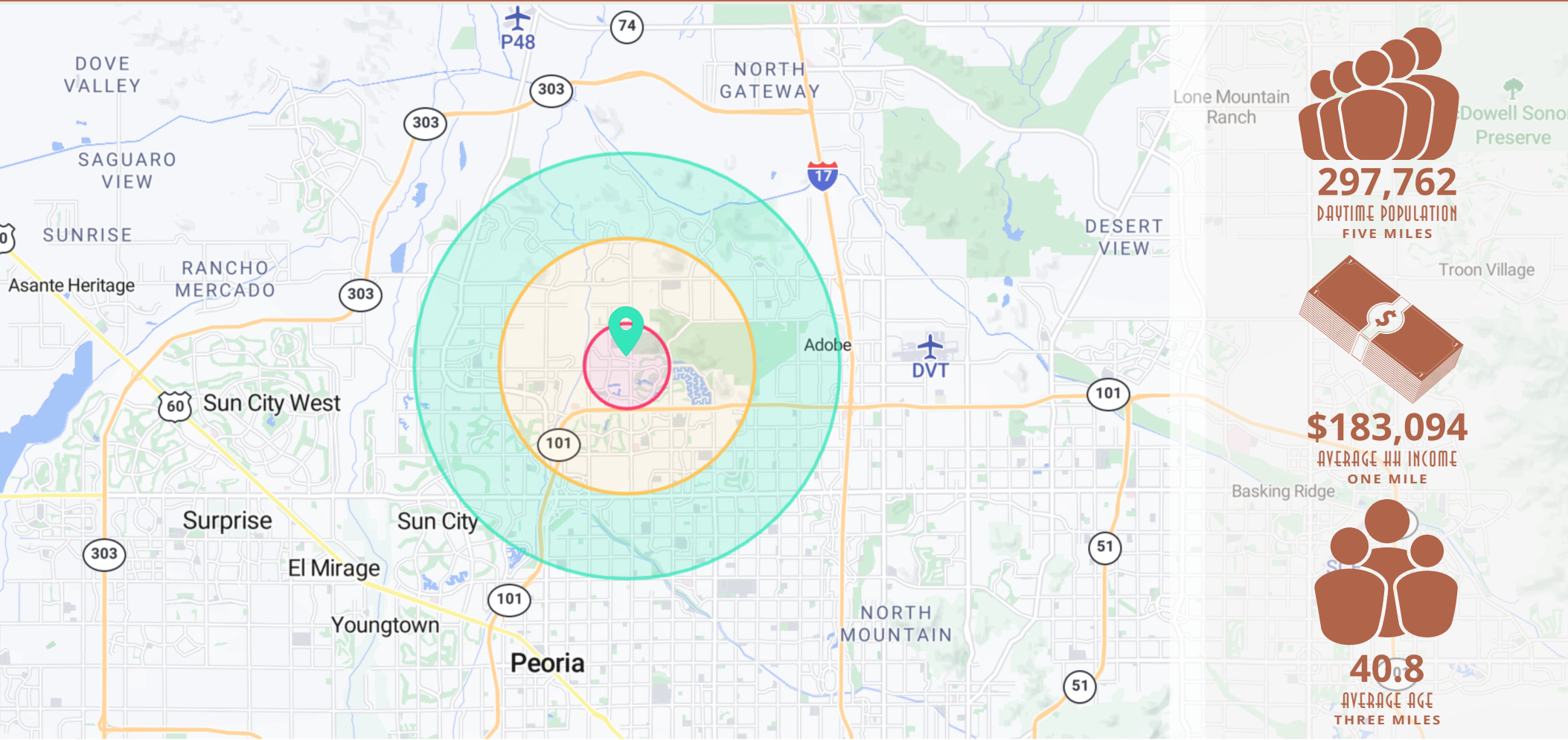
SAFeway
FedEx DUNKIN'
BANK OF AMERICA
K verizon

WHOLESALE AMC macy's
DICK'S SPORTING GOODS Dillard's DOLLAR TREE
HOBBY LOBBY PET SMART BEST BUY
JCPenney TARGET HomeGoods Total Wine & MORE


SPROUTS FARMERS MARKET Walmart
DOLLAR TREE WinCo FOODS
KOHLS TUTOR TIME CHILD CARE / LEARNING CENTERS
ESPORTA FITNESS BIG 5 SPORTING GOODS


ASIANA MARKET
Walmart Neighborhood Market

Fry's 99c only STORES
Banner Urgent Care
BANK OF AMERICA
AutoZone
True Value




297,762
DAYTIME POPULATION
FIVE MILES


\$183,094
AVERAGE HH INCOME
ONE MILE


40.8
AVERAGE AGE
THREE MILES

2023 SUMMARY (SOURCE: SITES USA)	ONE MILE	THREE MILE	FIVE MILE
Daytime Population:	13,878	107,330	297,762
Residential Population:	12,021	85,486	238,476
Average Household Income:	\$183,094	\$165,174	\$140,427
Average Household Size:	2.8	2.7	2.6
Median Age:	43.2	40.8	40.9