



PEORIA'S PREMIER LIFESTYLE DESTINATION, FEATURING
A UNIQUE BLEND OF DINING, RETAIL, & OUTDOOR SPACE



PARK WEST

9744 W Northern Ave,
Peoria, AZ 85345





Loop 101 & Northern Ave | Peoria, AZ

ABOUT US

Introducing Park West, a destination mixed-use center serving as an upscale gathering spot for the estimated 1.7M residents in the West Valley.

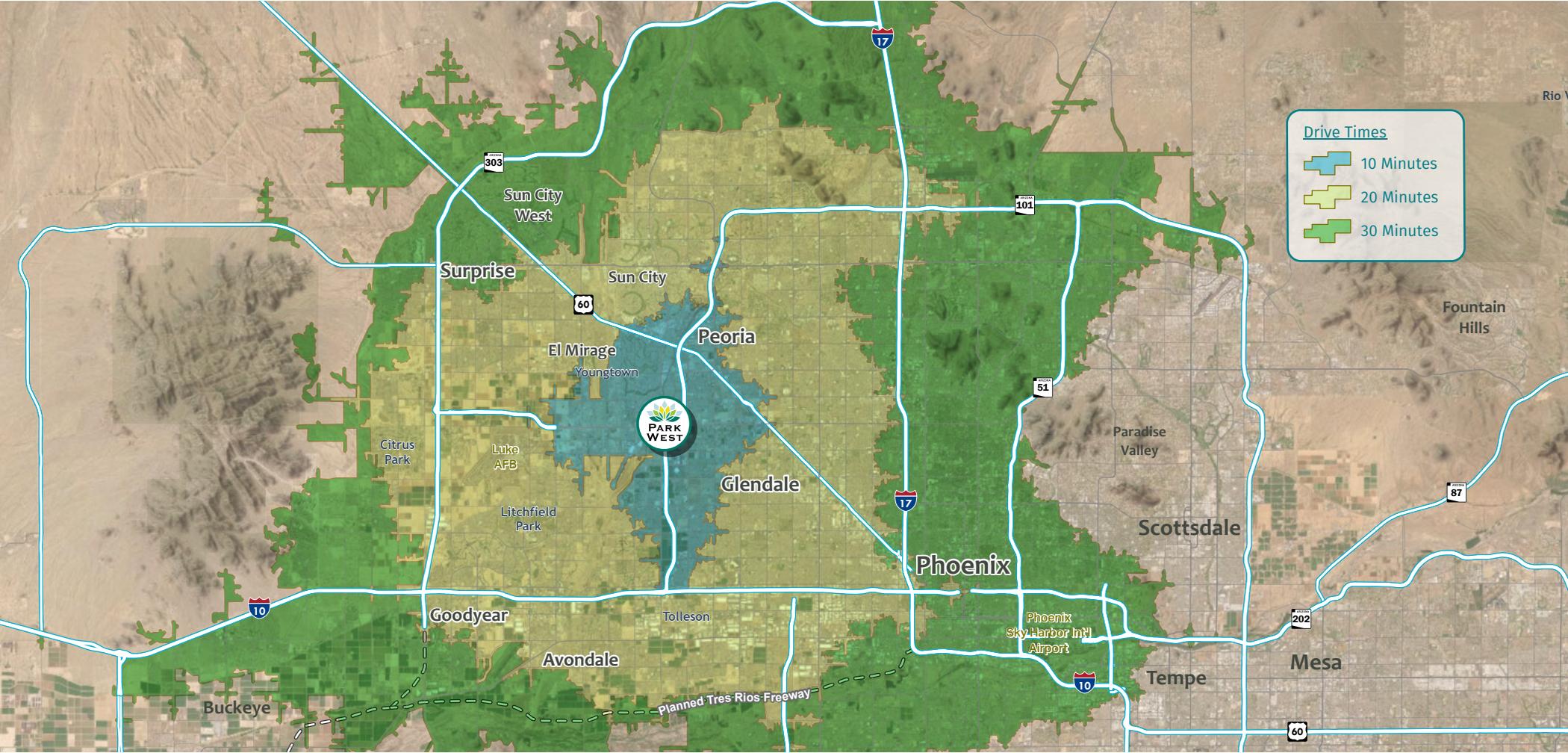
Park West is Peoria's go to location for dining, shopping and entertainment. This popular lifestyle center is home to a 14-screen Harkin's theater, a unique mix of sit-down restaurants, casual eateries + quick bites, live music, a variety of national and local retailers, splash pads, and one of the top Farmers Markets in the entire Valley.

Located off the Loop 101, the center has proximity to multiple attractions: State Farm Stadium (holding up to 73,000 people), Topgolf Glendale (featuring +100 hitting bays), the 250-seat Peoria Center for the Performing Arts, Desert Diamond Casino and Arena (18,000 seats), and Via Entertainment Resort. It is also within a 5-mile radius of Glendale Community College, with over 14,000 students and Coca Cola Distribution with over 300 employees.



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TRADE AREA



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SITE PLAN

- Tenants includes national merchandising retailers such as Chico's, Athleta, Loft, Vans, and Bath & Body Works
- Total 253,798 SF property
- Over 30 unique restaurants, entertainment, fitness, and shops, as well as a 14-screen Harkins Theatre
- Shared open-air plaza with a splash pad
- EV charging available
- Total parking spaces: 1,909
- Two 60 ft high freeway signs

SUITE

1	3,542 SF
2	1,429 SF
3	2,291 SF
4	1,950 SF
5	Available (Starting 11/10/25) 2,572 SF
6	3,070 SF
7	2,471 SF
8	1,503 SF



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CENTER GALLERY

LIFESTYLE
SHOPPING

UNIQUE DINING

OPEN AIR CENTER



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PEORIA OVERVIEW



Peoria is the #8 largest city in Arizona

PEORIAAZ.GOV



49% have a college degree

RESIDENTS 25 AND OVER | ESRI



5th best place to live in Arizona

AZ BIG MEDIA (2024)



#1 best H.S. in the U.S., located in Peoria

BASIS PEORIA HS | U.S. NEWS & WORLD REPORT (2024)



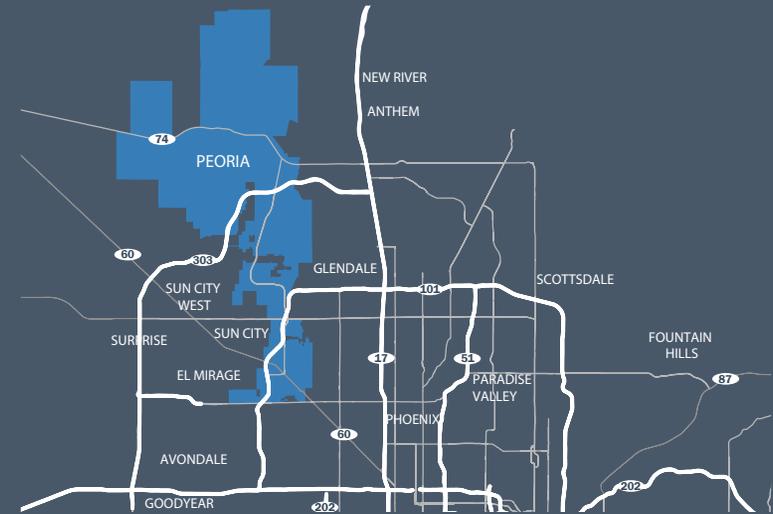
EDDE winner: Large Organization of the Year

ECONOMIC DEVELOPMENT DISTINGUISHED BY EXCELLENCE, PRESENTED BY THE AZ ASSOCIATION FOR ECONOMIC DEVELOPMENT (2024)



3rd best public golf course in Arizona

QUINTERO GOLF CLUB | AZCENTRAL.COM



West Valley's Premier Destination

Park West is located in Peoria, a city abundant with outdoor recreation and attractions. Home to Lake Pleasant Regional Park, outdoor enthusiasts can enjoy over 23K acres with 2 marinas surrounded by the Sonoran Desert. With 5 golf courses and The Quintero Golf Club (considered one of the country's best public courses due to its artistic design), and the Peoria Sports Complex (the spring training home for the San Diego Padres and Seattle Mariners), the city is also a destination for sport fans.



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DEMOGRAPHIC OVERVIEW



CONSUMER PROFILE



75%

OWNER OCCUPIED HOUSEHOLDS IN PEORIA



47.5%

OF HOUSEHOLDS HAVE ANNUAL INCOME > \$75K (WITHIN 5-MILE RADIUS OF PARK WEST)



70K+

PEORIA RESIDENTS COMMUTE LESS THAN 30-MINUTES TO WORK



3.2%

PEORIA UNEMPLOYMENT IS < THAN THE NATIONAL AVERAGE OF 4.1%

Source: US Census Bureau & ESRI

PARK WEST DEMOGRAPHIC PROFILE

Park West is an open air and lifestyle shopping center featuring quality name-brand and distinctive local retailers. It is located just West of AZ-101 in Peoria, AZ, with more than 324,000 residents and over 263,000 daytime employees within a 5-mile radius. Many of these are well-paid professionals associated with nearby education & government services. Working professionals and young families alike are drawn to Peoria for the array of nearby businesses, and convenient commute.

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILE	5 MILE
2024 Population	6,845	84,441	324,887
2029 Population Projection	7,848	93,620	340,976
2024 Estimated Average HH Income	\$77,299	\$89,049	\$89,222
2024 Estimated Households	2,659	32,157	114,367
2024 Median Age	36.3	39.4	36.3
2024 Estimated Businesses	352	1,771	5,325
2024 Daytime Population	9,022	78,961	263,449

TRAFFIC COUNTS	TRAFFIC VOLUME
Northern Ave	34,126 ADT
Loop 101	177,628 ADT

Source: ESRI, 2024



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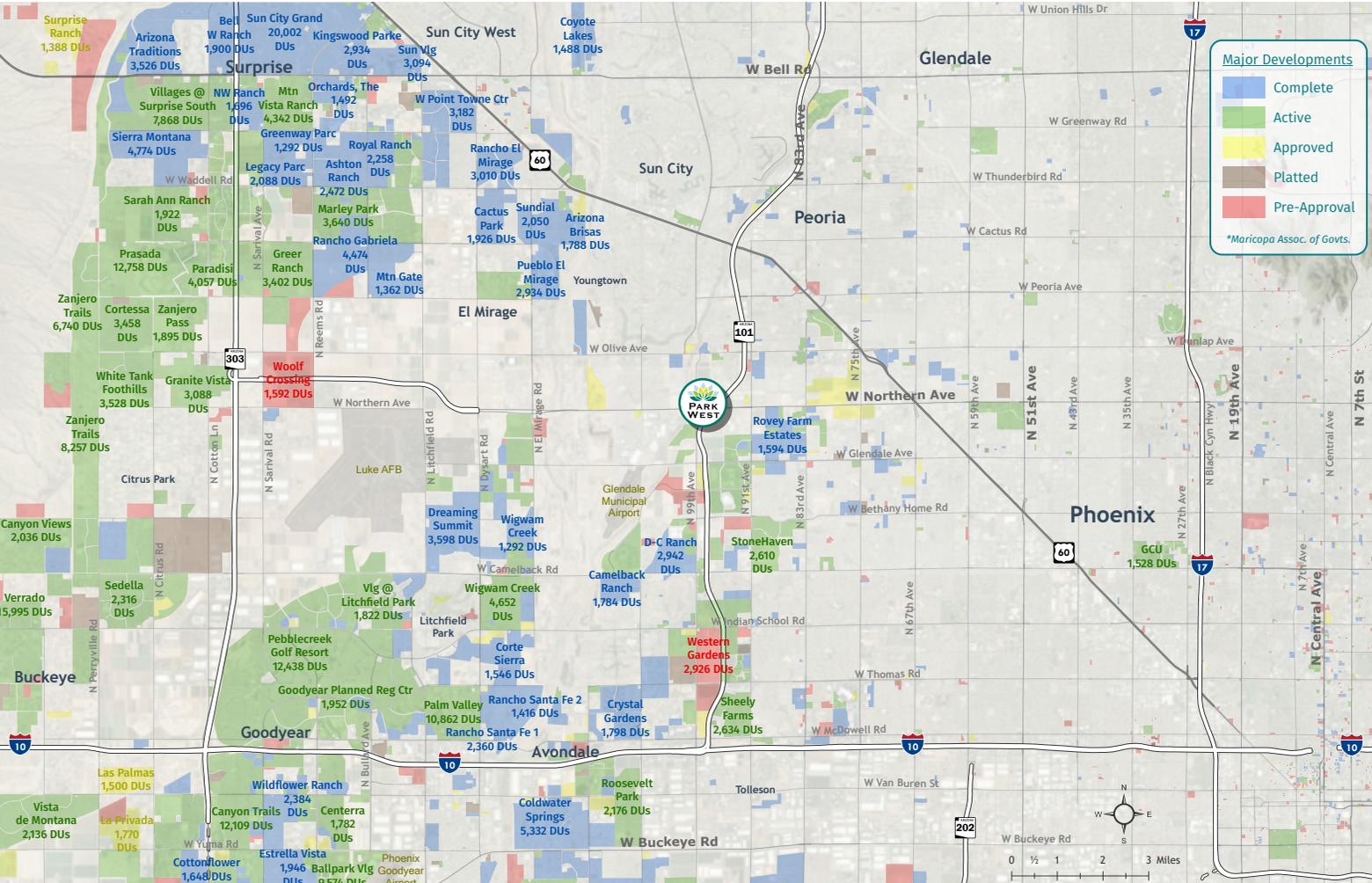


HOUSING HIGHLIGHTS

With a median sale price of \$547,500 in December 2024, Peoria's home prices were up 10.6% since the previous year.

52.2% more homes sold were sold in December 2024 than in 2023.

Source: Redfin, 2025



\$529,778

AVERAGE HOME VALUE (2024)

\$127,081

AVE HH INCOME (2024)

91.9%

OCCUPIED HOUSING UNITS (2024)

Source: ESRI, 2024



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WE'D LOVE TO PARTNER WITH YOU

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