



PAD FOR LEASE OR GROUND LEASE

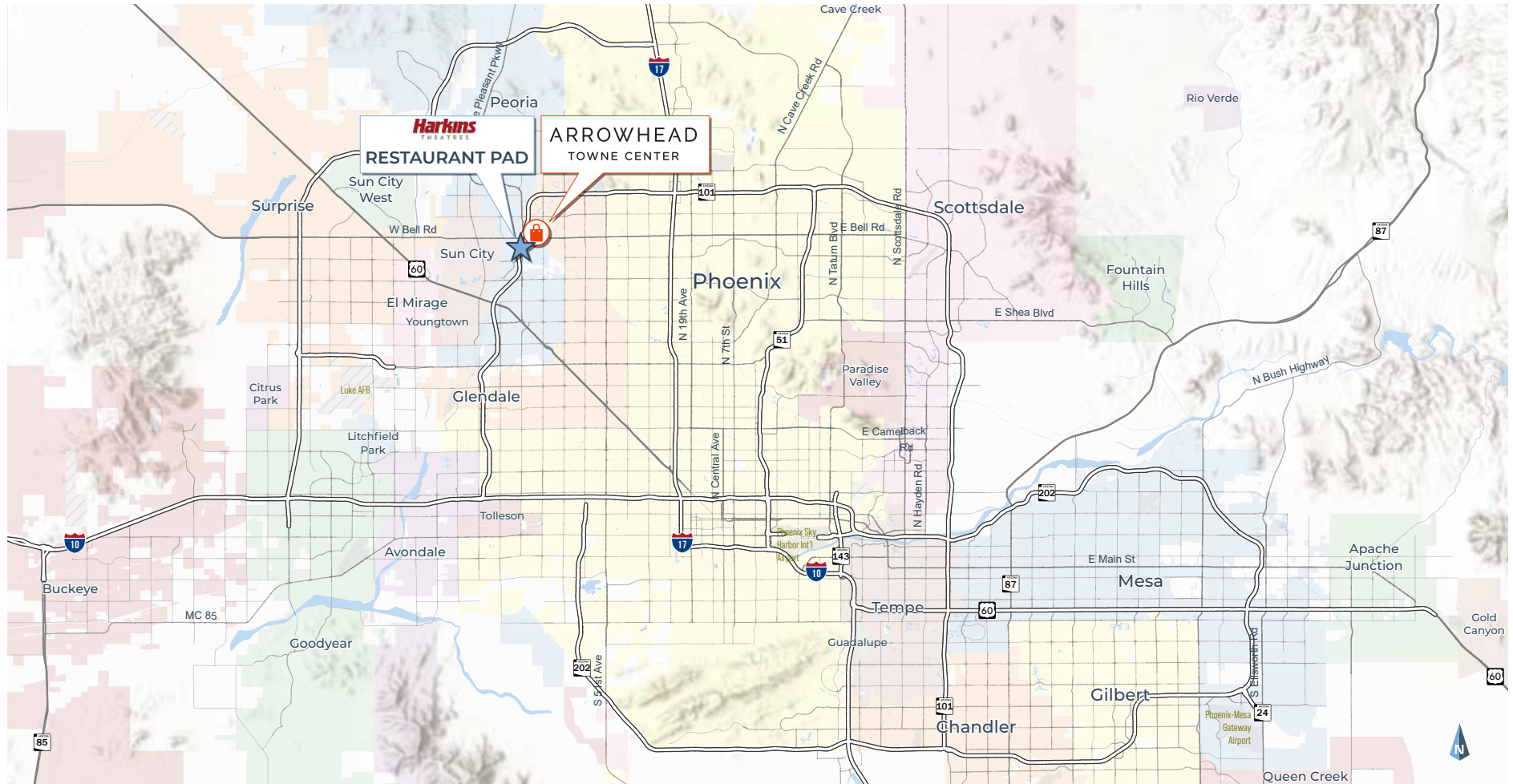
ARROWHEAD RESTAURANT PAD

16046 N. Arrowhead Fountains Center Drive | Peoria, AZ 85382



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Arrowhead Pad Opportunity 16046 N. Arrowhead Fountains Center Drive | Peoria, AZ 85382



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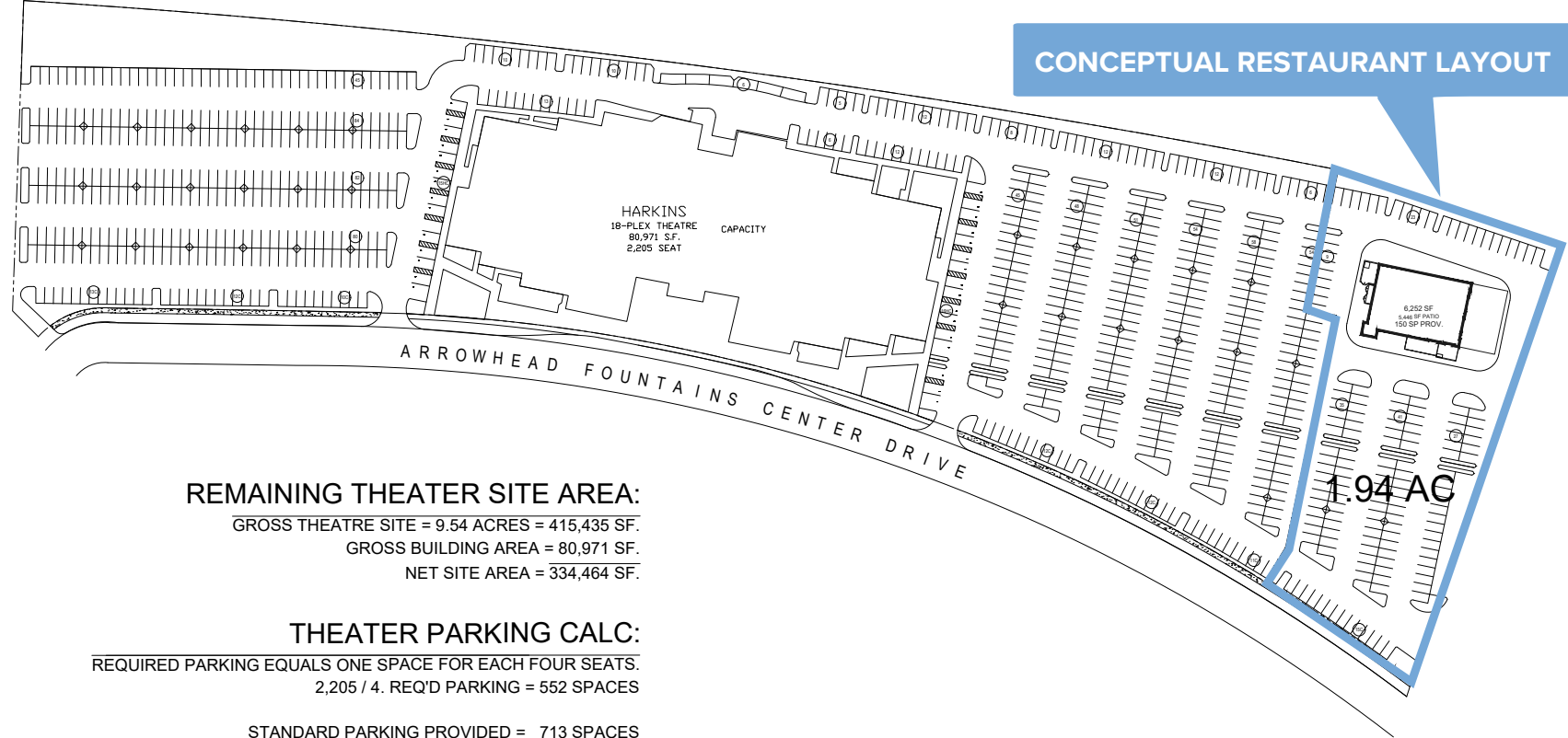


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REMAINING THEATER SITE AREA:

GROSS THEATRE SITE = 9.54 ACRES = 415,435 SF.

GROSS BUILDING AREA = 80,971 SF.

NET SITE AREA = 334,464 SF.

THEATER PARKING CALC:

REQUIRED PARKING EQUALS ONE SPACE FOR EACH FOUR SEATS.

2,205 / 4. REQ'D PARKING = 552 SPACES

STANDARD PARKING PROVIDED = 713 SPACES

COMPACT PARKING PROVIDED = 70 SPACES

HANDICAPPED PARKING PROVIDED = 31 SPACES

TOTAL PARKING PROVIDED ON PLAN = 814 SPACES



NORTH

Arrowhead

TradeCor / Peoria, AZ

SP-01

SCALE: 1" = 40'

JOB No.: 00079

DATE: 03.03.22



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TOTAL POPULATION

9,294

1 MILE

109,897

3 MILES

307,954

5 MILES



MEDIAN HOME VALUE

\$291,757

1 MILE

\$294,518

3 MILES

\$285,601

5 MILES



DAYTIME POPULATION

15,777

1 MILE

114,677

3 MILES

288,224

5 MILES



PERCENTAGE OF COLLEGE DEGREES

45%

1 MILE

43%

3 MILES

41%

5 MILES



MEDIAN AGE

38.7

1 MILE

51.9

3 MILES

46.2

5 MILES



EMPLOYED POPULATION

10,783

1 MILE

114,677

3 MILES

288,224

5 MILES



NUMBER OF HOUSEHOLDS

3,587

1 MILE

47,527

3 MILES

123,707

5 MILES



TOTAL BUSINESSES

533

1 MILE

3,507

3 MILES

7,525

5 MILES



AVERAGE HOUSEHOLD INCOME

\$111,088

1 MILE

\$95,200

3 MILES

\$93,028

5 MILES



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We'd Love to Partner With You

Based in Arizona and California, our team of retail tenant specialists has significant local, regional and national market experience.

From master broker services and tenant representation, to retailer disposition services and investment sales, we are proud to serve many top retailers and Fortune 500 clients in more than 30 states nationwide.

YOUR WRA TEAM

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