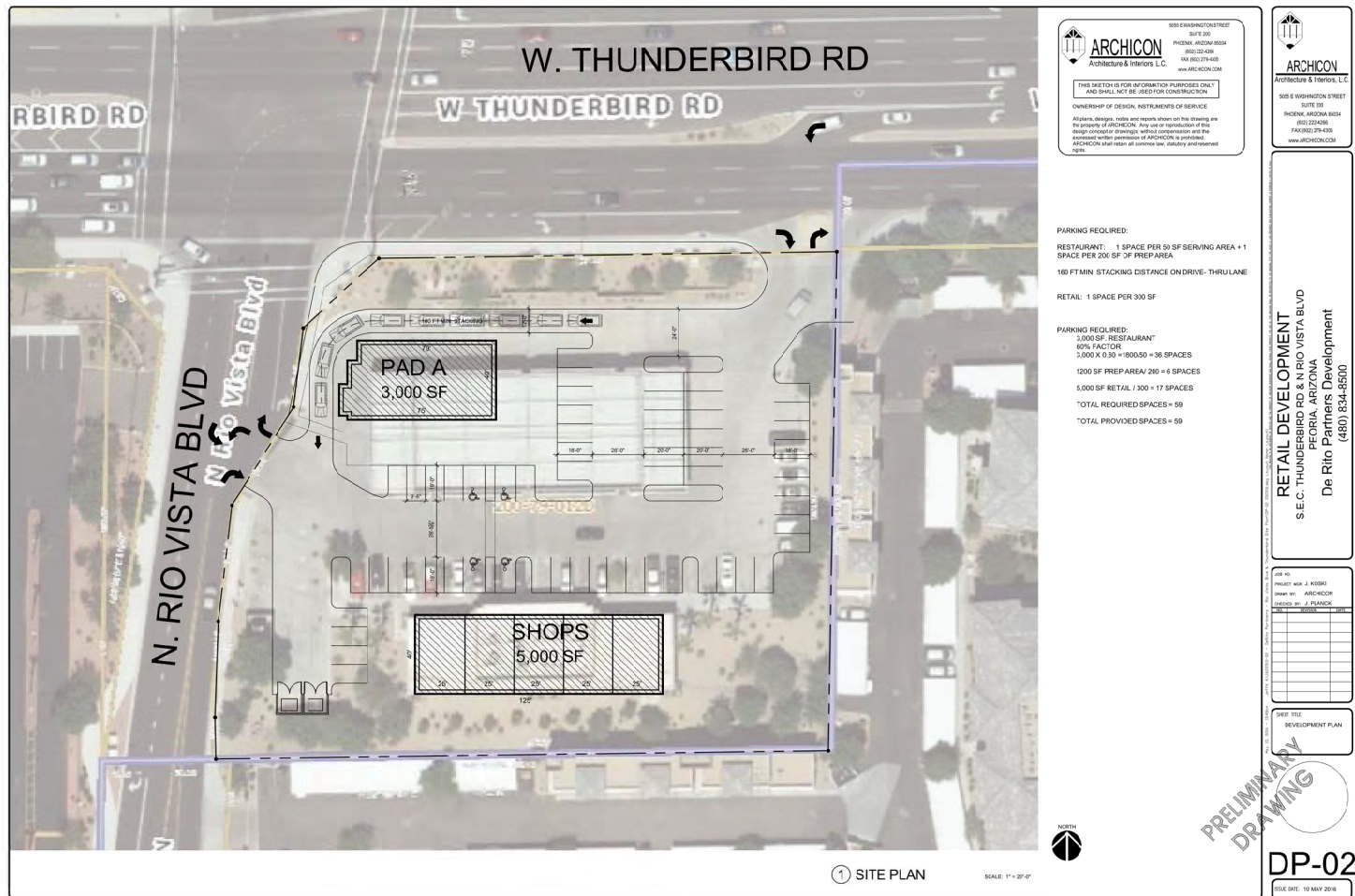


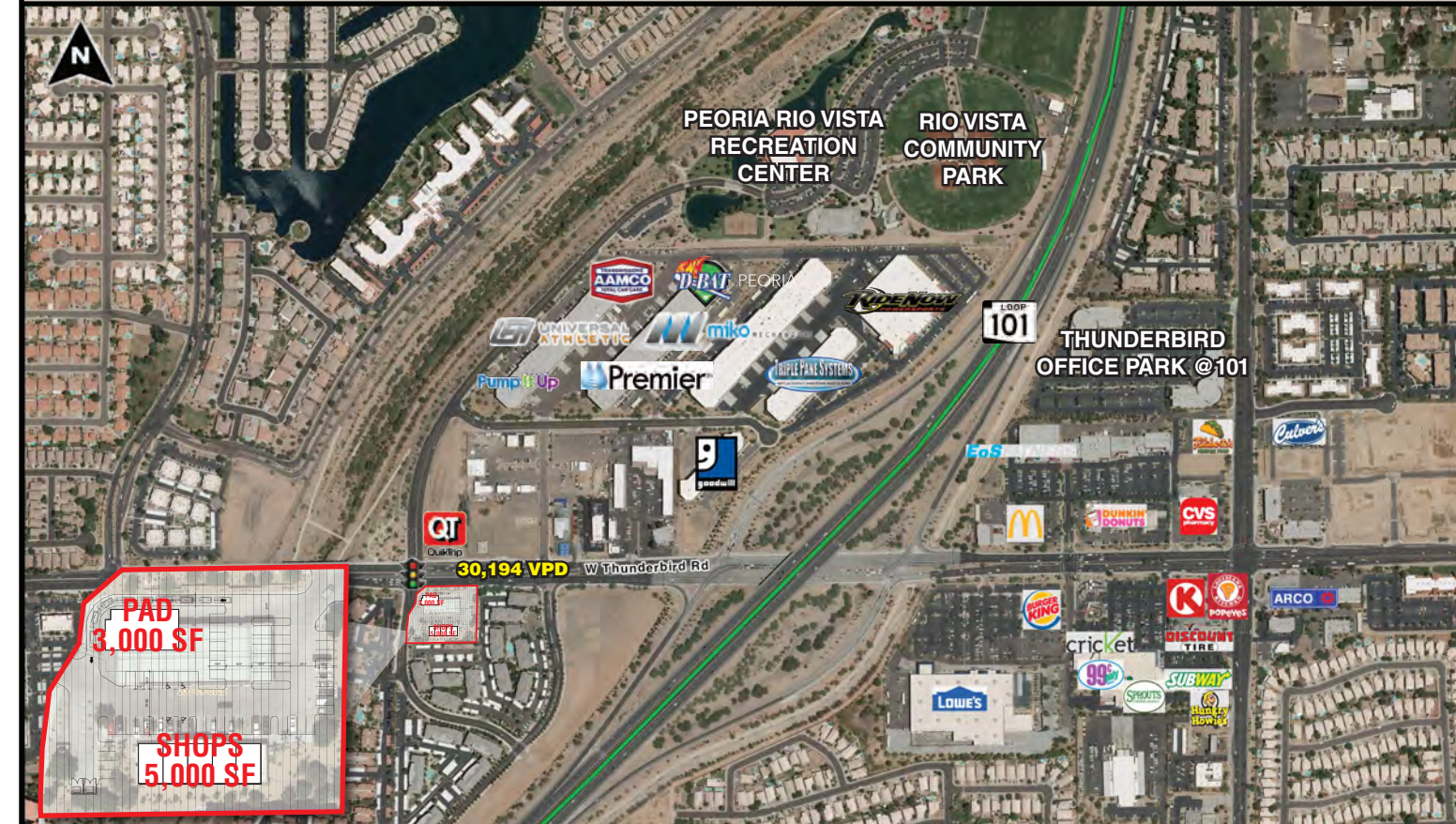
Southeast Corner of Thunderbird Road & Rio Vista Boulevard - Peoria, Arizona



# HARD CORNER PAD AND SHOPS AVAILABLE

Southeast Corner of Thunderbird Road & Rio Vista Boulevard - Peoria, Arizona

**3,000-SF PAD AND 5,000 SF OF SHOPS JUST WEST OF LOOP 101 FREEWAY**



## DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	14,447	113,483	306,538
Projected Population (2021)	15,601	123,337	333,195
Estimated Avg. Household Income (2016)	\$60,068	\$59,404	\$62,805
Projected Avg. Household Income (2021)	\$67,580	\$67,551	\$71,798
Average Household Size (2016)	2.15	2.16	2.38
Total Daytime Employees (2016)	7,099	50,854	101,267
Median Age (2016)	44.4	47.2	42.4

## TRAFFIC COUNTS (2013 Source: City of Peoria)

Thunderbird Road	30,194
Rio Vista Boulevard	3,654
<b>Total Cars Per Day</b>	<b>33,848</b>



2015 Top Firm Award



For further information contact:

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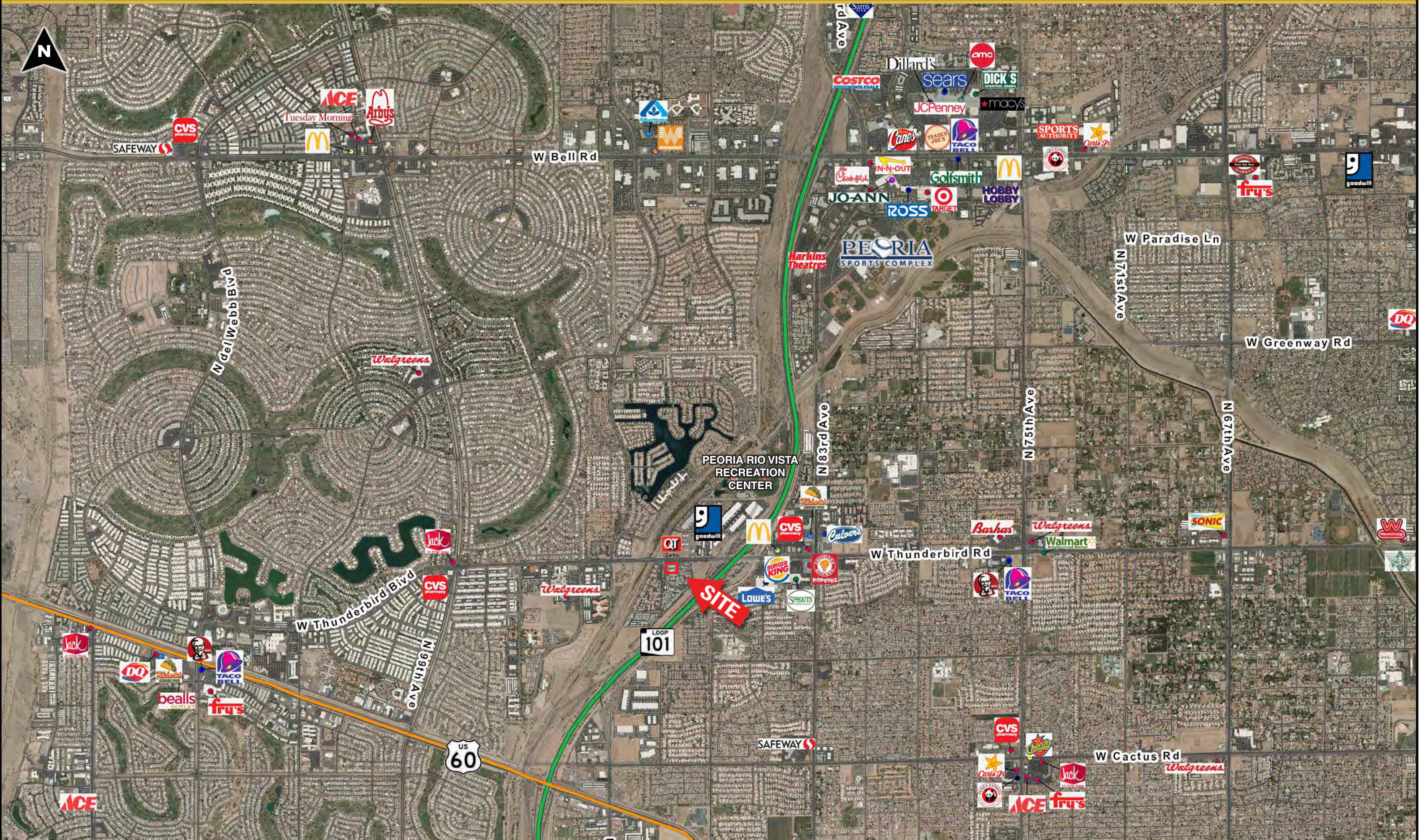
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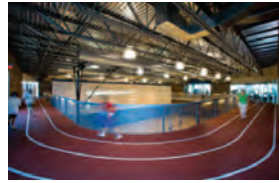
## PROJECT HIGHLIGHTS

- More than 12,000 residents within 1 mile and more than 110,000 residents within 3 miles
- Only ¼ mile west of Loop 101 Freeway
- Average household income of more than \$60,000 within a 1-mile radius
- More than 30,000 vehicles per day on Thunderbird Road
- More than 97,000 daytime employees within a 5-mile radius
- Main access point to Sun City

# DE RITO PARTNERS, INC

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Rio Vista Community Park and the Rio Vista Recreation Center are located in Peoria, Arizona northwest of Phoenix in the West Valley. One of the largest municipal recreation destinations in the Greater Phoenix area, you'll find indoor racquetball, a fitness center, a gymnasium, a climbing wall and a regular schedule of programs, workshops, camps and special events at the Recreation center. Outside, at Rio Vista Community Park, there are the typical ramadas, playground and sports fields along with a skate park and a fantastic splash pad.

There are batting cages and a lovely urban lake here, where fishing with a permit is permitted.

<http://phoenix.about.com/od/mapsphoenix/ss/Rio-Vista-Park-Rio-Vista-Recreation-Center-Map-Directions.htm>

The Rio Vista Recreation Center was designed to be a versatile, family friendly facility. Its numerous amenities and programs are intended to engage residents and promote healthy lifestyles. Home to a number of firsts in our city; the first public gymnasium, the first indoor racquetball courts, the first climbing wall and so much more.

We offer a wide variety of programs, activities and classes for children, teens, adults, seniors and people with a disability including:

- After school programs
- Adult Sports
- Teen programs
- Adaptive recreation programs
- Senior programs
- Outdoor recreation
- Special interest classes

Rio Vista Community Park entrance is about a third of a mile west of the Loop 101 on Thunderbird.

52 Acres; Urban Lake; Restrooms; Large Group Picnic Ramada (6); Lighted Sand Volleyball Courts (3); Playground & Tot Lot; Skate Park; Lighted Softball fields (7); Multi-purpose fields; Splash Park; Single Ramada's (7); Walk/Jog Path; Drinking Fountains; Recreation Center; Veterans Memorial Wall.

It's All in the Game Batting Cages: Seven batting cages for baseball and softball

<https://www.peoriaaz.gov/newsecondary.aspx?id=23318>



Rio Vista Recreation Center	Pass Holder Amenities	
	First Floor	Second Floor
	Rockwall	Walking Track
	Gymnasium	Group Exercise Classes
	Racquetball Courts	Fitness Center
	Kids' Corner	

This diversity and the quality of the facilities were validated with the "Nickelodeon's Parents' Picks Award," which honored the Rio Vista Park and Recreation Center for Best Phoenix-Area Playground or Park in 2009.

The facility is a popular gathering spot for athletes, spectators, and other park visitors. It is expected to serve as an example for future Peoria parks that incorporates highly diverse facilities.

<http://www.olssonassociates.com/our-projects/rio-vista-community-park/>

