



W WESTERN
RETAIL ADVISORS



FIVE NORTH

at VISTANCIA

Ground Up Development Project



ABOUT US

Located within the 7,100 acre Vistancia master planned community, the 320-acre FIVE NORTH at Vistancia will include a 30 acre mixed-use destination project. At full buildout, the master planned community will include 30,500 residents and 10,500 homes.

Adjacent to the Loop 303, the center provides access to over 240,000 jobs in the immediate trade area and will offer best-in-class restaurants and retail.



DEMOGRAPHICS	POPULATION	5,167 1 MILES	27,336 3 MILES	59,113 5 MILES
	MEDIAN AGE	33.1 1 MILES	40.0 3 MILES	38.2 5 MILES
	MEDIAN HOUSEHOLD INCOME	\$123,723 1 MILES	\$115,597 3 MILES	\$147,128 5 MILES



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



#1

CITY TO LIVE IN ARIZONA

Source: Money Magazine, 2018

\$158,348

2022 AVERAGE HOUSEHOLD INCOME, 1-MILE

Source: Esri

10,500

NUMBER OF HOUSES ENTITLED
WITHIN VISTANCIA, FULL BUILDOUT

Source: Vistancia.com

#10

BEST PLACE TO RAISE A FAMILY

Source: Wallethub, 2017



OUR STORY

Situated amidst the picturesque landscape of the Sonoran Desert, Vistancia is a multi-generational community radiating vibrant spirit and active lifestyles. Residents can enjoy two golf courses, parks, a 3.5 mile Discovery Trail, top-rated schools, and convenient access to retail.

Vistancia is touted as one of the most successful master planned communities in Arizona, and has been voted the #1 Master Planned Community in Arizona by Ranking Arizona 10 times.



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KEY EMPLOYERS

DAYTIME POPULATION



29,372

EMPLOYEES WITHIN
5-MILE RADIUS

Source: Esri



#4

BEST PLACE TO GET
A JOB IN THE U.S.

Source: Wallethub, 2018



82.13%

WHITE COLLAR
WORKERS WITHIN
1-MILE RADIUS

Source: Esri



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PREMIER LOCATION

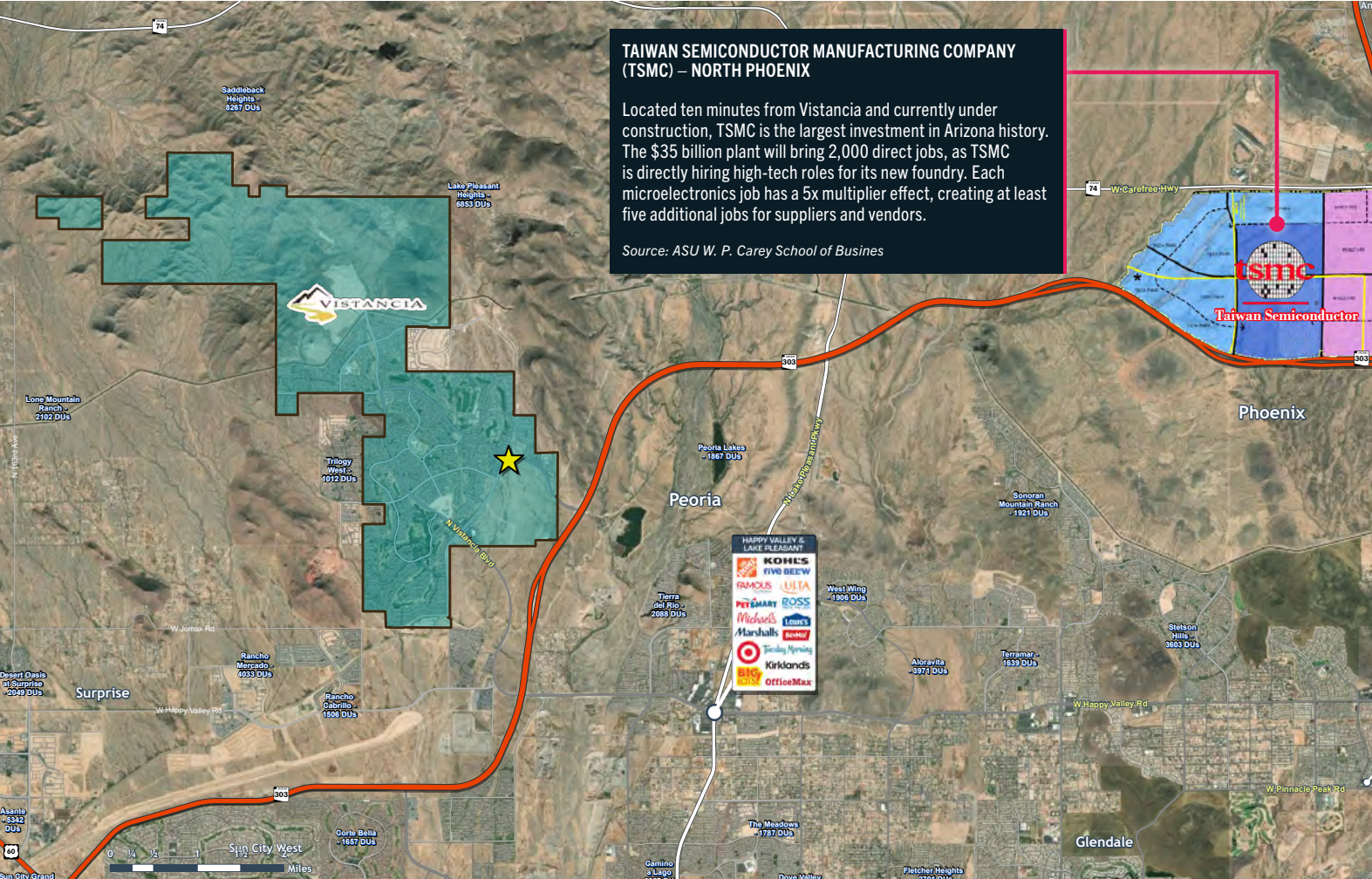
Vistancia is one of the largest master planned communities in Arizona and has been nationally recognized for its high performing schools, award winning infrastructure and parks. As one of the fastest growing cities in Arizona, Peoria has a number of retail, multifamily and entertainment developments underway with expansive growth for years to come.

The commercial core, FIVE NORTH at Vistancia, has fully improved streets and utilities in place.

20.80%
POPULATION GROWTH SINCE 2010

\$350M
INVESTED IN PLANNING,
INFRASTRUCTURE IMPROVEMENTS

Source: Land Resources & Census.gov



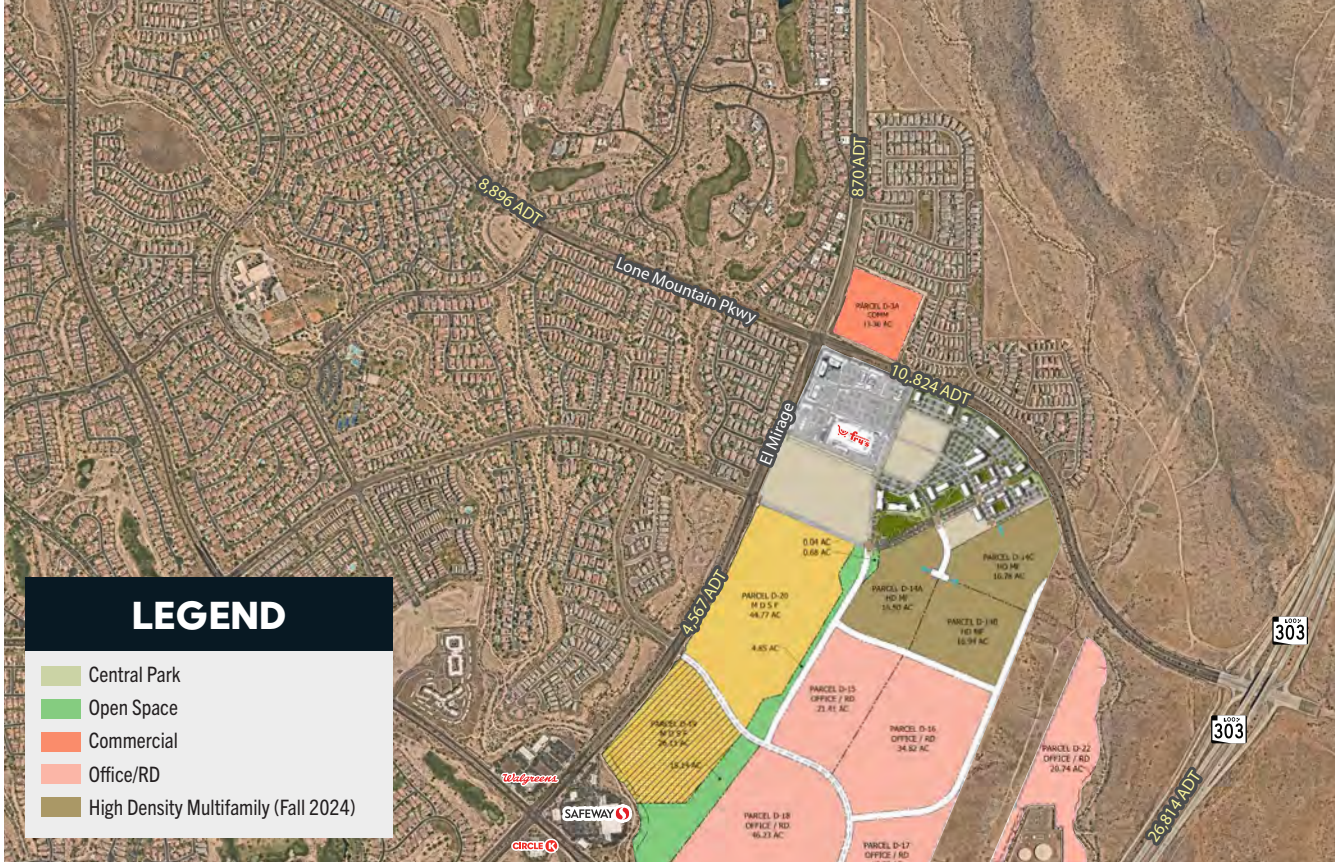
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WHERE WE ARE



FIVE NORTH

at VISTANCIA



All demographic and statistical data provided by Downtown Phoenix, Inc. The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

SITE PLAN

- Planned mixed-use project consisting of best-in-class restaurants, multifamily, office, and a hotel.
- 170,000 SF Retail
- Retail Delivery: 2024
- Fry's Delivery: Fall 2023
- Multifamily Delivery: Fall 2024



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WE'D LOVE TO PARTNER WITH YOU

WRA TEAM

JAKE MCCLAUGHRY

602.368.1088

jmcclaughry@w-retail.com

CHARLES SKAGGS

602.368.1737

cskaggs@w-retail.com



Joint Venture by

VIVO

ihp Capital
Partners

VÄRDE

W **WESTERN**
RETAIL ADVISORS

2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016

602.778.3747 | w-retail.com

