

A photograph of a Harkins Theatres building at night. The building has a prominent entrance with a large, illuminated sign that reads 'Harkins Theatres' in red, cursive letters. The building is lit up with warm interior lights and purple exterior lighting. Two palm trees are visible in the foreground, one on the left and one on the right. The sky is dark blue.

Harkins Theatres

RETAIL PROPERTY FOR LEASE OR GROUND LEASE

PAD FOR LEASE OR GROUND LEASE IN ARROWHEAD

16046 N Arrowhead Fountains Center Drive, Peoria, AZ 85382

ERIC TERMANSEN

602.778.3745

etermansen@w-retail.com

RYAN DESMOND

602.931.4489

rdesmond@w-retail.com

MAKENNA WESLEY

602.931.4488

mwesley@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200

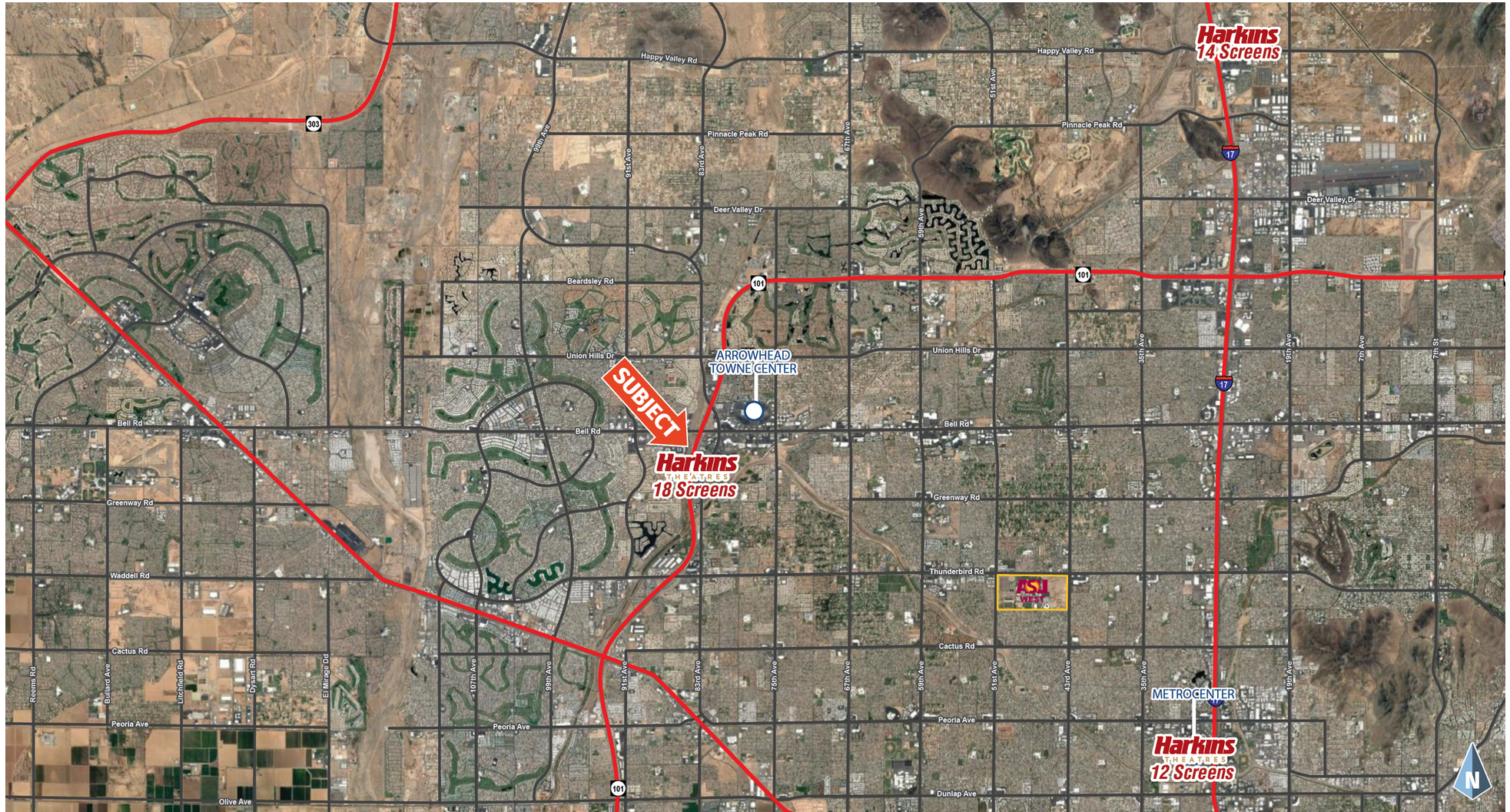
Phoenix, AZ 85016

602.778.3747 | w-retail.com

FOR LEASE OR GROUND LEASE

ARROWHEAD PAD OPPORTUNITY

16046 N Arrowhead Fountains Center Drive, Peoria, AZ 85382



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.

ARROWHEAD PAD OPPORTUNITY

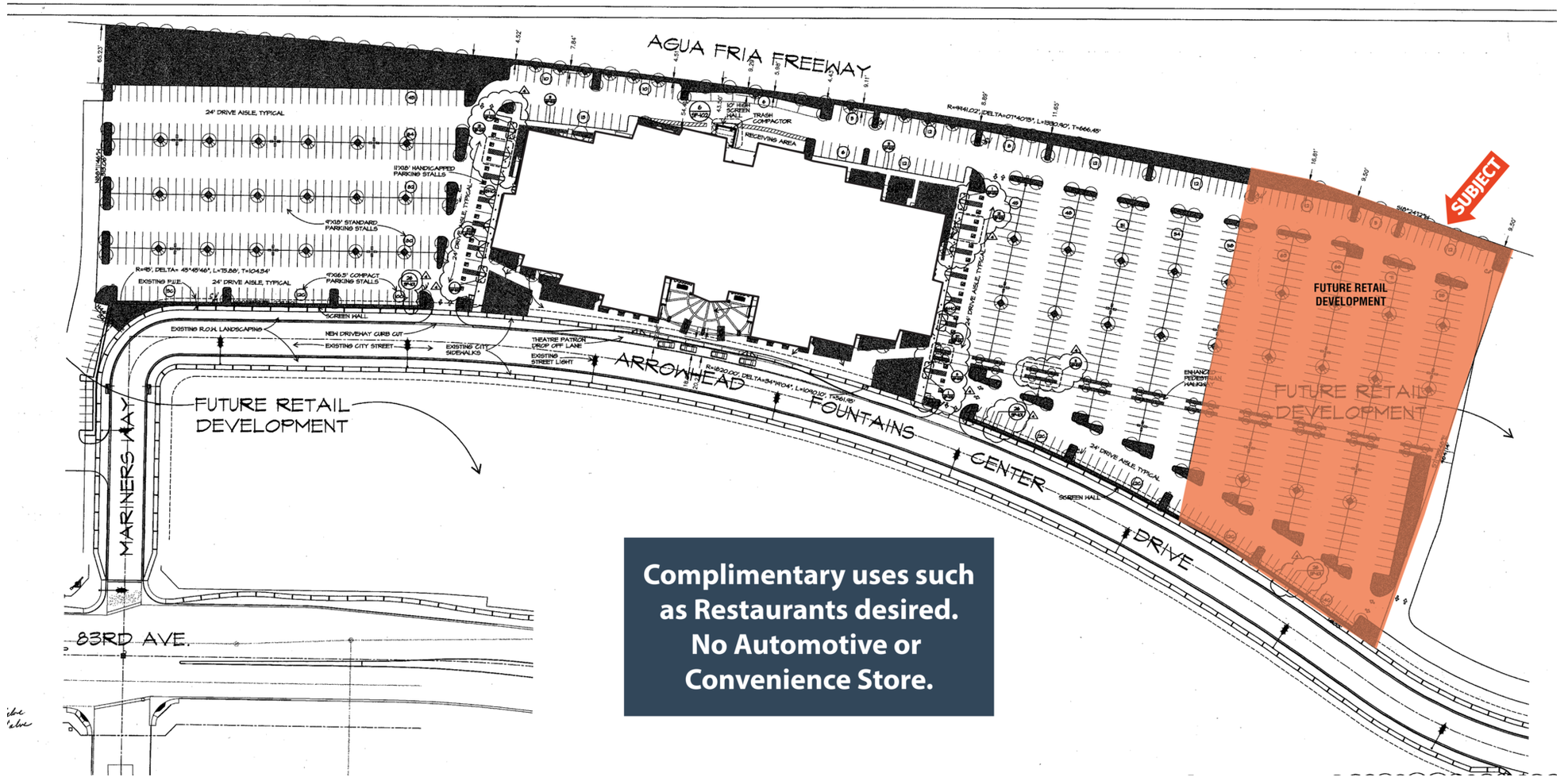
16046 N Arrowhead Fountains Center Drive, Peoria, AZ 85382



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.

ARROWHEAD PAD OPPORTUNITY

16046 N Arrowhead Fountains Center Drive, Peoria, AZ 85382



Complimentary uses such as Restaurants desired. No Automotive or Convenience Store.

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.

ARROWHEAD PAD OPPORTUNITY

16046 N Arrowhead Fountains Center Drive, Peoria, AZ 85382

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	13,073	109,132	288,699
Total Population in 5 years	13,743	114,799	302,662
Annual Growth Rate	13,743	114,799	302,662
Median Age	36.3	49.4	46.3
INCOME SUMMARY			
Median Household Income	\$62,121	\$67,468	\$64,451
Average Household Income	\$77,255	\$87,595	\$84,099
BUSINESS SUMMARY			
Total Businesses	824	3,438	7,174
Total Employees	15,712	44,042	88,674
Daytime Population	22,184	103,929	248,687
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	9.4%	9.4%	9.5%
Bachelor's Degree	23.6%	21.2%	18.7%
Graduate / Professional Degree	11.5%	11.6%	10.4%
Percent of Population with Degrees	44.5%	42.2%	38.6%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	6,601	49,243	128,685
White Collar	72.9%	73.3%	68.3%
Service Industry	15.4%	13.8%	15.5%
Blue Collar	11.7%	12.9%	16.2%
HOUSEHOLD SUMMARY			
Households	5,828	46,960	117,297
Average Household Size	2.22	2.30	2.43
Average Family Size	2.88	2.87	2.99
Median Home Value	\$253,756	\$254,217	\$241,844

* 2020 Demographic data derived from ESRI

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.