

# Join the Coming Tenants

Euro Café 83  
The Bourbon Cellar,  
Heartland Dental, Salon  
Blissful, and Howler's Sports  
Bar & Grill



INTRODUCING

# 83 MARKETPLACE

SEC HAPPY VALLEY ROAD & 83RD AVENUE  
PEORIA, ARIZONA

AVAILABLE SUITES  
& PADS

FOR INFORMATION CONTACT:

MDC LAND DEVELOPMENT  
623.900.7761  
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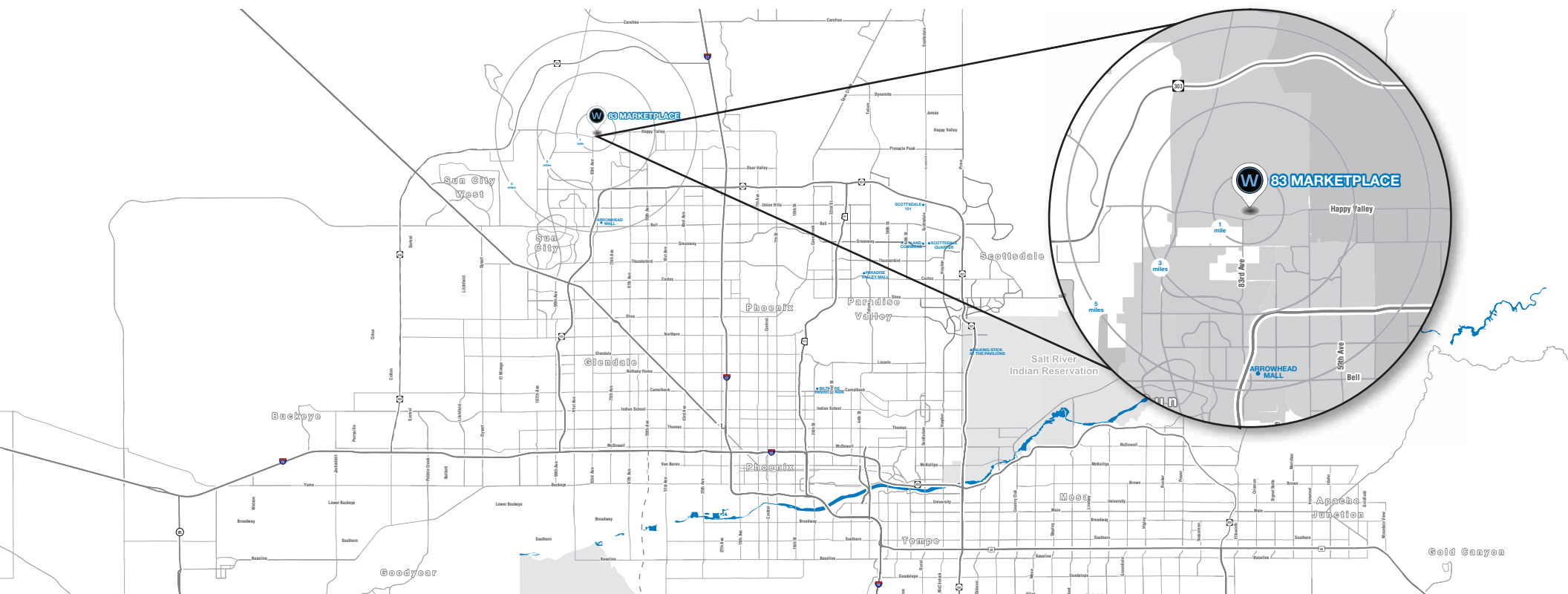
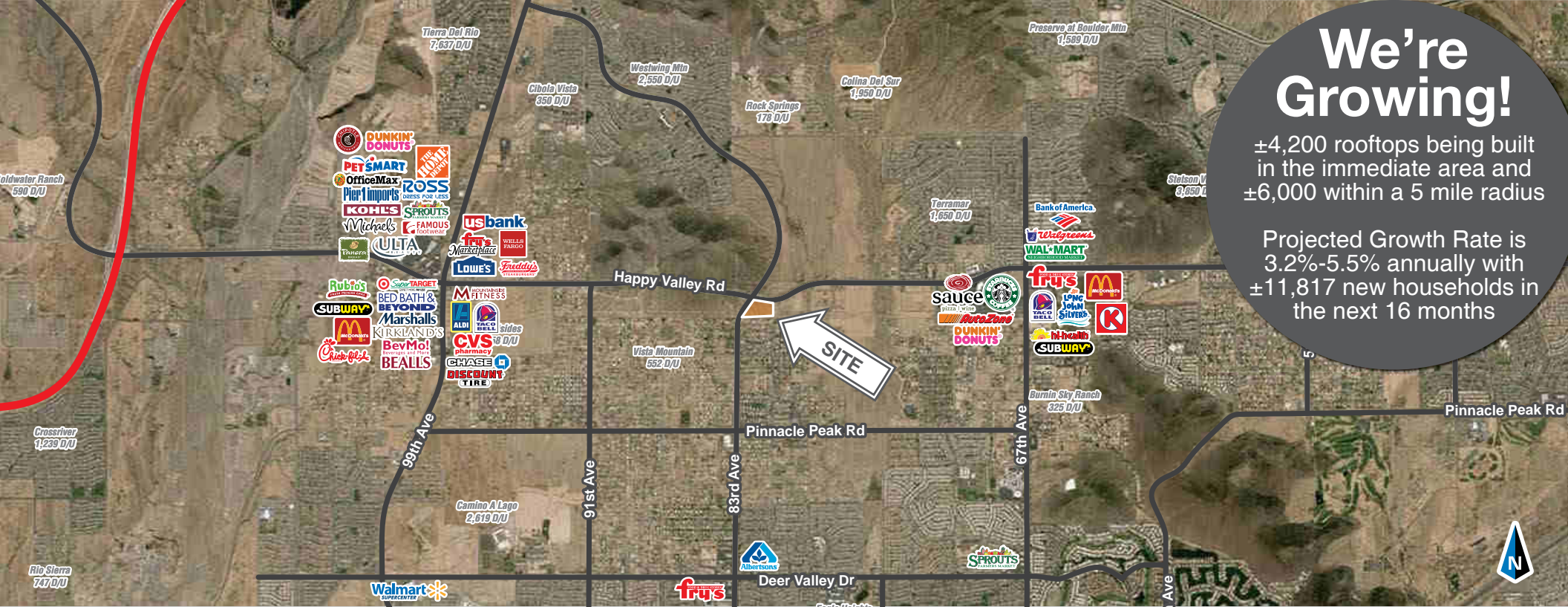




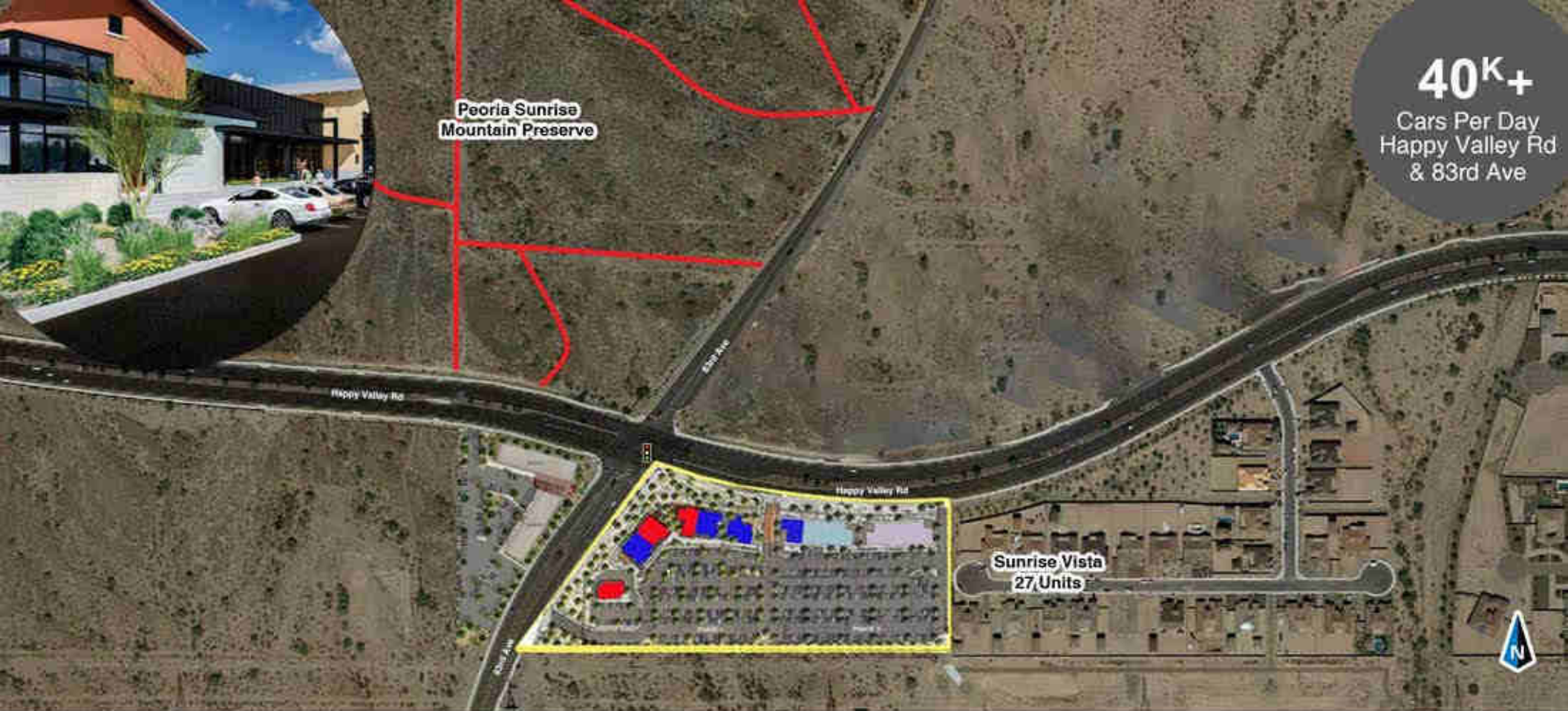
# We're Growing!

±4,200 rooftops being built in the immediate area and ±6,000 within a 5 mile radius

Projected Growth Rate is 3.2%-5.5% annually with ±11,817 new households in the next 16 months







## VIBRANT & CONTEMPORARY

Ideally situated within Northwest Valley's most prominent trade area, 83 Marketplace features phenomenally high income demographics and close proximity to abundant retail and outdoor activities.

±25,000 SF medical & professional office complex is located on the SW corner of 83rd Ave. & Happy Valley Rd. It will consist of two Class A buildings

## THRIVING COMMUNITY



**\$148K**  
Average  
Household  
Income



**40K**  
Daytime  
Population



**63K**  
Population



**\$321K**  
Median  
Home  
Value



**6K**  
High  
School  
Students

3 Mile Demographics





PHASE 2 CONSTRUCTION SCHEDULED TO START SUMMER 2021  
APPROXIMATELY 21,300 +/- SQ FT  
EXCELLENT HAPPY VALLEY ROAD EXPOSURE









# NORTHWEST VALLEY'S NEWEST PREMIERE DEVELOPMENT

Family friendly, High-End Retail and Restaurant | Indoor and Outdoor Dining | Pedestrian Oriented

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