

# JOIN THE COMING TENANTS

EuroCafe71

Howler's Sport Bar

Deem Proper Bistro & Gastropub

The Bourbon Cellar

The Coffee Cellar

Grand Nails Salon

Heartland Dental

## NOW LEASING PHASE 2 COMING 2021

An architectural rendering of the 83 Marketplace building at dusk. The building is a modern, single-story structure with large glass windows and doors, illuminated from within. The exterior features a mix of materials, including wood paneling and stone. A large, stylized '83' is superimposed over the building. The foreground shows a parking lot with a few cars and some landscaping with trees and shrubs. The sky is a deep blue with some clouds.

# 83 MARKETPLACE

SEC HAPPY VALLEY ROAD & 83RD AVENUE  
PEORIA, ARIZONA

SUITES AVAILABLE

FOR INFORMATION CONTACT:

MDC LAND DEVELOPMENT

623.900.7761

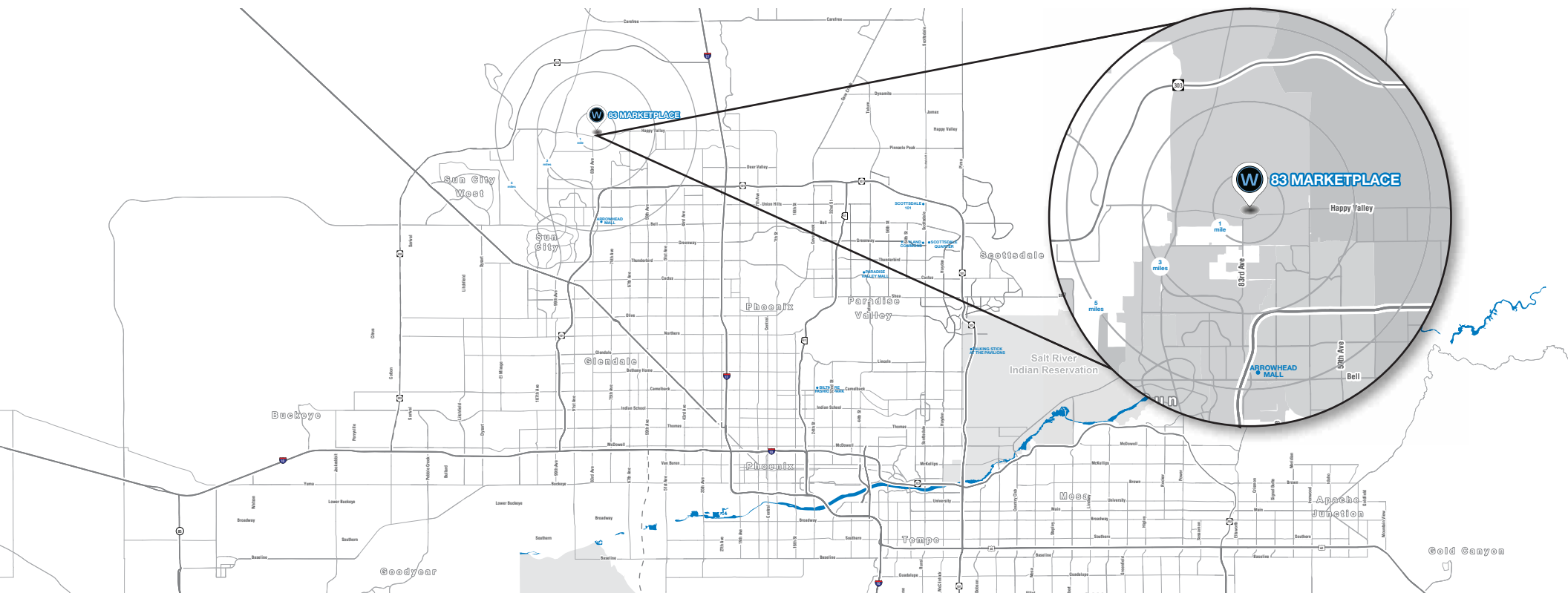
info@mdcavanland.com

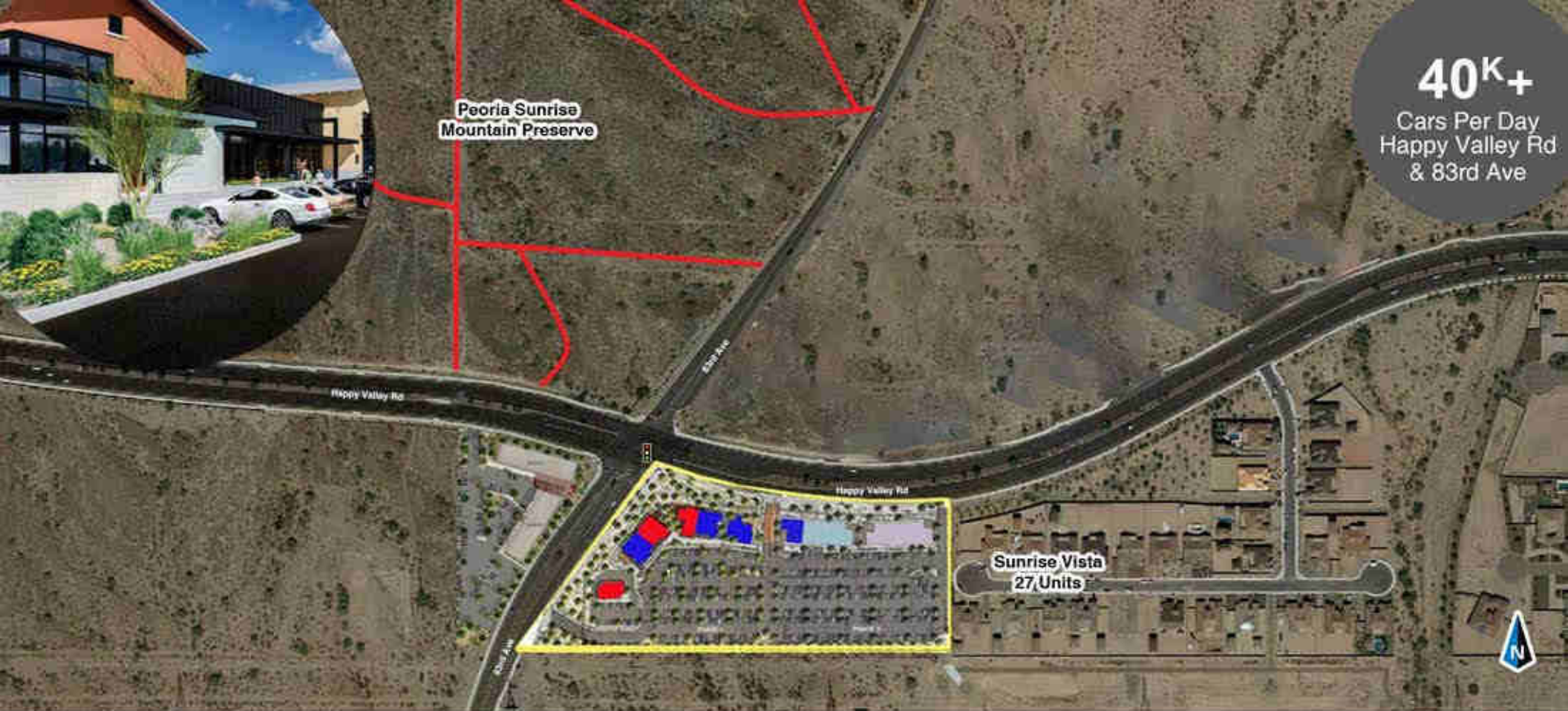
DEVELOPED BY:



±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 4TH QTR 2020  
APPROXIMATELY 21,300 +/- SQ FT  
EXCELLENT HAPPY VALLEY ROAD EXPOSURE  
COMPLETION SCHEDULED 2ND QTR 2021





## NORTHWEST VALLEY'S NEWEST PREMIERE DEVELOPMENT

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

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