



A New Safeway—Anchored Shopping Center

Festival Marketplace

Northeast Corner of
Canyon Springs Boulevard and Sun Valley Parkway
Buckeye, Arizona

Presented by



A development of **Pederson**



Festival Marketplace

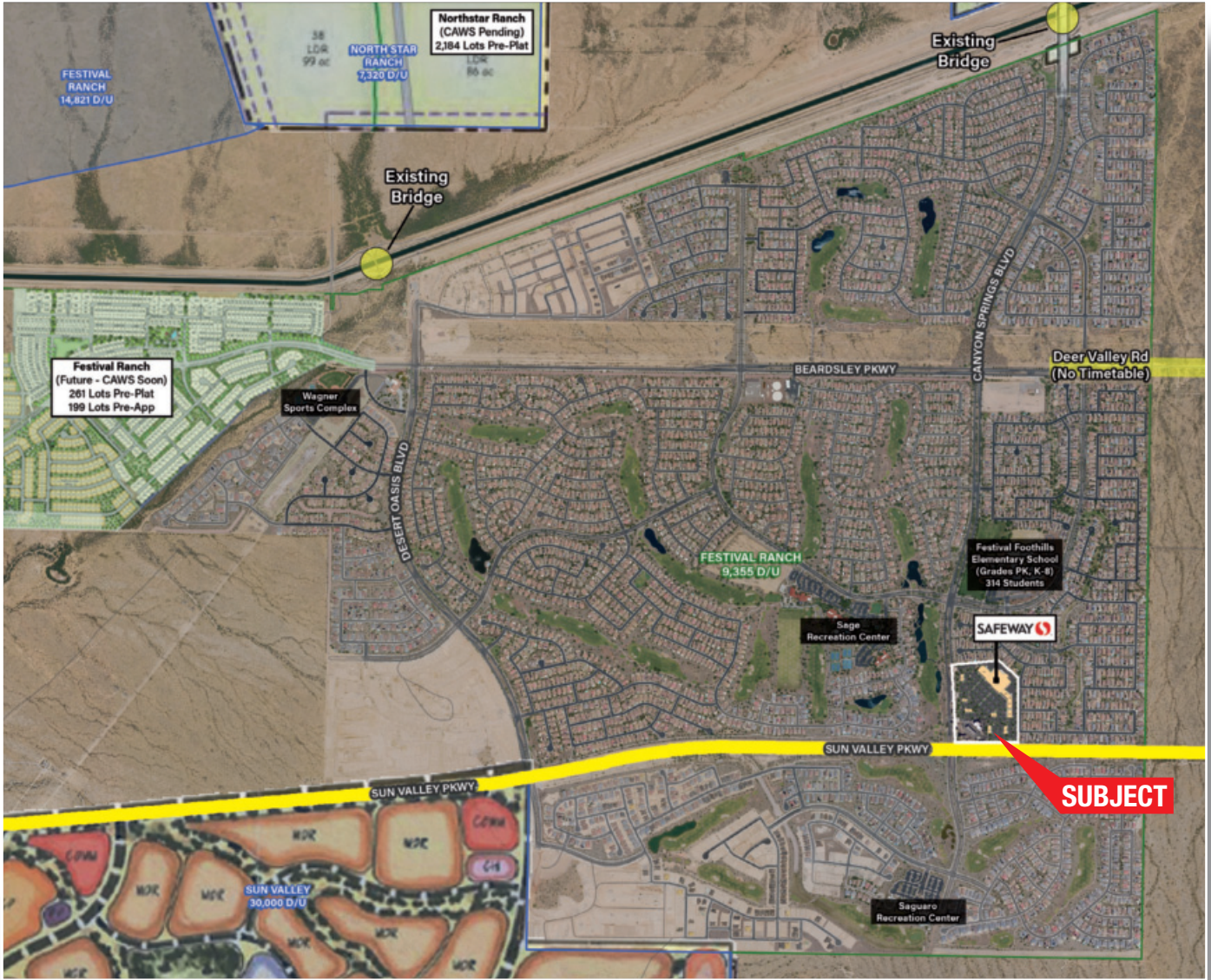
The Pederson Group is proud to present its latest retail offering, **FESTIVAL RANCH MARKETPLACE**, in the flourishing West Valley community of Festival Ranch by Del Webb. This upscale, 114,000-square-foot shopping center will feature an ideal blend of retail and service tenants much needed in this rapidly growing but underserved market. Festival Ranch Marketplace represents the thoughtful design, architectural flair, and management expertise that clients have come to expect from The Pederson Group for over 40 years.

Available
± 1,000–16,000 SF FOR SHOPS AND JUNIOR ANCHOR
 Pads available for fast food, coffee, financial, automotive, carwash and medical

PROPERTY HIGHLIGHTS

- This will be the first retail center for the entire trade area
- No other projects or even freestanding retailers restaurants servicing the daily needs of the surrounding population
- To be anchored by the only grocery store within ±11.5 driving miles
- Sun Valley Parkway is a ±29-mile stretch of road that wraps around the White Tank Mountains, connecting the cities of Surprise and Buckeye
- Strong housing growth in the trade area with ±7,836 existing housing units coupled with ±981 housing units either under construction, permitted, or approved and platted, plus an additional ±149,219 estimated future lots
- Additional future housing is also active (permitted and under construction) and planned to the southwest along the north/south stretch of Sun Valley Parkway heading towards Interstate 10
- Call for pricing





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ARIZONA STATE TRUST LAND

1. FESTIVAL RANCH
 BUYER: PULTE HOMES/DEL WEBB
 STATUS: UNDER DEVELOPMENT/CLOSING HOMES
 CLOSED HOMES TO DATE: 6,535
 TOTAL LOT COUNT: 9,355

SUBJECT

8. SURPRISE FOOTHILLS PHASE 3
 BUYER: LANDSEA HOMES
 STATUS: IN ESCROW
 COE: DECEMBER 2025
 PARCEL A: 118 LOTS - 53' X 120'
 PARCEL B: 242 LOTS - 48' X 120'
 PARCEL C: 108 LOTS - 35' X 100'
 TOTAL LOT COUNT: 468

7. SURPRISE FOOTHILLS PHASE 2
 BUYER: PULTE HOMES
 STATUS: IN ESCROW
 COE: OCTOBER 2025
 PARCEL A: 116 LOTS - 48' X 115'
 PARCEL B: 154 LOTS - 48' X 115'
 PARCEL C: 84 LOTS - 53' X 115'
 PARCEL D: 112 LOTS - 53' X 115'
 PARCEL E: 135 LOTS - 48' X 115'
 TOTAL LOT COUNT: 601

2. SURPRISE FOOTHILLS PHASE 1
 BUYER: LENNAR HOMES
 STATUS: IN ESCROW
 COE: OCTOBER 2024
 PARCEL 1: 95 LOTS - 53' X 120'
 PARCEL 2: 99 LOTS - 48' X 120'
 PARCEL 5: 100 LOTS - 63' X 125'
 PARCEL 7: 65 LOTS - 48' X 120'
 PARCEL 8: 107 LOTS - 53' X 120'
 PARCEL 9: 54 LOTS - 58' X 120'
 PARCEL 10: 95 LOTS - 58' X 120'
 PARCEL 11: 144 LOTS - 48' X 120'
 TOTAL LOT COUNT: 759

6. MESQUITE MOUNTAIN RANCH
 BUYER: MATTAMY HOMES
 STATUS: IN ESCROW
 COE: NOVEMBER 2025
 PHASE 1: 97 LOTS - 42' X 120'
 55 LOTS - 53' X 120'
 34 LOTS - 63' X 120'
 PHASE 2: 43 LOTS - 42' X 120'
 52 LOTS - 53' X 120'
 110 LOTS - 63' X 120'
 PHASE 3: 69 LOTS - 42' X 120'
 106 LOTS - 53' X 120'
 133 LOTS - 63' X 120'
 TOTAL LOT COUNT: 461

3. RANCHO VISTA
 BUYER: CENTURY COMMUNITIES
 STATUS: UNDER CONSTRUCTION
 COE: MARCH 2024
 PARCEL 1: 61 LOTS - 53' X 120'
 PARCEL 2: 105 LOTS - 53' X 120'
 PARCEL 3: 119 LOTS - 48' X 115'
 TOTAL LOT COUNT: 285

5. MESQUITE MOUNTAIN RANCH
 BUYER: NEW HOME COMPANY & MERITAGE
 STATUS: ACTIVE SUBDIVISION
 COE: MARCH 2023
 PARCEL A: 115 LOTS - 53' X 120'
 PARCEL B: 104 LOTS - 53' X 130'
 PARCEL C: 167 LOTS - 48' X 115'
 PARCEL D: 73 LOTS - 53' X 115'
 PARCEL E: 39 LOTS - 58' X 125'
 PARCEL F: 67 LOTS - 48' X 110'
 PARCEL G: 55 LOTS - 58' X 130'
 PARCEL H: 47 LOTS - 58' X 120'
 TOTAL LOT COUNT: 666

4. ANA MANDARA
 BUYER: LENNAR HOMES
 STATUS: IN ESCROW
 COE: TBD
 PARCEL A: 79 LOTS - 35' X 100'
 PARCEL C: 62 LOTS - 35' X 85'
 PARCEL D: 75 LOTS - 45' X 100'
 PARCEL E: 43 LOTS - 45' X 100'
 PARCEL H: 52 LOTS - 45' X 100'
 PARCEL J: 110 LOTS - 40' X 100'
 PARCEL K: 69 LOTS - 50' X 120'
 PARCEL L: 106 LOTS - 35' X 85'
 PARCEL M: 133 LOTS - 35' X 100'
 PARCEL N: 70 LOTS - 45' X 100'
 PARCEL O: 54 LOTS - 50' X 120'
 TOTAL LOT COUNT: 855

* Luke AFB Auxiliary Field

CENTRAL ARIZONA PROJECT (CAP)

- NORTH COPPER CANYON
- CENTURY COMMUNITIES
- LANDSEA HOMES
- COURTLAND
- OAKWOOD HOMES
- CENTURY COMMUNITIES
- Gehan HOMES

AREA DEMOGRAPHICS

2026 Total Housholds:	6,535
2030 Projected Households:	11,059
2026 Total Population:	16,337
2030 Projected population:	27,647
2026 Average Household Income:	\$132,258

Source: Nathan Associates Inc. Esri

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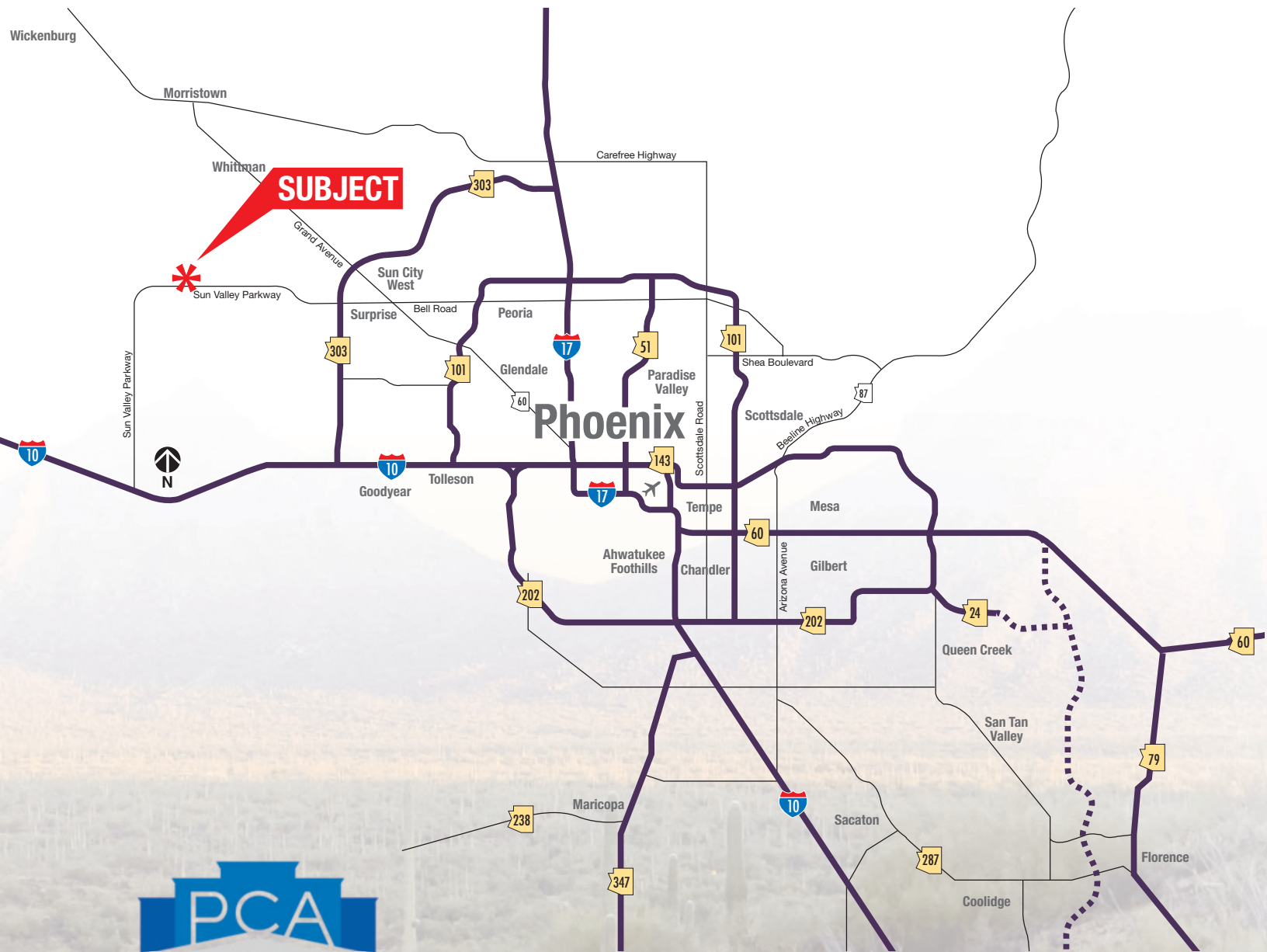
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PCA
 PHOENIX COMMERCIAL ADVISORS

Northwest Valley Submarket Housing Update
 Festival Ranch Commercial Corner

Units Closed

Map #	Community	Builder	# of Lots	Lot Size	Status	Closed Homes to Date	Units Closed										Total
							2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
1	Festival Ranch	Pulte Homes	8534	Mix	Selling Homes	5322	252	190	158	388	400	400	400	400	400	224	8534
2	Surprise Foothills Phase 1	Lennar Homes	759	Mix	In Escrow - Land COE 10/24	0	0	0	144	144	144	144	144	39			759
3	Rancho Vista	Century Communities	285	Mix	Under Construction - Sales Start Q3 2025	0	0	48	96	96	45						285
4	Ana Mandara	Lennar Homes	855	Mix	In Escrow - Land COE Q1 2026	0	0	0	0	72	144	144	144	144	144	63	855
5	Mesquite Mountain Ranch	New Home Company	562	Mix	Selling Homes	0	37	79	105	104	106	83	48				562
		Meritage Homes	104	53x130	Selling Homes	0	20	60	24								104
6	Mesquite Mountain Ranch	Mattamy Homes	461	Mix	In Escrow - Land COE 11/25	0	0	0	0	108	144	144	65				461
7	Surprise Foothills Phase 2	Pulte Homes (2 Builders - 2 Series each)	601	Mix	In Escrow - Land COE 10/25	0	0	0	0	96	192	192	121				601
8	Surprise Foothills Phase 3	Landsea Homes	468	Mix	In Escrow - Land COE 12/25	0	0	0	0	24	96	96	96	96	60		468
Annual Absorbtion						5322	309	377	527	1032	1271	1203	1018	679	604	287	12629
Cummulative Total						5322	5631	6008	6535	7567	8838	10041	11059	11738	12342	12629	
Population Estimate (2.5 persons/ household)						13305	14077.5	15020	16337.5	18917.5	22095	25102.5	27647.5	29345	30855	31572.5	31572.5



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