



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

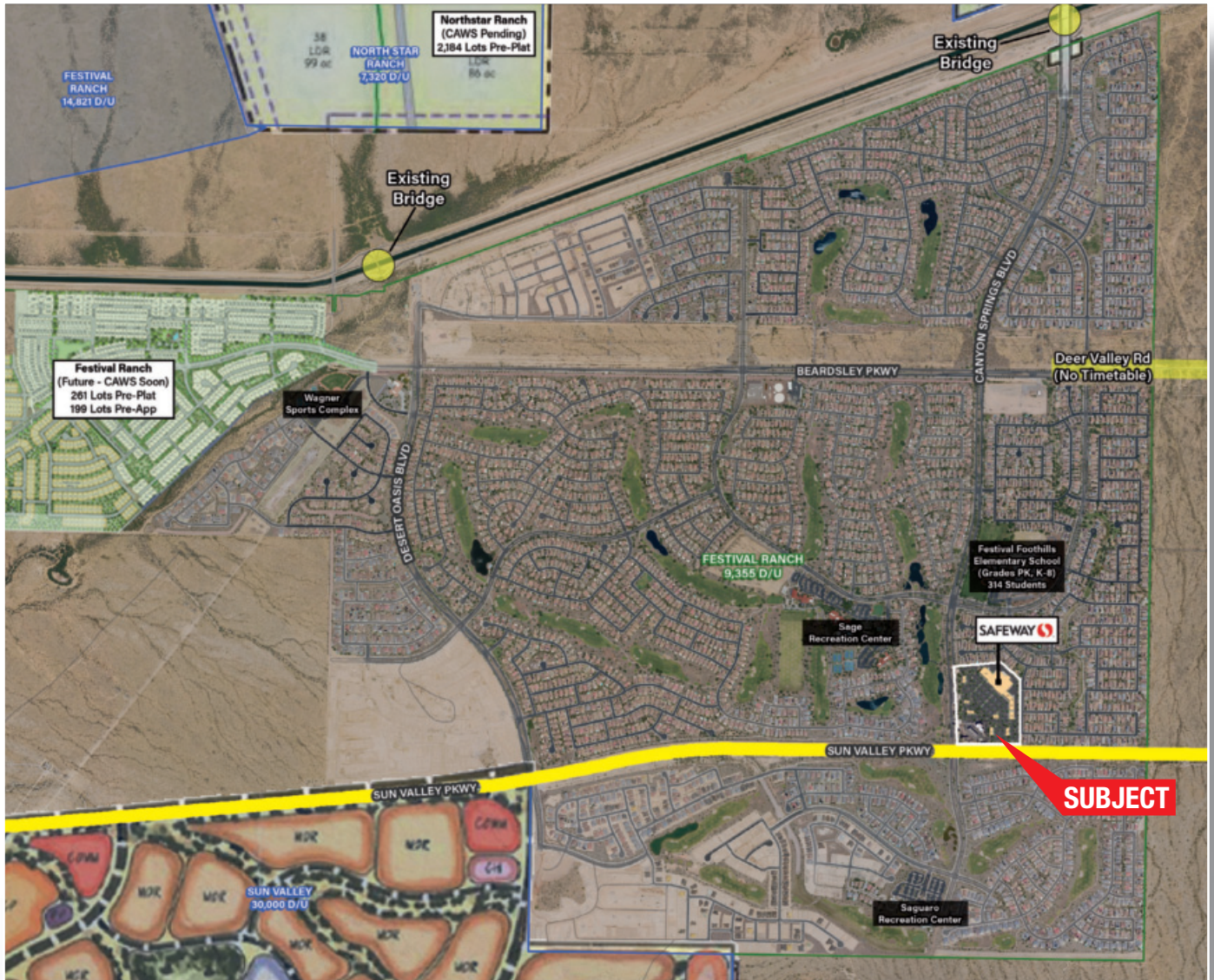
The Pederson Group is proud to present its latest retail offering, **FESTIVAL RANCH MARKETPLACE**, in the flourishing West Valley community of Festival Ranch by Del Webb. This upscale, 114,000-square-foot shopping center will feature an ideal blend of retail and service tenants much needed in this rapidly 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





*Festival Marketplace*

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ARIZONA STATE  
TRUST LAND

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

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

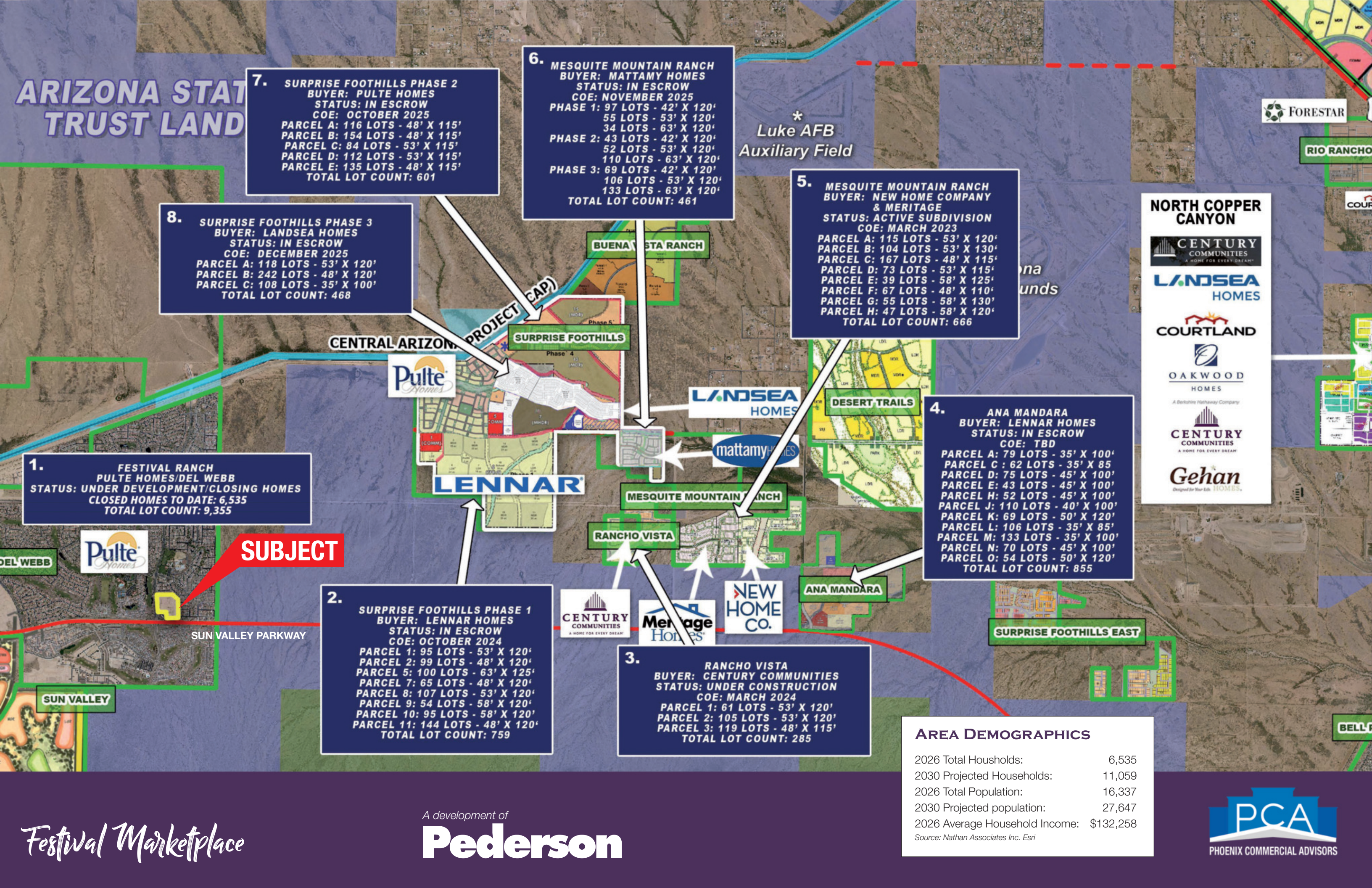
5. MESQUITE MOUNTAIN RANCH  
BUYER: NEW HOME COMPANY & MERITAGE  
STATUS: ACTIVE SUBDIVISION  
COE: MARCH 2023  
PARCEL A: 115 LOTS - 53' X 120'  
PARCEL B: 104 LOTS - 53' X 130'  
PARCEL C: 167 LOTS - 48' X 115'  
PARCEL D: 73 LOTS - 53' X 115'  
PARCEL E: 39 LOTS - 58' X 125'  
PARCEL F: 67 LOTS -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

AREA DEMOGRAPHICS

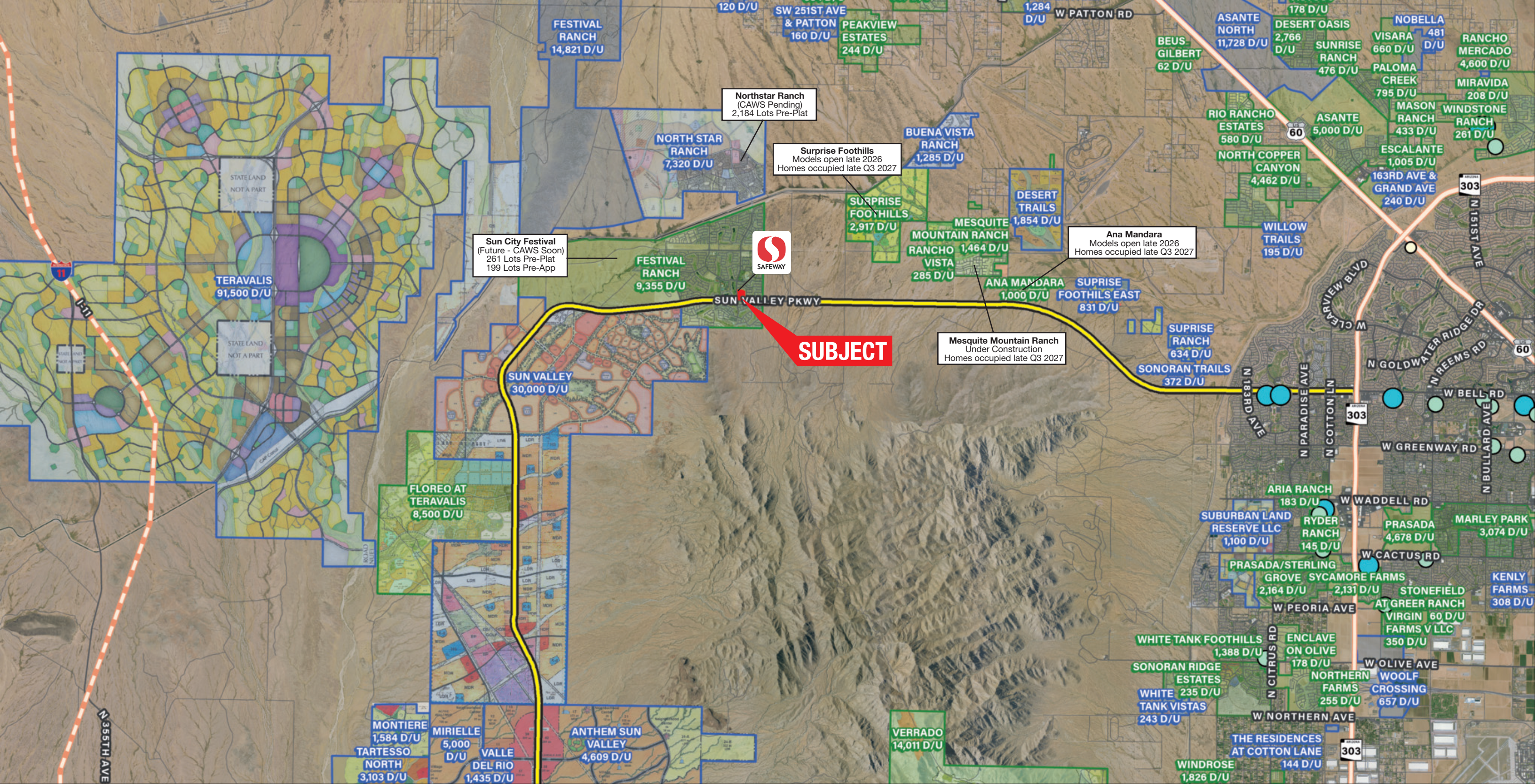
|                                |           |
|--------------------------------|-----------|
| 2026 Total Housholds:          | 6,535     |
| 2030 Projected Households:     | 11,059    |
| 2026 Total Population:         | 16,337    |
| 2030 Projected population:     | 27,647    |
| 2026 Average Household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

Source: Nathan Associates Inc. Esri



Northwest Valley Submarket Housing Update  
Festival Ranch Commercial Corner

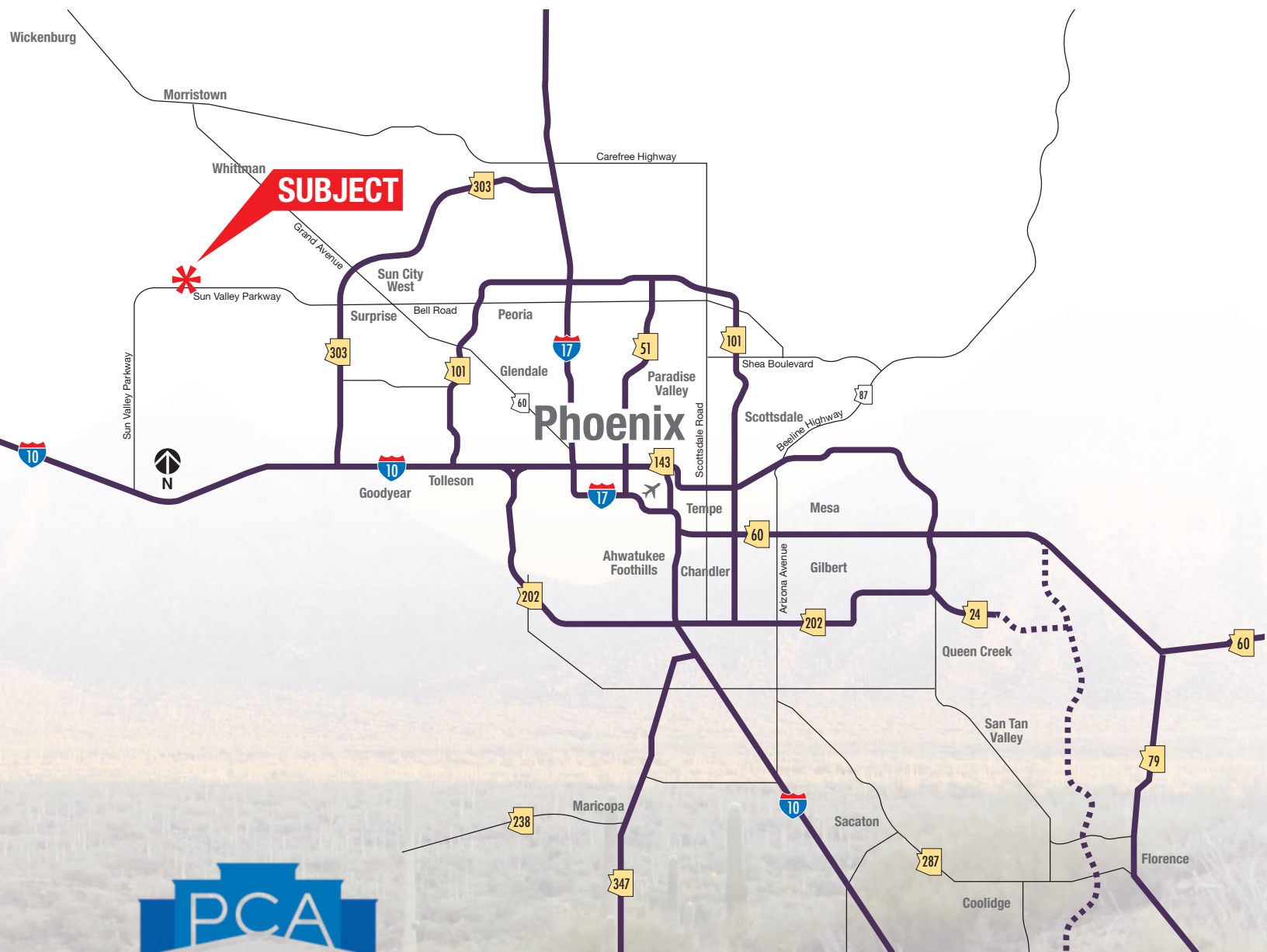
|                                              |                            |                                                |           |          |                                                | Units Closed  |         |       |         |         |       |         |         |       |       |         |          |
|----------------------------------------------|----------------------------|------------------------------------------------|-----------|----------|------------------------------------------------|---------------|---------|-------|---------|---------|-------|---------|---------|-------|-------|---------|----------|
| Map #                                        | Community                  | Builder                                        | # of Lots | Lot Size | Status                                         | Closed        |         |       |         |         |       |         |         |       |       |         |          |
|                                              |                            |                                                |           |          |                                                | Homes to Date | 2024    | 2025  | 2026    | 2027    | 2028  | 2029    | 2030    | 2031  | 2032  | 2033    | Total    |
| 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<br>COE 10/24                  | 0             | 0       | 0     | 144     | 144     | 144   | 144     | 144     | 39    |       |         | 759      |
| 3                                            | Rancho Vista               | Century Communities                            | 285       | Mix      | Under Construction<br>- Sales Start Q3<br>2025 | 0             | 0       | 48    | 96      | 96      | 45    |         |         |       |       |         | 285      |
| 4                                            | Ana Mandara                | Lennar Homes                                   | 855       | Mix      | In Escrow - Land<br>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<br>0 |
| 6                                            | Mesquite Mountain Ranch    | Mattamy Homes                                  | 461       | Mix      | In Escrow - Land<br>COE 11/25                  | 0             | 0       | 0     | 0       | 108     | 144   | 144     | 65      |       |       |         | 461<br>0 |
| 7                                            | Surprise Foothills Phase 2 | Pulte Homes<br>(2 Builders - 2 Series<br>each) | 601       | Mix      | In Escrow - Land<br>COE 10/25                  | 0             | 0       | 0     | 0       | 96      | 192   | 192     | 121     |       |       |         | 601<br>0 |
| 8                                            | Surprise Foothills Phase 3 | Landsea Homes                                  | 468       | Mix      | In Escrow - Land<br>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    |
| Cumulative 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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