



# VISTANCIA COMMERCE PARK

AT FIVE NORTH

# MULTI-BUILDING COMMERCE PARK

4 Brand New Industrial Buildings



**BARCLAY**  
GROUP



SEC Westward Skies Dr. & Desert Cactus Ln. in Vistancia | Peoria, AZ

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

# Vistancia Commerce Park – Where Advanced Technology Meets Strategic Location

Introducing Vistancia's premier four-building industrial development, strategically positioned to serve the Metro Phoenix's semiconductor and advanced manufacturing corridor. Located within close proximity to the future AMKOR \$12 billion facility and just minutes from TSMC's \$265 billion campus, this cutting-edge campus offers unparalleled access to the region's high-tech market.

With convenient Loop 303 access and flexible building configurations, the development is purposefully built for innovation-driven companies, semiconductor suppliers, and advanced manufacturing operations seeking a sophisticated industrial environment. The park offers a variety of sizing options to accommodate diverse operational needs, while the campus's prime positioning places tenants at the epicenter of Arizona's technology revolution.



## BUILDING SPECS:

| Building | Building SF | Building Dimensions | Minimum Divisibility | Column Spacing | Clear Height | Dock Doors: (9' x 10') | Grade Level Doors (12' x 14') | Sprinkler | Power                   | Vehicle Parking |
|----------|-------------|---------------------|----------------------|----------------|--------------|------------------------|-------------------------------|-----------|-------------------------|-----------------|
| A        | 43,640      | 364' x 120'         | ±9,400 SF            | 40' x 52'      | 28'          | 0                      | 6                             | ESFR      | 3,000 amps (expandable) | 90              |
| B        | 54,820      | 364' x 150'         | ±23,000 SF           | 50' x 52'      | 28'          | 8                      | 6                             | ESFR      | 3,000 amps (expandable) | 86              |
| C        | 48,148      | 320' x 150'         | ±16,000 SF           | 52' x 50'      | 28'          | 12                     | 6                             | ESFR      | 3,000 amps (expandable) | 68              |
| D        | 93,876      | 520' x 180'         | ±18,800 SF           | 52' x 60'      | 32'          | 28                     | 4                             | ESFR      | 3,000 amps (expandable) | 92              |



APN  
510-08-951  
Vistancia PAD

APN  
510-08-953  
Vistancia PAD



# FLOOR PLANS

Building A - 43,640 SF



Building dimensions

**364' x 120'**

Minimum divisibility

**±9,400 SF**

Column spacing

**40'x52'**

Clear height

**28'**

Dock doors (9'x10')

**0**

Grade level doors (12'x14')

**6**

Sprinkler

**ESFR**

Power

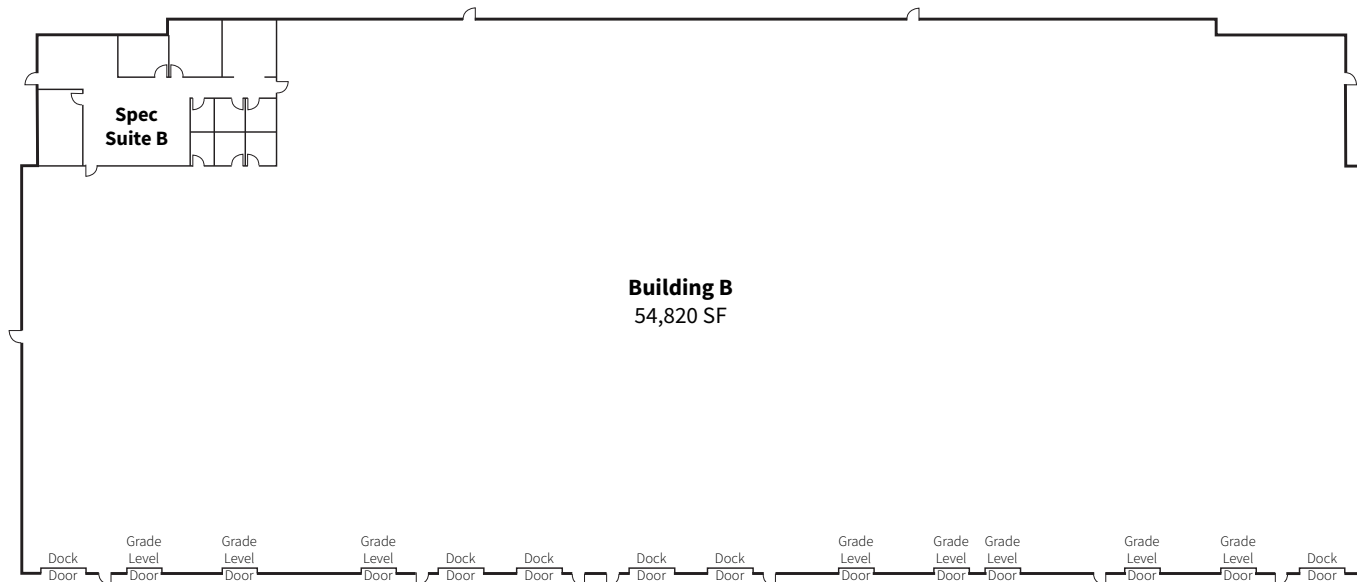
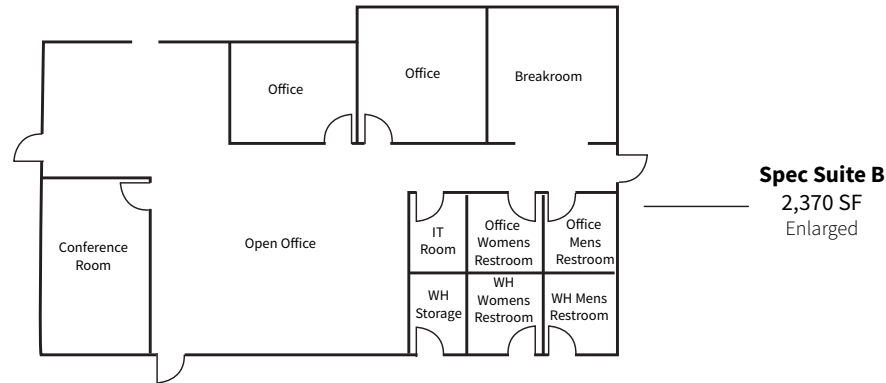
**3,000 amps  
(expandable)**

Vehicle parking

**90**

# FLOOR PLANS

Building B - 54,820 SF



Building dimensions

**364' x 120'**

Minimum divisibility

**±23,000 SF**

Column spacing

**50'x52'**

Clear height

**28'**

Dock doors (9'x10')

**6**

Grade level doors (12'x14')

**8**

Sprinkler

**ESFR**

Power

**3,000 amps  
(expandable)**

Vehicle parking

**86**

# FLOOR PLANS

Building C - 48,148 SF



Building dimensions

**320' x 150'**

Minimum divisibility

**±16,000 SF**

Column spacing

**52'x50'**

Clear height

**28'**

Dock doors (9'x10')

**6**

Grade level doors (12'x14')

**12**

Sprinkler

**ESFR**

Power

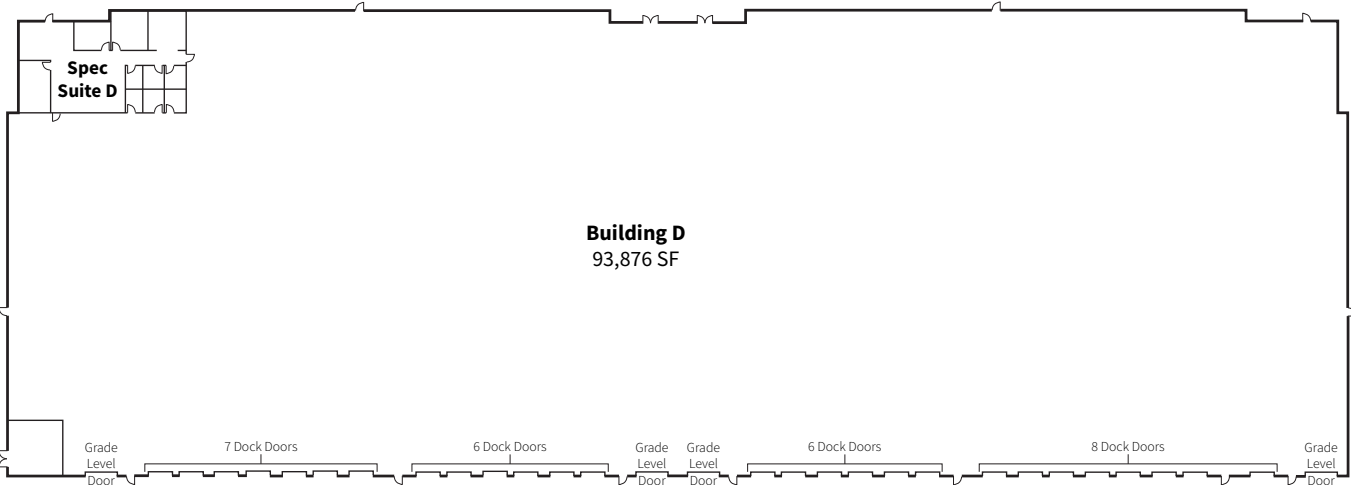
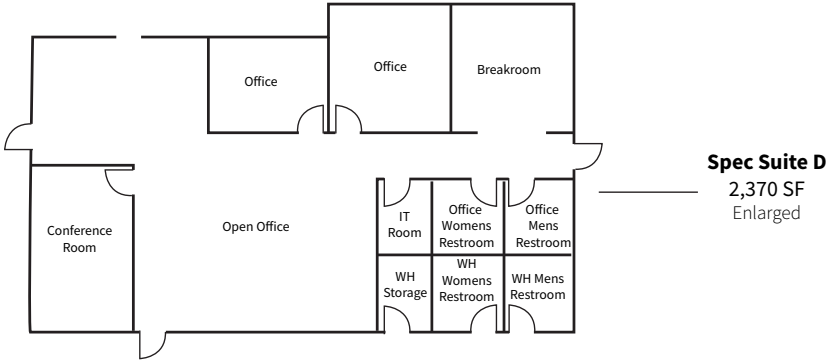
**3,000 amps  
(expandable)**

Vehicle parking

**68**

# FLOOR PLANS

Building D - 93,876 SF



Building dimensions  
**520' x 180'**

Minimum divisibility  
**±18,800 SF**

Column spacing  
**52'x60'**

Clear height  
**32'**

Dock doors (9'x10')  
**4**

Grade level doors (12'x14')  
**28**

Sprinkler  
**ESFR**

Power  
**3,000 amps  
(expandable)**

Vehicle parking  
**92**



IN ESCROW  
720 PLANNED APARTMENTS



LONE MOUNTAIN PKWY

POTENTIAL  
HOSPITAL



LOOP  
303

FUTURE CONNECTION TO  
VISTANCIA BLVD

IN ESCROW  
(SMALL LOT RESIDENTIAL)  
David Weekley  
Homes



AMERICAN LEADERSHIP  
ACADEMY VISTANCIA

FUTURE EMPLOYMENT

RIGELINE RD

EL MIRAGE RD



PEORIA FIRE  
DEPARTMENT  
STATION 196



# INVESTMENT DRIVERS

“The vision for the five north at Vistancia is to create a vibrant and balanced mixed use destination that embraces and supports the city of Peoria’s desire for a thriving employment corridor.”

# VISTANCIA

## 7,100 TOTAL ACRES

5,000 ACRES RESIDENTIAL + 400 ACRES  
COMMERCIAL 1,700 ACRES OPEN SPACE + 1,100  
ACRES MOUNTAIN PRESERVE



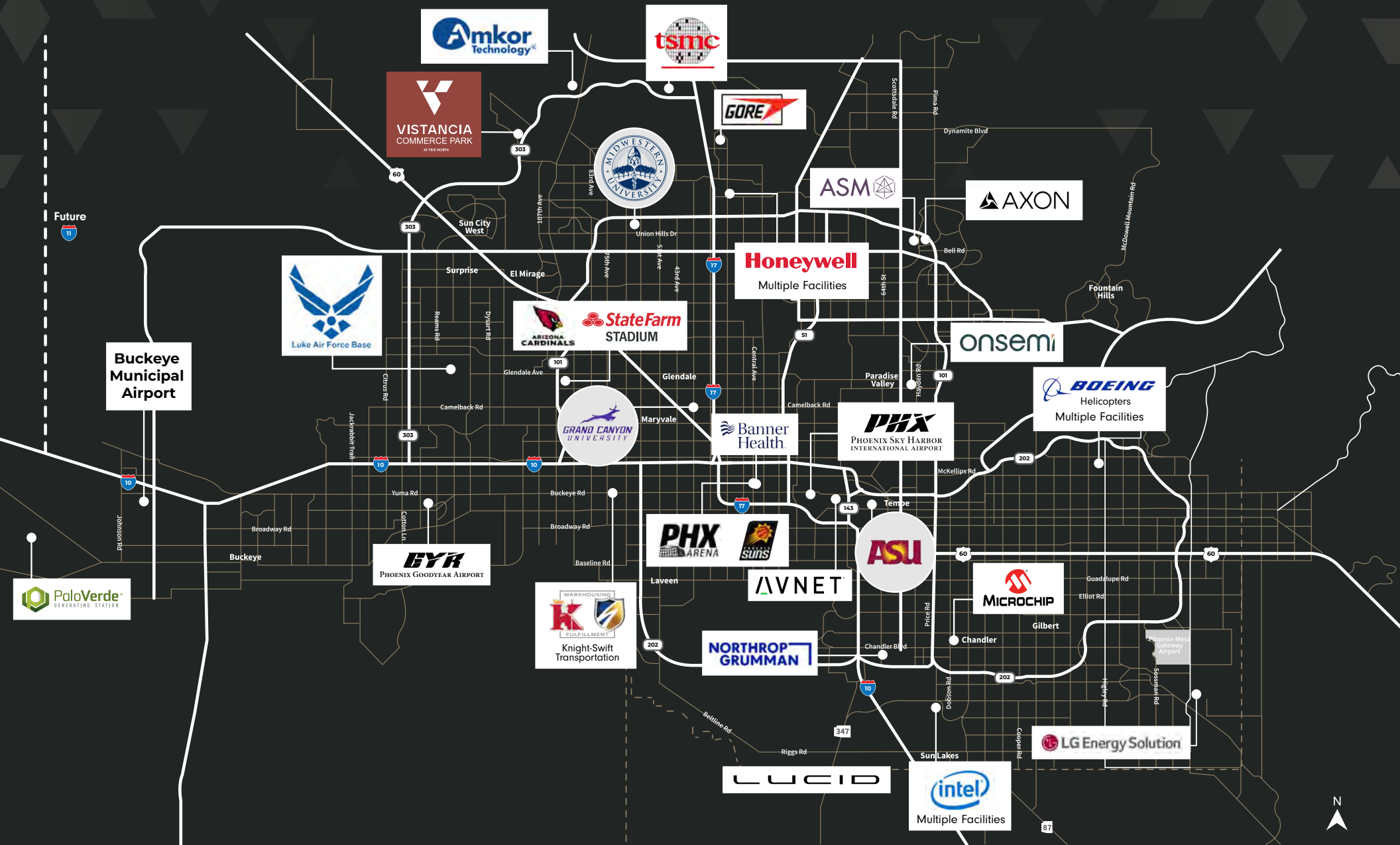
## VISTANCIA COMMERCE PARK

AT FIVE NORTH

- Mixed-use zoned land in the Peoria submarket, the #6 wealthiest zip code in Phoenix
- Peoria ranked the #1 city to live, work and play in Arizona
- Part of the Vistancia master-planned community that will include ±35,000 residents and ±12,000 homes at buildout
- Unparalleled demographic profile including average household income of \$185,376 (3-mile radius) and average home price of \$729,477
- Exceptional lifestyle including the 1,100-acre Peoria Regional Preserve, Lake Pleasant Regional Park, entertainment and retail districts, and acclaimed public schools
- Adjacent to the Loop 303 providing access to over 240,000 jobs in the immediate job corridors
- Vistancia named #1 master-planned community for the past decade by [Ranking Arizona](#)

| Demographics          | 3 miles     | 5 miles     | 7 miles     |
|-----------------------|-------------|-------------|-------------|
| Population            | 25,471      | 59,414      | 138,483     |
| Median Age            | 46.3        | 44.3        | 48.4        |
| Avg. Household Size   | 2.58        | 2.68        | 2.51        |
| Avg. Household Income | \$185,376   | \$178,081   | \$162,000   |
| Avg. Net Worth        | \$3,042,004 | \$2,706,525 | \$2,544,530 |

# MAYOR EMPLOYEES





# VISTANCIA COMMERCE PARK

AT FIVE NORTH



## RILEY GILBERT, SIOR

Vice Chairman

T +1 602 282 6271

M +1 480 628 5590

[riley.gilbert@jll.com](mailto:riley.gilbert@jll.com)

## MARC HERTZBERG, SIOR

Vice Chairman

T +1 602 282 6269

M +1 602 625 2804

[marc.hertzberg@jll.com](mailto:marc.hertzberg@jll.com)

## KELLY ROYLE

Vice President

T +1 602 282 6258

M +1 602 814 1583

[kelly.royle@jll.com](mailto:kelly.royle@jll.com)

## NICOLE MARSHALL

Associate

T +1 602 282 6300

M +1 951 723 0943

[nicole.marshall@jll.com](mailto:nicole.marshall@jll.com)



Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000



**BARCLAY**  
GROUP

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.