



PV

Market Demos

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Area Overview: Paradise Valley



PV (Redevelopment Site)	3 Mile	5 Mile	7 Mile	10 Mile
Estimated Population (2022)	107,113	233,467	465,999	995,201
Projected Population (2027)	108,163	240,277	489,017	1.04 M
Median Age	41.9	41.6	41.6	39.4
Estimated Average Income (2022)	\$109,024	\$114,624	\$120,749	\$106,352
Projected Average Income (2027)	\$125,899	\$130,358	\$135,026	\$119,439
Total Households	44,143	99,412	204,600	426,097
Median Home Value	\$432,354	\$446,891	\$462,772	\$422,077
Total Business	6,629	17,146	36,113	69,001
Total Employees	44,072	140,337	329,813	658,163
Total Annual Consumer Expenditure	\$3.29 B	\$7.7 B	\$16.45 B	\$31.15 B
Total Annual Retail Expenditure	\$1.74 B	\$4.08 B	\$8.74 B	\$16.52 B

Source: ©2022, Sites USA, Chandler, Arizona, 480-491-1112 | Applied Geographic Solutions 6/2022, TIGER Geography - RFULL9

Paradise Valley, AZ:

- Paradise Valley residents' average household income in 2022 of **\$456,012** is projected to increase at a rate of **3.3%** by 2027 bringing the average household income to **\$530,574**.
- Over **88%** of Paradise Valley residents have attended some college or higher and a notable **70.5%** of residents have a college degree or higher.
- The median owner-occupied home value is a remarkable **\$1.61M** with over **76%** of homes being valued at **1M** or higher.

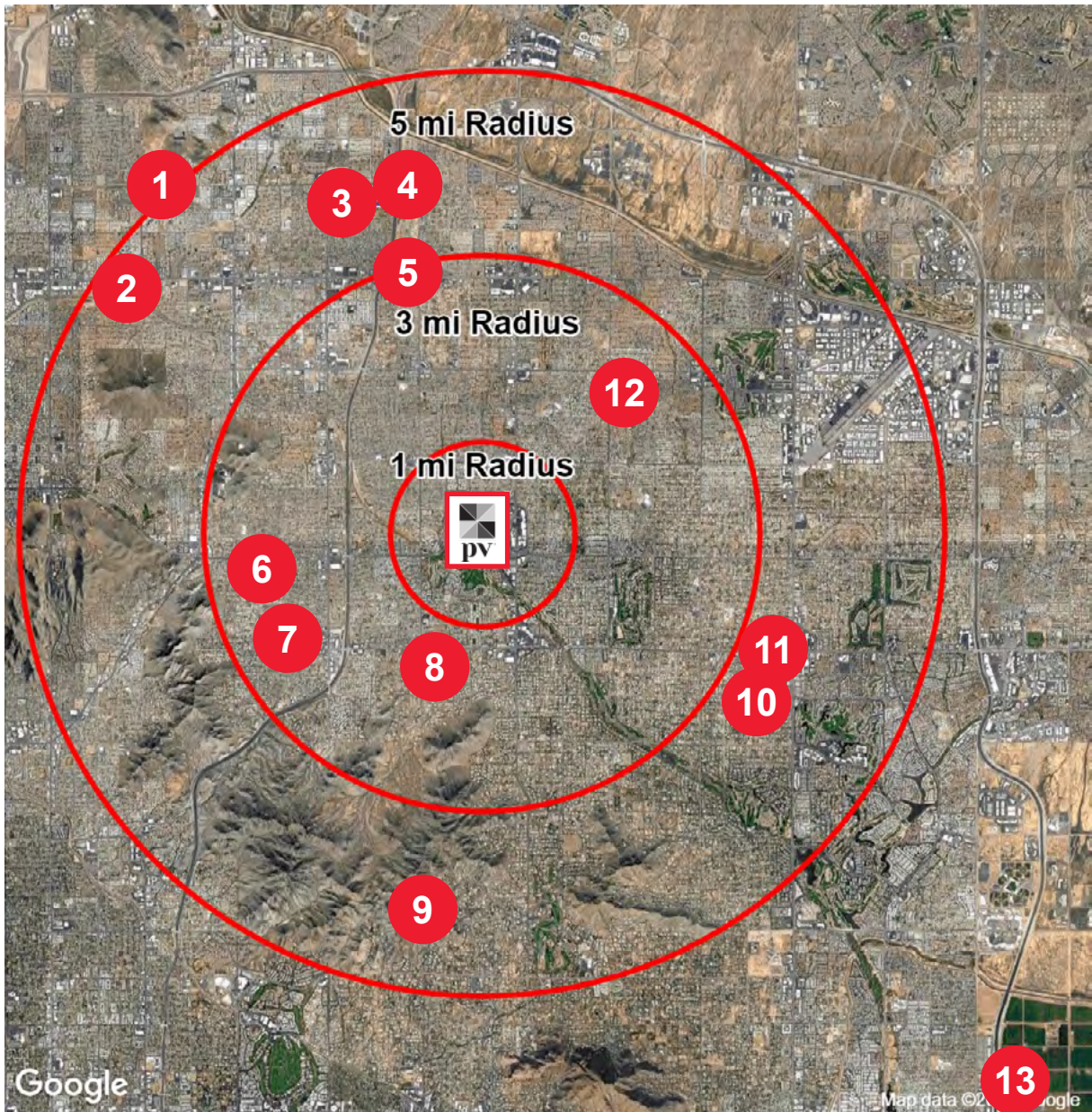


Traffic Counts



Source: ©2022, Sites USA, Chandler, Arizona, 480-491-1112

HS & Colleges Within 5 Miles of PV



- 1

North Canyon High School
Enrollment: 1,856 Students
1700 E Union Hills Dr,
Phoenix, AZ 85024
- 2

Intelli-School - Paradise Valley
Enrollment: 100 Students
1427 E Bell Rd #102,
Phoenix, AZ 85022
- 3

Paradise Valley Community College
Enrollment: 8,115 Students
18401 N 32nd St, Phoenix, AZ 85032
- 4

AAEC: Paradise Valley High School
Enrollment: 324 Students
3775 E Union Hills Dr,
Phoenix, AZ 85050
- 5

Paradise Valley High School
Enrollment: 1,845 Students
3950 E Bell Rd,
Phoenix, AZ 85032
- 6

Paradise Valley Christian Preparatory School
Enrollment: 312 Students
11875 N 24th St, Phoenix, AZ 85028
- 7

Shadow Mountain High School
Enrollment: 1,195 Students
2902 E Shea Blvd,
Phoenix, AZ 85028
- 8

Accelerated Learning Center
Enrollment: 168 Students
4105 E Shea Blvd,
Phoenix, AZ 85028
- 9

Skyline Prep High School
Enrollment: 171 Students
7500 S 40th St,
Phoenix, AZ 85042
- 10

Chaparral High School
Enrollment: 1,998 Students
6935 E Gold Dust Ave,
Scottsdale, AZ 85253
- 11

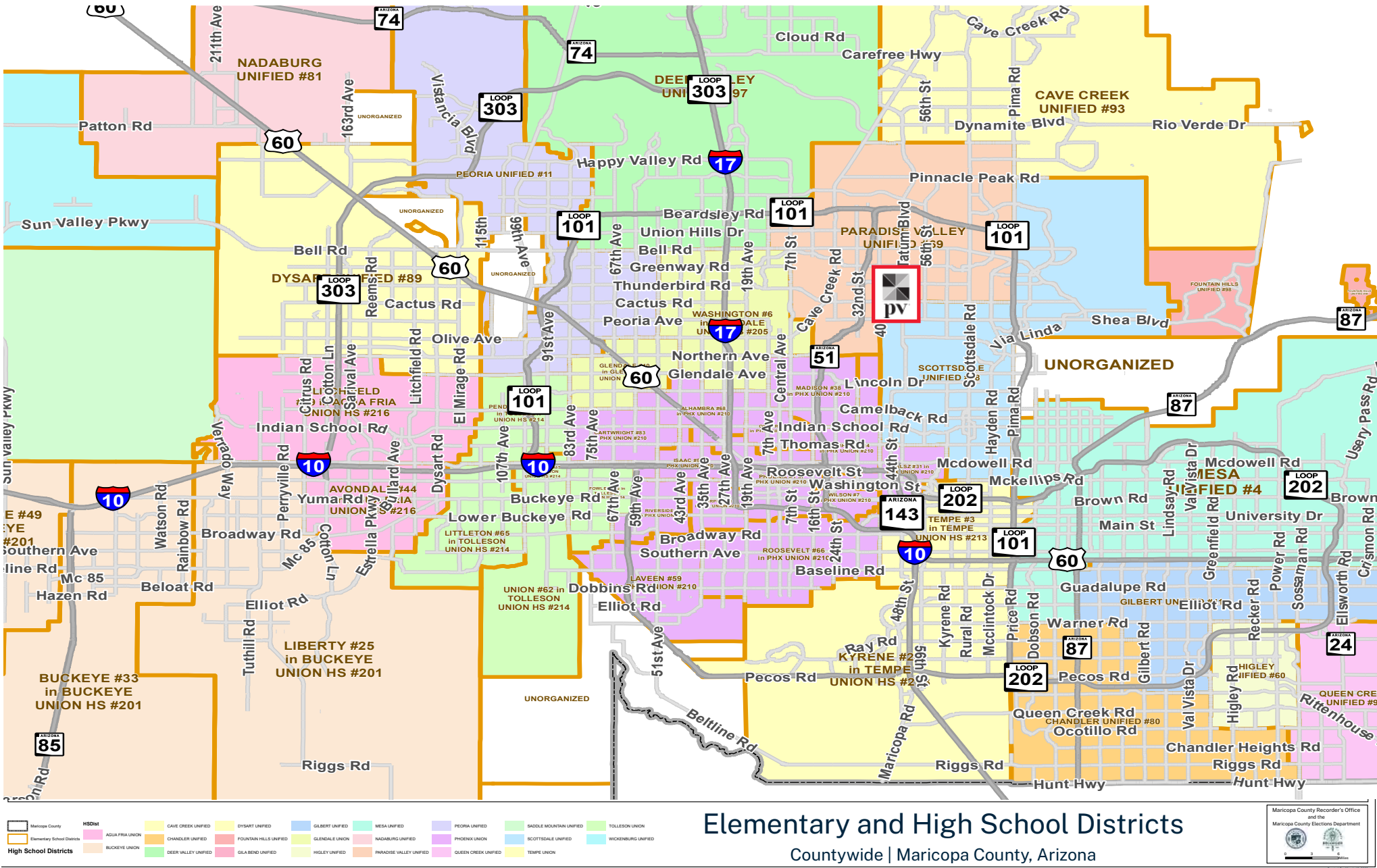
Brightmont Academy
Enrollment: 50 Students
6990 E Shea Blvd Suite 120,
Scottsdale, AZ 85254
- 12

Horizon High School
Enrollment: 2,083 Students
5601 E Greenway Rd,
Scottsdale, AZ 85254
- 13

Scottsdale Community College
Enrollment: 8,744 Students
9000 E Chaparral Rd,
Scottsdale, AZ 85256

Map Source: ©2022, Sites USA, Chandler, Arizona, 480-491-1112
Demo Sources: Niche | U.S. News & World Report

School Districts & High Schools



Map Source: ecorder.maricopa.gov
Demo Sources: Niche | U.S. News & World Report

PV is on the border of Paradise Valley Unified School District and Scottsdale Unified School District.

Paradise Valley Unified School District manages 44 schools with a 29,109 total student population.

- Horizon High School (2,083 students)
- North Canyon High School (1,928 students)
- Paradise Valley High School (1,935 students)
- Pinnacle High School (2,572 students)
- Shadow Mountain High School (1,195 students)

Scottsdale Unified School District manages 30 schools with a 21,496 total student population.

- Arcadia High School (1,418 students)
- Chaparral High School (1,998 students)
- Coronado High School (861 students)
- Desert Mountain High School (1,750 students)
- Saguaro High School (1,183 students)



Pinnacle High School (±12 min. drive to PV)

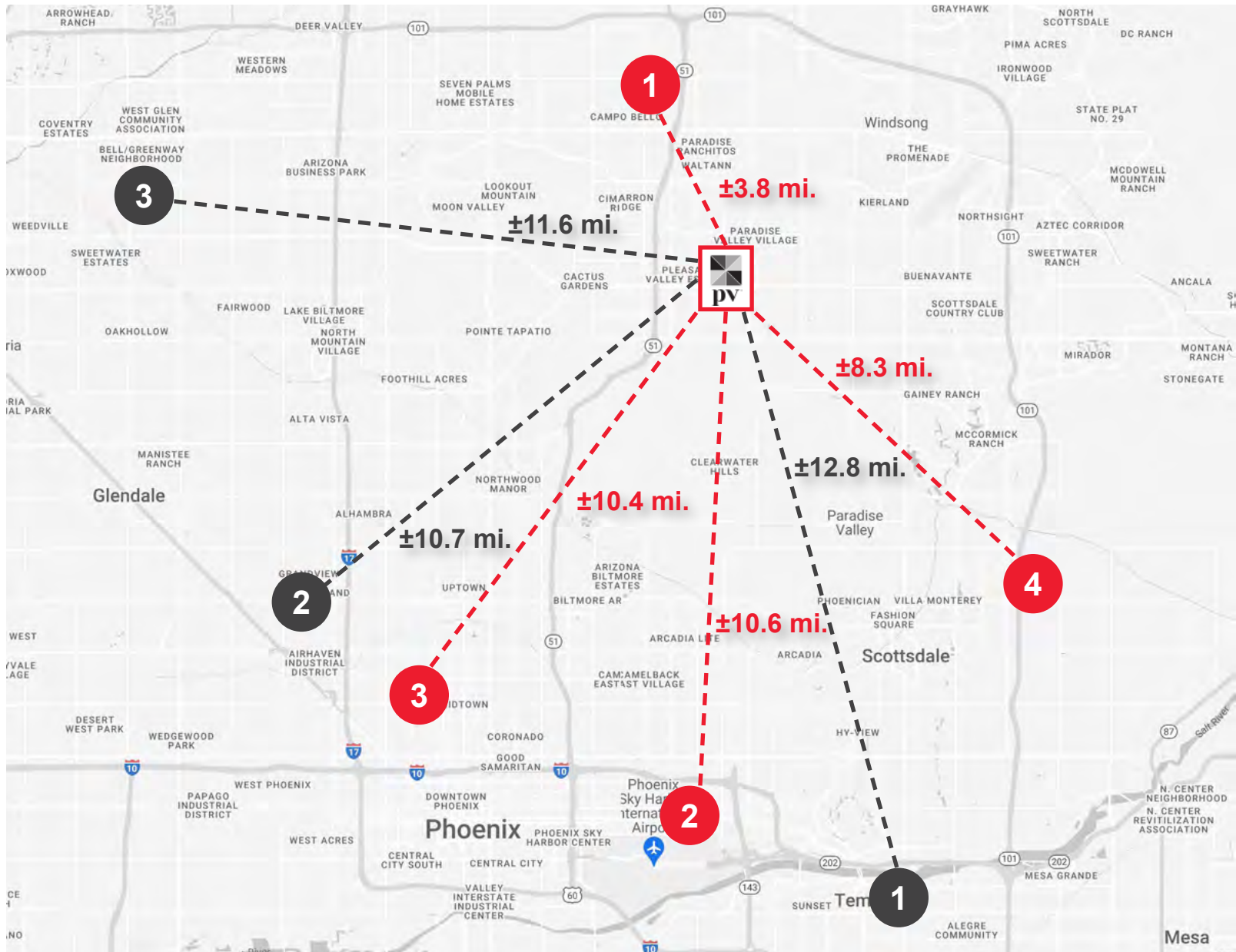
- #1 High School in Paradise Valley Unified District
- #36 High School in Phoenix Metro Area
- #49 High School in Arizona
- U.S. News Overall Score: 83.15/100



Desert Mountain High School (±20 min. drive to PV)

- #1 High School in Scottsdale Unified District
- #17 High School in Phoenix Metro Area
- #26 High School in Arizona
- U.S. News Overall Score: 90.99/100

Top Colleges in Market Area



Map Source: ©2022, Sites USA, Chandler, Arizona, 480-491-1112
Demo Sources: Niche | U.S. News & World Report

TOP COMMUNITY COLLEGES:

- 1 Paradise Valley Community College**
Enrollment: 8,115 Students
#1 Best Community College in Phx (Niche)
18401 N 32nd St,
Phoenix, AZ 85032
- 2 Gateway Community College**
Enrollment: 5,081 Students
#2 Best Community College in Phx (Niche)
108 N 40th St,
Phoenix, AZ 85034
- 3 Phoenix College**
Enrollment: 10,959 Students
#3 Best Community College in Phx (Niche)
1202 W Thomas Rd,
Phoenix, AZ 85013
- 4 Scottsdale Community College**
Enrollment: 8,744 Students
#4 Best Community College in Phx (Niche)
9000 E Chaparral Rd,
Scottsdale, AZ 85256

TOP COLLEGES/UNIVERSITIES:

- 1 Arizona State University**
Enrollment: 142,616 Students
#1 Best College in AZ (Niche)
#1 in U.S. for Innovation (U.S. News)
#1 in the U.S. & #2 in the World for Global Impact in Research, Outreach & Stewardship (Times Higher Ed.)
Tempe, AZ 85281
- 2 Grand Canyon University**
Enrollment: 63,752 Students
#3 Best College in AZ (Niche)
3300 W Camelback Rd,
Phoenix, AZ 85017
- 3 Arizona Christian University**
Enrollment: 1,053 Students
#11 Regional Colleges West (U.S. News)
1 W. Firestorm Way,
Glendale, AZ 85306

PV Redevelopment Overview



The newly reimagined **PV** is a mega mixed-use redevelopment of the former Paradise Valley Mall featuring an expansive central park situated amongst a mecca of dining, entertainment, and retail experiences. Phase 1, delivering in 2024, features Harkins Ciné Grill™, Whole Foods Market, and premier restaurant concepts.

100+ AC

**Mega Mixed-Use
Development**

3+ AC

**Central Park & Community
Gathering Place**

400+

**Luxury Residences by
StreetLights Residential**

For more information, visit PVPhx.com.
Click to view the **PV Brochure**.



Thank You

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