



Accelerating success.



PIONEER PLAZA

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RETAIL/OFFICE FOR LEASE:

1,500 - 7,200 square feet

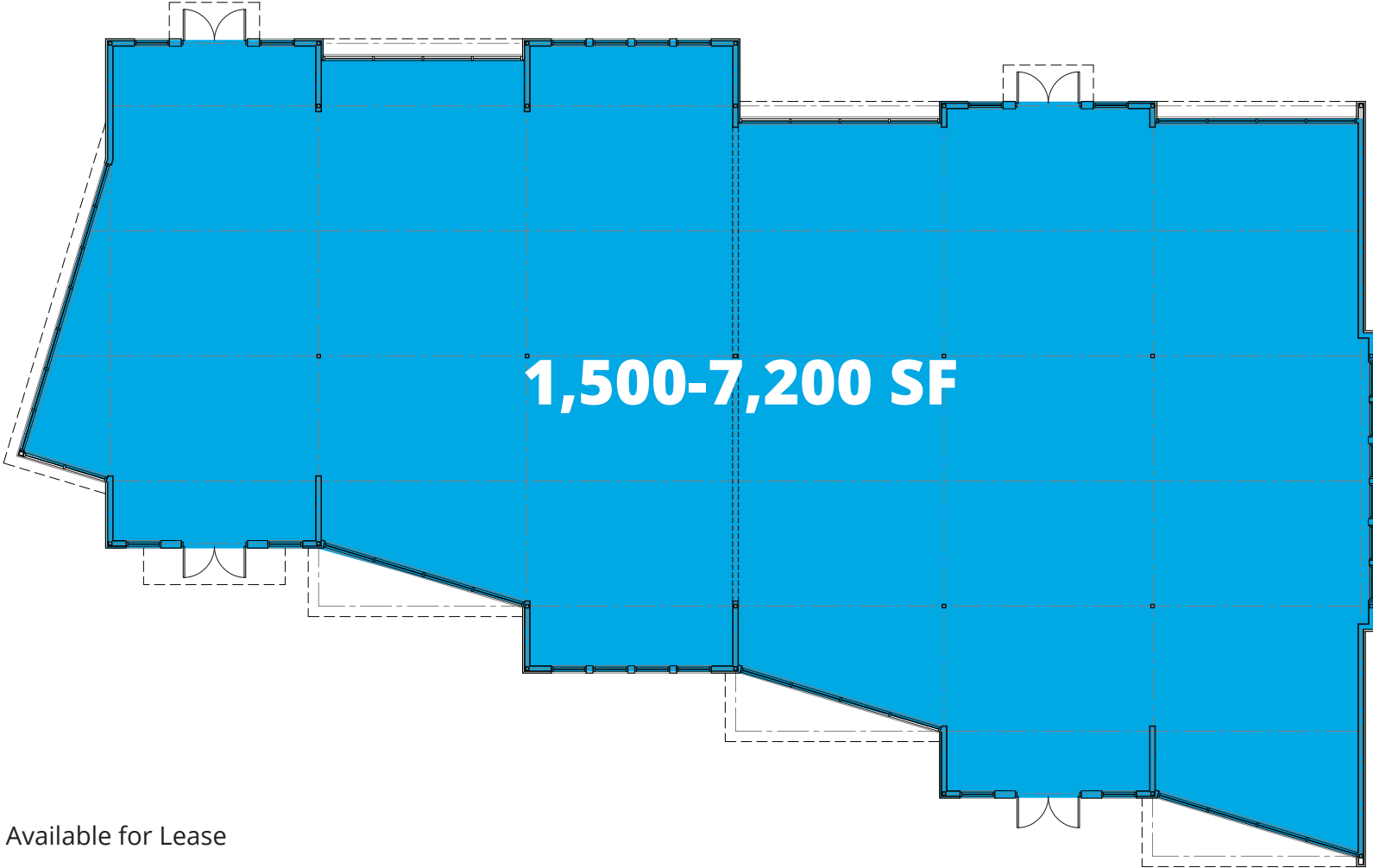
End Cap: \$38.00 Per square foot (NNN)

In-Line: \$34.00 Per square foot (NNN)

PROPERTY DETAILS

- Retail/Office For Lease
- Incredible Visibility and Frontage along Pioneer Crossing
- High traffic counts: 24,687+ AADT

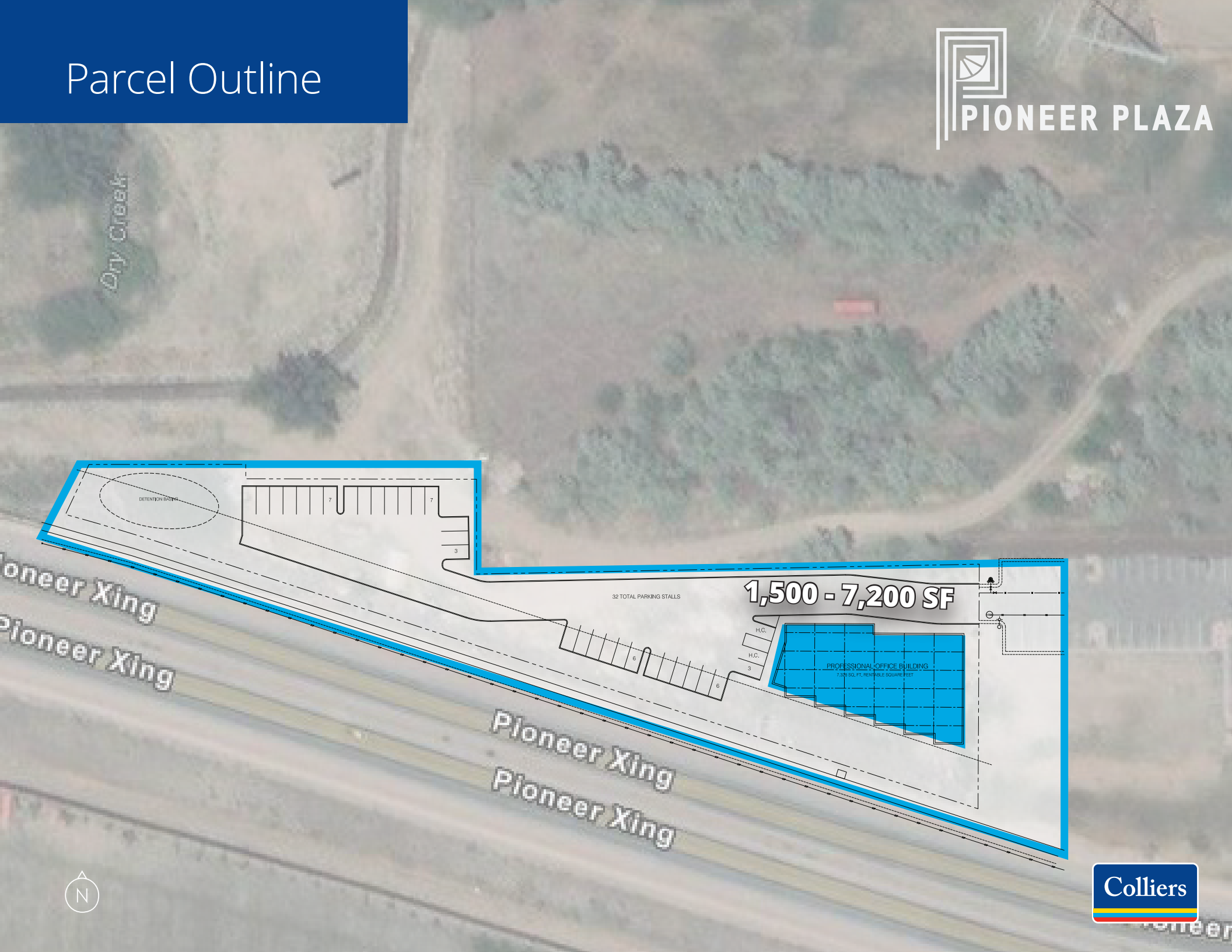
Floor Plan



- Available for Lease
- Under LOI
- Leased



Parcel Outline



Dry Creek

DETENTION BASIN

32 TOTAL PARKING STALLS

1,500 - 7,200 SF

PROFESSIONAL OFFICE BUILDING
7,300 SQ. FT. RENTABLE SQUARE FEET

Pioneer Xing
Pioneer Xing

Pioneer Xing
Pioneer Xing





Demographics	1 Mile	3 Mile	5 Mile
Population			
2022 Estimated	11,890	59,999	163,372
2027 Projected	12,478	68,289	189,538
Households			
2022 Estimated	2,984	16,296	44,137
2027 Projected	3,157	18,580	51,387
Income			
2022 Median HHI	\$96,596	\$101,454	\$103,534
2022 Average HHI	\$110,118	\$119,173	\$124,182
2022 Per Capita	\$27,940	\$32,235	\$33,546

Within Minutes:



FUTURE HOUSING

2022 | 4th QUARTER

PROJECT STATUS

Planned



Under Construction*



Recently Completed



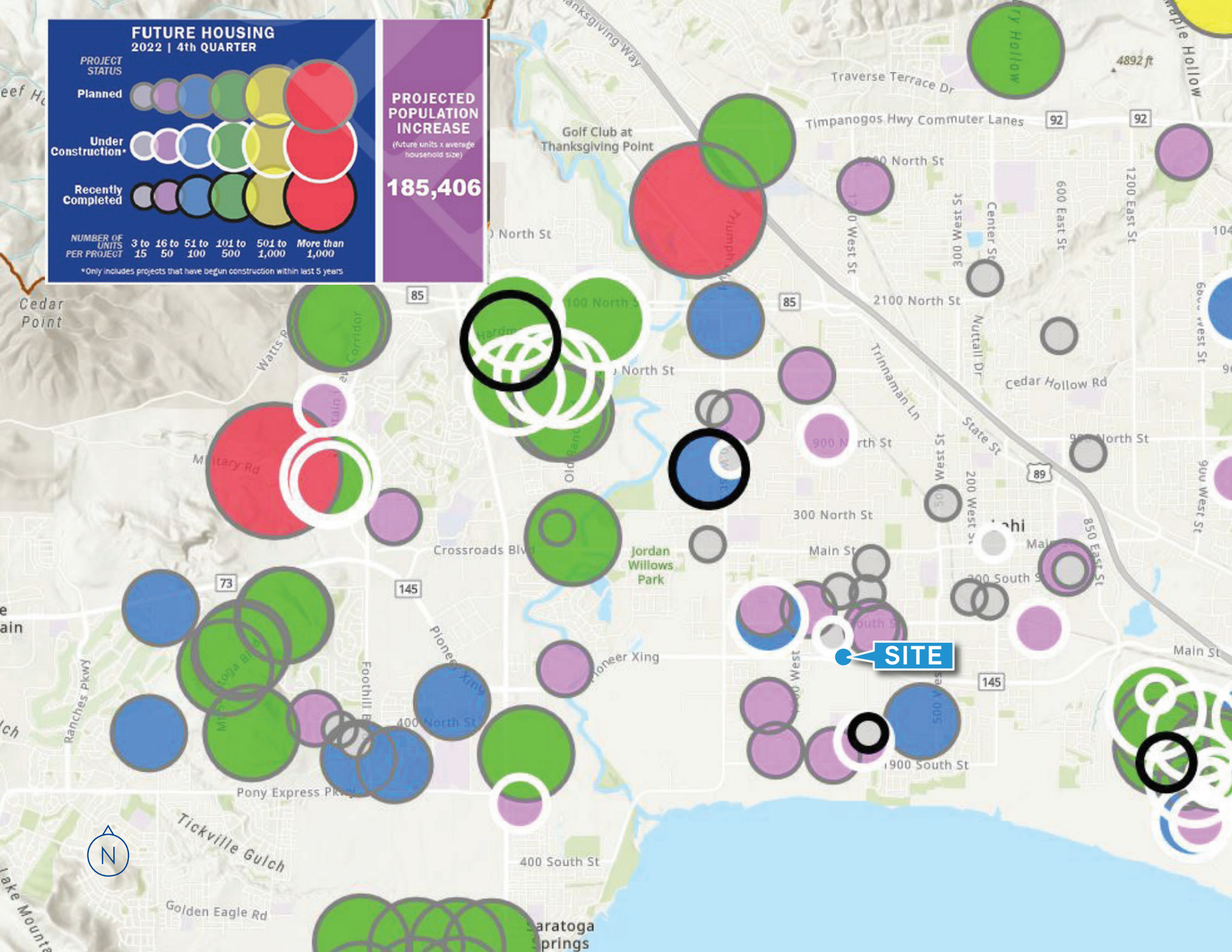
NUMBER OF UNITS PER PROJECT	3 to 15	16 to 50	51 to 100	101 to 500	501 to 1,000	More than 1,000
3 to 15	Small grey circle	Small purple circle	Small blue circle	Small green circle	Small yellow circle	Small red circle
16 to 50	Medium grey circle	Medium purple circle	Medium blue circle	Medium green circle	Medium yellow circle	Medium red circle
51 to 100	Large grey circle	Large purple circle	Large blue circle	Large green circle	Large yellow circle	Large red circle
101 to 500	Very large grey circle	Very large purple circle	Very large blue circle	Very large green circle	Very large yellow circle	Very large red circle
501 to 1,000	Extremely large grey circle	Extremely large purple circle	Extremely large blue circle	Extremely large green circle	Extremely large yellow circle	Extremely large red circle
More than 1,000	Extremely large grey circle	Extremely large purple circle	Extremely large blue circle	Extremely large green circle	Extremely large yellow circle	Extremely large red circle

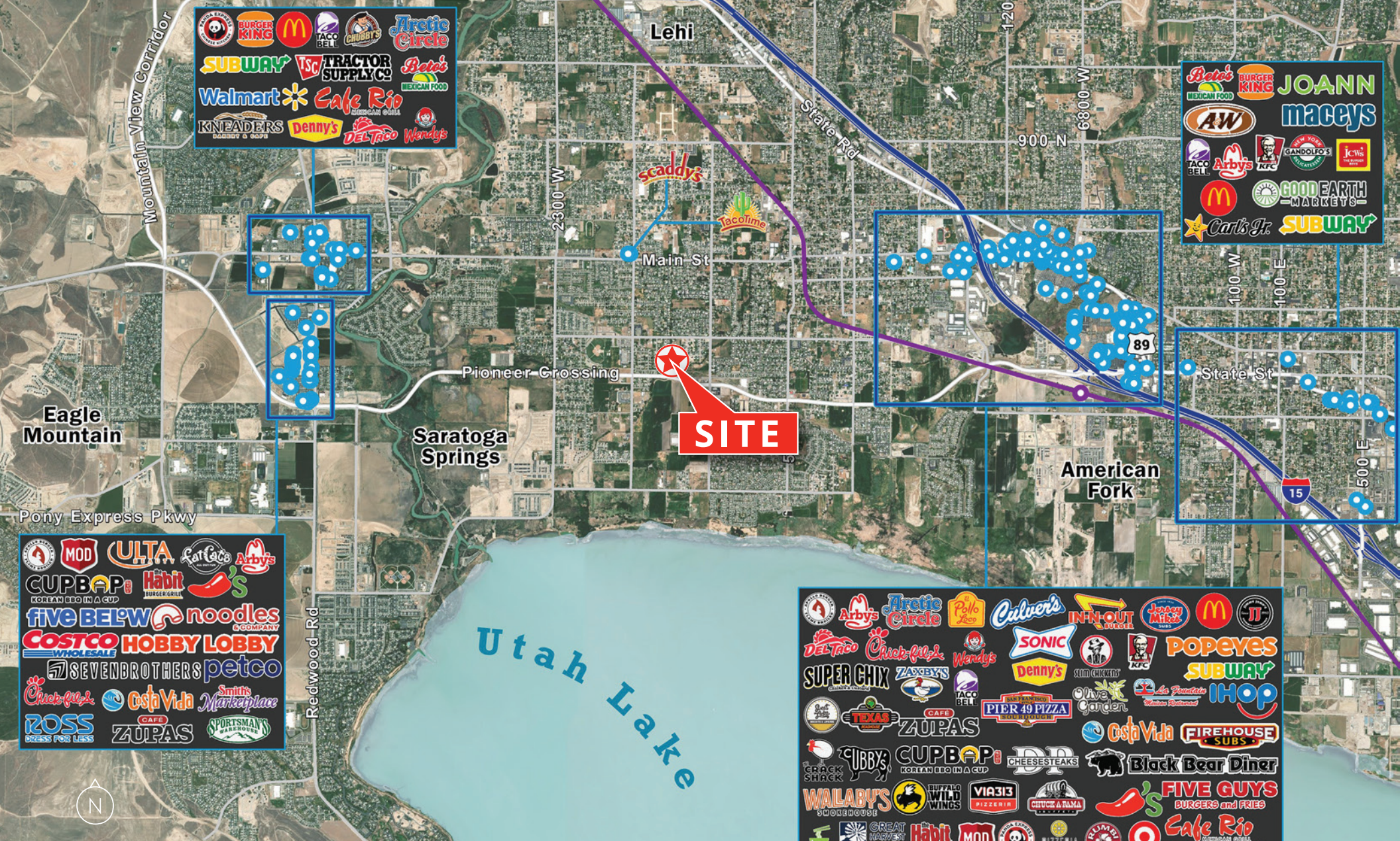
*Only includes projects that have begun construction within last 5 years

PROJECTED POPULATION INCREASE

(future units x average household size)

185,406





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