

UPPER WESTSIDER

Business News of Peoria and North Phoenix

OCTOBER/NOVEMBER 2026

Vol. 7 • No. 10



Carlos Mancilla, No. 40, recently returned from the Pan American Games where he played lacrosse for Colombia. He balances his athletic endeavors with his job as a board-certified Peoria family medicine physician with HonorHealth. (Submitted photo)

Peoria doctor balances professional, athletic life

**READ STORY
ON PAGE B3**

VISIT US AT YOURVALLEY.NET

BUSINESS BRIEFS

Peoria earns economic development award

The city of Peoria has earned another major economic development honor, receiving the Arizona Association for Economic Development's 2026 Golden Prospector Deal of the Year award for the Amkor Technology + Peoria Innovation Core project.

Golden Prospector Awards recognize outstanding economic development efforts across Arizona. The Deal of the Year category honors projects that have made a significant impact through business attraction, expansion or retention.

Peoria's award recognizes the city's work to bring Amkor Technology to the Peoria Innovation Core, a project that is helping position the city as a growing hub for advanced manufacturing and semiconductor technology.

Flower Child, Ace of Wingz approved for liquor licenses

Peoria City Council approved a liquor license for Flower Child, a new restaurant located at The Trailhead 8226 W. Happy Valley Road, as well as Ace of Wingz, a new restaurant located at 13875 N. 83rd Avenue.

The owners applied for a Series 12 Restaurant License, a non-transferable license that allows for the restaurant to sell and serve all types of spirituous liquor solely for consumption on the premises. This type of restaurant license requires that at least 40% of the restaurant's gross revenue comes from the sale of food. Failure to meet the 40% food requirement may result in revocation of the license.

Opening date set for Original ChopShop

Original ChopShop is planning to open a new location at Four Cor-



The city of Peoria received the Arizona Association for Economic Development's 2026 Golden Prospector Deal of the Year award for the Amkor Technology + Peoria Innovation Core project. Pictured are Economic Development Program Coordinator Alejandro Hernandez, Economic Development Project Manager Elyce Gobat and Economic Development Program Coordinator Karen Calivas. (Courtesy city of Peoria)



A rendering of Sunshine Breakfast Bar. (Courtesy Mesquite District)

ners on Wednesday, Nov.4, according to Upper West Side PHX.

From there, staff training and opening prep should get underway.

Original ChopShop got its start in Arizona, opening its first location in Scottsdale in 2013.

The restaurant is known for protein bowls, fresh salads, sandwiches, fresh juices and protein shakes.

Breakfast restaurant submits site plan, design

Sunshine Breakfast Bar has submitted their site plan and design review application to the city for 25720 N. Lake Pleasant Pkwy, the vacant parcel between Wendy's and Firestone near The Home Depot.

The proposed site is expected to include: approximately 4,200 square feet of ground-floor space,



Cardinals running back James Conner and David Cordani, executive chair of The Cigna Group Board of Directors, spoke Oct. 8 at an event at State Farm Stadium. (The Cigna Group)

upstairs space for private parties, an outdoor patio and drive-thru service.

Permit applications and development plans can change at any time during review. This submission is not a guarantee that the project will move forward or be completed as proposed.

Cardinals' Conner, Cigna, Phoenix Children's unite

Arizona Cardinals running back James Conner joined 350 employees of The Cigna Group and local nonprofit organizations at State Farm Stadium Oct. 7 for a volunteer service event supporting children and families across Arizona.

The event combined service, charitable giving and community partnerships to support organizations working to improve the health and well-being of local communities.

Employees assembled doctor's office playsets and playroom furniture for area Ronald McDonald Houses and 1,000 youth outreach packs for distribution through Phoenix Children's Foundation.

The event also featured a community nonprofit fair connecting employees with Phoenix-area organizations and opportunities to continue serving locally.

Mancilla returns from Pan-American Games

By Philip Haldiman
INDEPENDENT NEWSMEDIA

Carlos Mancilla's memories rush back. He remembers the lacrosse goals outside the high school across from his home in upstate New York, where the sport was immensely popular. Growing up, he would grab his stick, walk across the street, and spend time shooting and playing wall ball against the large brick wall at the school.

He said the sport gave him a productive place to focus his energy, and the physical environment made it very easy for lacrosse to become a way for him to exercise, relax, and continually work toward improving a skill.

"Looking back, I think one of the reasons I was so drawn to lacrosse is that it's an excellent way to enter a state of flow — a state of deep concentration in which you become fully absorbed in an activity, your sense of time can fade,

your attention is focused almost entirely on the task at hand, and the experience can feel exhilarating. When you're shooting, passing, or competing, there is a clear goal, immediate feedback, and constant opportunity to make adjustments and improve," he said.

Mancilla, now a board-certified family medicine physician in Peoria with HonorHealth, is balancing his professional life with his athletic life on the international stage as a player on Colombia's national lacrosse team.

He recently returned from Jamaica in August, where he competed in the 2026 Pan-American Men's Lacrosse Championship, finishing seventh.

He said it was an incredible honor and one of the greatest learning experiences he has had in sports.

"That was the highest level of athletic competition I have ever participated in, period. I had never competed

at that level before," he said. "In every game, regardless of the opponent or the score, I felt we went out and played with a lot of heart. We gave a valiant effort against some of the best teams in the world, and we held our heads high because of that."

But even more meaningful, he said, the team played for the people of Chocó, in Colombia, who had recently experienced a 7.4-magnitude earthquake, causing extensive damage across the country, killing at least 335 people and injuring more than 4,600.

It was a particularly meaningful time to represent Colombia because of the tragedy, he said.

"We had that very present in our minds while we were competing," he said. "We knew there could be people back in Colombia following the team during a very difficult time, and we wanted to give everything we had on



Carlos Mancilla divides his time as a doctor in Peoria and as an attackman for the Colombian national lacrosse team. He recently returned from Jamaica in August where he competed in the 2026 Pan-American Men's Lacrosse Championship. (Submitted photo)

the field.

Read more online at YourValley.net/peoria-independent.

COOLZONE
AIR CONDITIONING • HEATING

THE DEGREE OF SERVICE
YOU DESERVE

FREE Estimates Valleywide

📞 623-322-0933
🌐 coolzoneair.com

FREE INSTALLATION
Clear Sky Air Purifier
Limited time offer. Certain restrictions apply. Call for details.

\$49 35-POINT TUNE-UP
Limited time offer. Certain restrictions apply. Call for details.

0% FINANCING
60 MONTHS
With approved credit. Up to \$2,100 in rebates. Limited time offer. Restrictions apply. Call for details.

5% OFF ANY SERVICE
Limited time offer. Certain restrictions apply. Cannot be combined with other discounts.

Now Open in Surprise!
16340 W. Santa Fe Dr.
Surprise, AZ 85387

HAUNTED WASH
OCTOBER 23-24
6-10PM

MR. SHINE

MR. SHINE VOTED BEST CAR WASH!

Outside & Inside
cleaning in
12 minutes
or less!

\$15 Off
Ultimate Shine + Express
Interior Cleaning Wash Package
Reg. \$35

Download the Mr. Shine App in the App Store or Google Play for a **FREE** Ultimate Shine Wash and exclusive offerings!

Locally family owned and operated
25500 N. Lake Pleasant Pkwy, Peoria
623-755-2215 | MrShineAZ.com
Follow Us! @MrShineAZ

Sponsored Content

REAL ESTATE

Did Home Prices Really Drop 19% in Peoria? Here's What the Numbers Tell Us.

If you've been following my monthly real estate updates, you know that what happens across the Phoenix area doesn't always reflect what's happening right here in 85383. This past month was a perfect example, and the numbers were pretty surprising.

Looking at the entire Arizona Regional Multiple Listing Service (ARMLS), the average sold price increased 4.91% over the previous 30 days. That's a fairly substantial increase, especially considering the challenges our real estate market has faced over the past year.

But here in 85383, we saw something completely different.

Our average sold price dropped 18.9% in just 30 days!

Now, before anyone starts thinking their home just lost nearly 19% of its value, there's a lot more to this story. And once you dig into the numbers, what initially looks like a dramatic decline starts to make a lot more sense.

What Really Happened?

During the 30-day period from August 12 through September 11, there were 106 homes sold in 85383. The average sold price was \$841,695.

During the following period, September 12 through October 11, we had 98 sales, with an average sold price of \$682,589.

That's a difference of more than \$159,000 in the average sales price in just one month.

When I first looked at those numbers, I really wanted to understand what was happening. Were buyers suddenly paying significantly less for homes? Were sellers making larger price reductions? Or was there something else affecting the average?

After comparing the individual sales from both periods, one thing became very clear.

The biggest reason for the decline wasn't necessarily falling home values. It was the types of homes that sold.

The Million-Dollar Difference

During the earlier 30-day period, 22 homes sold for \$1 million or more. That's nearly 21% of all the homes sold in 85383.

Four of those homes sold for more than \$2 million, including one at \$3.3 million and another at \$2.7 million.

Now compare that with the most recent 30 days.

Only six homes sold for \$1 million or more, representing just 6% of total sales. And not a single home sold above \$2 million.

Think about the impact that has on the average.

When you have several homes selling between \$2 million and \$3.3 million one month, followed by a month without any sales in that price range, the average sales price is going to drop considerably, even if the values of individual homes haven't changed much.

Here's where the numbers get particularly interesting.

If we take all the homes that sold for \$1 million or more out of both periods and compare only the sales below \$1 million, the average sold price declined from \$657,812 to \$632,690.

That's a decrease of just 3.8%, compared with the nearly 19% decline in the overall average.

Still a decline, but certainly not nearly as dramatic.

Are Home Prices Actually Declining?

This is where I think we need to be careful about how we interpret the numbers.

There are some indications that prices remain under pressure, and I don't want to overlook that.

For example, the average sold price per square foot in 85383 declined from \$290.60 to \$272.97, a decrease of approximately 6.1%.

But again, those higher-priced luxury properties can significantly influence that number.

When we look only at homes selling below \$1 million, the average price per square foot declined by approximately 2.3%.

That's a much smaller change and, in my opinion, a more useful number when trying to understand what's happening with many

of the homes in our area.

We also need to consider the size of the homes being sold.

During the earlier period, the average home sold was approximately 2,826 square feet. In the most recent period, that dropped to 2,522 square feet.

That's a difference of more than 300 square feet!

Smaller homes generally sell for less than larger homes, so naturally, when more smaller homes are selling, the average sales price will be lower.

None of these statistics, by themselves, tell us exactly how much an individual home has gained or lost in value. To determine that, we need to compare similar homes in similar neighborhoods, taking into consideration condition, upgrades, lot location, and other features.

What Does This Mean for Homeowners?

One thing I've learned over my 25 years in real estate is that market statistics don't always tell the whole story.

You can have two homes with the same floor plan in the same neighborhood and still see a meaningful difference in their selling prices. One might have a premium lot, an updated kitchen, or a beautiful backyard, while the other may need considerable updating.

Those differences matter, especially in today's market.

We're also dealing with buyers who have plenty of choices and are paying close attention to what they're getting for their money. Homes that are priced appropriately and show well can still attract buyers, while sellers who price their homes based on what a neighbor received a year or two ago may have a much harder time.

I continue to believe we're in a market where realistic expectations are extremely important. Buyers are negotiating, affordability remains a challenge, and sellers need to pay attention to their competition.

Looking Ahead

As we move toward the end of the year, there's something interesting happening

that could make next month's numbers look very different.

Currently, there are 12 homes under contract in 85383 with asking prices above \$1 million, and five of those are listed for more than \$2 million.

If a good portion of those homes close over the next 30 days, I wouldn't be surprised to see our average sold price jump back up again next month.

And that's really the point I've been trying to make. Just as fewer luxury home sales pulled our average down this month, more luxury sales could push it right back up next month, even without a significant change in actual home values.

Of course, homes under contract haven't closed yet, and their final selling prices may differ from their asking prices. But it's certainly something I'll be watching.

The takeaway from this month's numbers is pretty simple. Yes, our average sold price dropped nearly 19%, but that doesn't mean your home's value dropped 19%. Much of that decline came from a significant change in the price ranges and sizes of the homes that sold.

And that's why understanding your local market is so important.

If you're considering selling, or you're simply curious about what your home might be worth in today's market, give me a call. I'd be happy to look at what's selling in your particular neighborhood and give you a realistic picture of where your home stands.

Because knowing the numbers is important, but understanding what they mean for your home is what really matters.



Frank May grew up in the Valley, graduating from Northwest Christian School and Northern Arizona University. He is a real estate agent and has been helping both buyers and sellers for over 25 years. Dave Ramsey, RamseyTrusted/Endorsed Local Provider 2003-2026.

CALL FRANK... We're Glad We Did!



LISTED



UNDER CONTRACT



UNDER CONTRACT

C ★★★★★

"We were impressed from the start with your organization, professionalism, sense of humor, and promptness. I cannot think of one improvement. Thanks for all of your hard work. It was a pleasure. If we ever get the chance to refer a client your way we will not hesitate."

M ★★★★★

"You are awesome, amazing to work with. You have gone above & beyond in our eyes to make our dream home happen. We will never forget all the little things you've done as well as the huge ones like shovelling dirt. LOL. Seriously we will always be grateful for what you have done."



📞 623-203-1800
✉️ Frank@MayTeam.com



**WOUNDED WARRIOR
PROJECT®**

The Frank May Team makes a donation on every home we close to The Wounded Warrior Project. You can donate too: woundedwarriorproject.org.



FRANK MAY
REALTOR®

TO-DO LIST

"Pippin"

About: Now through Sunday, Nov. 8 at Arizona Broadway Theatre, 7701 W. Paradise Lane, Peoria.

Info: Stephen Schwartz's Tony Award-winning musical follows young prince Pippin as he searches for purpose and an extraordinary life. The production continues through Nov. 8.

Web: azbroadway.org

PUSD Governing Board

About: 6 p.m. Thursday, Oct. 22 at Peoria Unified School District Administration Center, 6330 W. Thunderbird Road, Glendale.

Info: The Peoria Unified Governing Board hosts its regularly scheduled public meeting. Meeting agendas are posted online and at the District Administration Center.

Web: peoriaunified.org/governing-board

Saguaros at Javelinas

About: 1:30 p.m. Thursday, Oct. 22 at Peoria Sports Complex, 16101 N. 83rd Ave., Peoria.

Info: Arizona Fall League Baseball. General admission: \$14 for adults; teens (11-17) and seniors 55+ are \$12; kids 10 and younger are free.

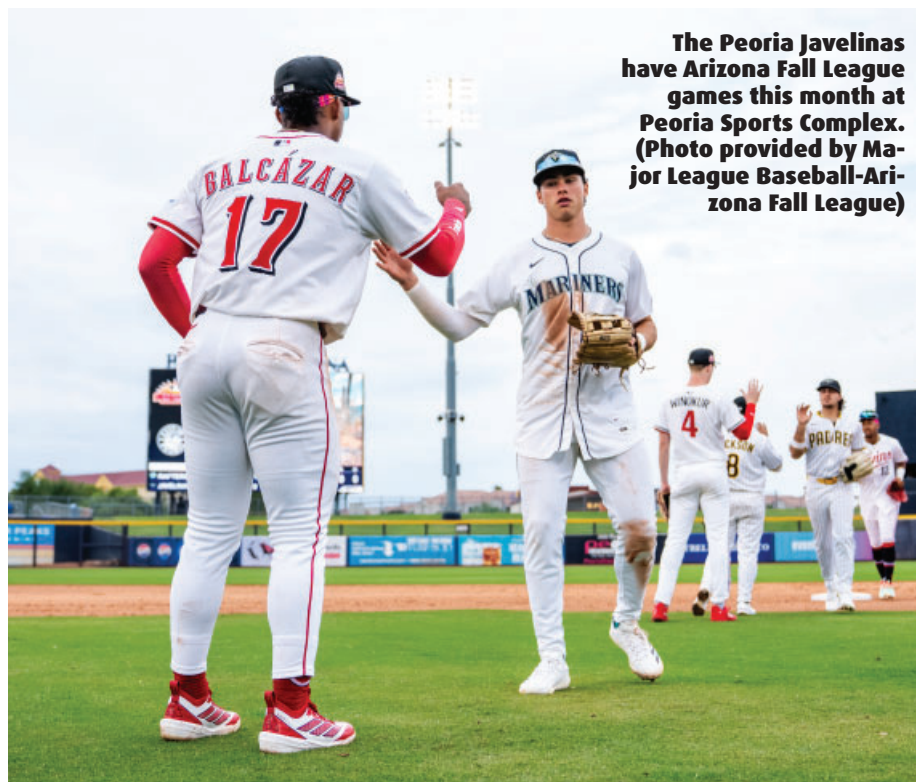
Web: peoriasportscomplex.com

Hamilton at Liberty

About: 7 p.m. Friday, Oct. 23 at Liberty High School, 9621 W. Speckled Gecko Drive, Peoria.

Info: Liberty hosts Hamilton in high school football with a 7 p.m. kickoff.

Web: libertylionsfootball.com



The Peoria Javelinas have Arizona Fall League games this month at Peoria Sports Complex. (Photo provided by Major League Baseball-Arizona Fall League)

'The Addams Family'

About: Friday, Oct. 23-Sunday, Nov. 8 at TheaterWorks, Peoria Center for the Performing Arts, 10580 N. 83rd Drive, Peoria.

Info: TheaterWorks presents "The Addams Family," the musical comedy featuring the famously macabre Addams family. An ASL-interpreted performance is scheduled for 7:30 p.m. Saturday, Nov. 7.

Web: theaterworks.org

Halloween Monster Bash

About: 5-9 p.m. Saturday, Oct. 24 at City Hall Campus & Centennial Plaza, 8401 W. Monroe St., Peoria.

Info: The city of Peoria's annual Halloween Monster Bash is heading

to a brand-new location in 2026. This vibrant new setting creates more room for activities, themed zones, entertainment, and festive fun for all ages.

Web: peoriaaz.gov

Barktober Fest

About: 11 a.m.-3 p.m. Saturday, Oct. 24 at Bubba's 33, Peoria.

Info: Family- and pet-friendly Halloween event featuring local vendors, pet rescues, giveaways, music, raffles and a dog costume contest. Costume categories include best dog costume, best dog-and-human/family duo and funniest dog costume.

Web: eventbrite.com – search "Barktober Fest Peoria"

Desert West Night Market — 'Minions and Monsters'

Movie Night

About: 5-9 p.m. Saturday, Oct. 24 at Peoria Sports Complex, 16101 N. 83rd Ave., Peoria.

Info: Desert West Night Market hosts a Halloween-season "Minions and Monsters" movie night as part of its October market series.

Web: peoriasportscomplex.com

'Elvis Unplugged'

About: 7:30 p.m. Monday, Oct. 26 at Arizona Broadway Theatre, 7701 W. Paradise Lane, Peoria.

Info: An evening celebrating the timeless music of Elvis Presley with stripped-down performances of his greatest hits, unforgettable stories, and the legendary sound that changed music forever.

Web: azbroadway.org

Scorpions at Javelinas

About: 1:30 p.m. Monday, Oct. 26 at Peoria Sports Complex, 16101 N. 83rd Ave., Peoria.

Info: Arizona Fall League Baseball. General admission: \$14 for adults; teens (11-17) and seniors 55+ are \$12; kids 10 and younger are free.

Web: peoriasportscomplex.com

"The Nevermore Revue"

About: Tuesday-Wednesday, Oct. 27-28 and Tuesday-Wednesday, Nov. 3-4 at TheaterWorks, Peoria Center for the Performing Arts, 10580 N. 83rd Drive, Peoria.

Info: TheaterWorks presents the

Happenings

• From page B6

evening-session cast of "The Never-more Revue," part of its Theater Alive youth performance program.

Web: theaterworks.org

Desert Dogs at Javelinas

About: 1:30 p.m. Wednesday, Oct. 28 at Peoria Sports Complex, 16101 N. 83rd Ave., Peoria.

Info: Arizona Fall League Baseball. General admission: \$14 for adults; teens (age 11-17) and seniors 55+ are \$12; kids 10 and under are free.

Web: peoriasportscomplex.com

Cactus at Sunrise Mountain

About: 7 p.m. Friday, Oct. 30 at Sunrise Mountain HS, 21200 N. 83rd Ave., Peoria.

Info: Sunrise Mountain High school football with a 7 p.m. kickoff.

Web: sunrisemountainfootball.com

DJ & Dancing Party Cruise

About: 7 p.m. Saturday, Oct. 31 at Pleasant Harbor Marina, 8708 W. Harbor Blvd., Peoria.

Info: A 105-minute, themed sunset cruise, featuring music and dancing with one a local DJ. The DJ plays a variety of genres, including dance, pop, hip-hop, and classics.

Web: lakepleasantcruises.com

"Piano Men: Generations"

About: 7:30 p.m. Monday, Nov. 2 at Arizona Broadway Theatre, 7701 W. Paradise Lane, Peoria.

Info: Arizona Broadway Theatre's concert series presents "Piano Men: Generations," celebrating the music of Billy Joel and Elton John.

Web: azbroadway.org



The annual Monster Bash returns Oct. 24 but at a new location: City Hall Campus & Centennial Plaza. (Photo provided by city of Peoria)

Richie Darling live

About: 5 p.m. Tuesday, Nov. 3 at Cross Eyed Cricket Peoria, 28615 N. El Mirage Road, Suite 101, Peoria.

Info: Arizona acoustic musician Richie Darling performs live at the North Peoria sports bar.

Web: crosseyedcricketpeoria.com

Liberty at Centennial

About: 7 p.m. Friday, Nov. 6 at Centennial High School, 14388 N. 79th Ave., Peoria.

Info: Centennial hosts Liberty in high school football with a 7 p.m. kickoff. This is the final scheduled regular-season game for both teams.

Web: centennialcoyotesfootball.com

Campbell's Restaurant Farmers Market & Craft Fair

About: 8 a.m.-1 p.m. Saturday, Nov. 7 and Saturday, Nov. 21 at Campbell's Restaurant, 9098 W. Pinnacle Peak Road, Peoria.

Info: North Peoria farmers market and craft fair held the first and third Saturdays of the month from September through May. Vendors offer fresh food and locally made goods. The market is open to the public.

Web: campbellsrestaurantfarmers-market.com



— An exceptional weekend of art, wine and music —

KIERLAND COMMONS
NORTH SCOTTSDALE

15210 N. Kierland Blvd. | Scottsdale, Arizona 85254

VERMILLION
PROMOTIONS

www.vermillionpromotions.com | 623-734-6526

"Discovery"
by Chris Dellorco

SUDOKU

			3					
		1		6			7	
2	6	3	4					
		2	1					
		8	9			4		
	4				3		2	
				8			5	
7					5		9	
	9					1		

Level: Advanced

Here's How It Works:

Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

2	9	1	6	2	8	9	5	7
3	6	8	9	5	8	9	4	6
4	5	7	6	8	2	9	1	3
8	2	6	3	7	5	4	9	1
7	4	1	9	2	6	8	3	5
5	3	8	9	2	6	4	1	7
6	7	2	1	4	8	9	3	5
2	6	3	4	9	7	5	8	1
4	5	1	8	6	2	3	7	9
9	8	7	3	5	1	2	4	6

ANSWER:

Fun By The Numbers

Like puzzles? Then you'll love sudoku. This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test!

Family Owned & Operated

SAME DAY SERVICE

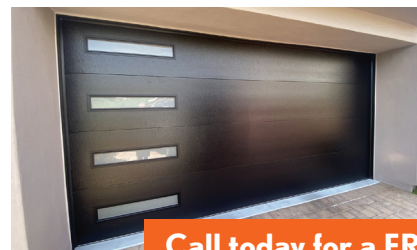


Garage Door & Repair

Bonded & Insured · Lic#300097

602-867-7111

www.apexgaragedoorandrepair.com



Call today for a **FREE** in-home estimate for door replacement



FALL SPECIAL

\$400 OFF

INSULATED GARAGE DOORS

APEX GARAGE DOOR • 602-362-0561

With this coupon. Not valid with other offers or prior purchases. Expires 11-30-26.

\$140 Plus labor

QUIET DOOR SPECIAL

Premium Set of Nylon Rollers w/Ball Bearings

APEX GARAGE DOOR • 602-362-0561

With this coupon. Not valid with other offers or prior purchases. Expires 11-30-26.

SPRING REPAIR

HIGH CYCLE SPRINGS WITH LONGER LIFE

Safety inspection, lube and tune both the door and opener PLUS an assessment of your system.