

Arrowhead Business Park

8765
C3



Sold in "Grey Shell" Condition

For Sale: \$165/RSF

8765 W Kelton Lane, B-5 & C-3
Peoria, AZ 85382

NAI Horizon

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naihorizon.com

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Arrowhead Business Park

Property & Location Highlights

- ±7,748 RSF total available (±2,290 RSF in escrow)
- One full building and one half building (in escrow) are available
- Grey shell condition
- Last remaining buildings
- Minutes to P83
- Right off Loop 101, minutes to I-10 & Loop 303
- Located in the robust Arrowhead submarket
- Over 100 restaurants in the immediate vicinity
- Excellent surrounding demographics



Troy Giammarco

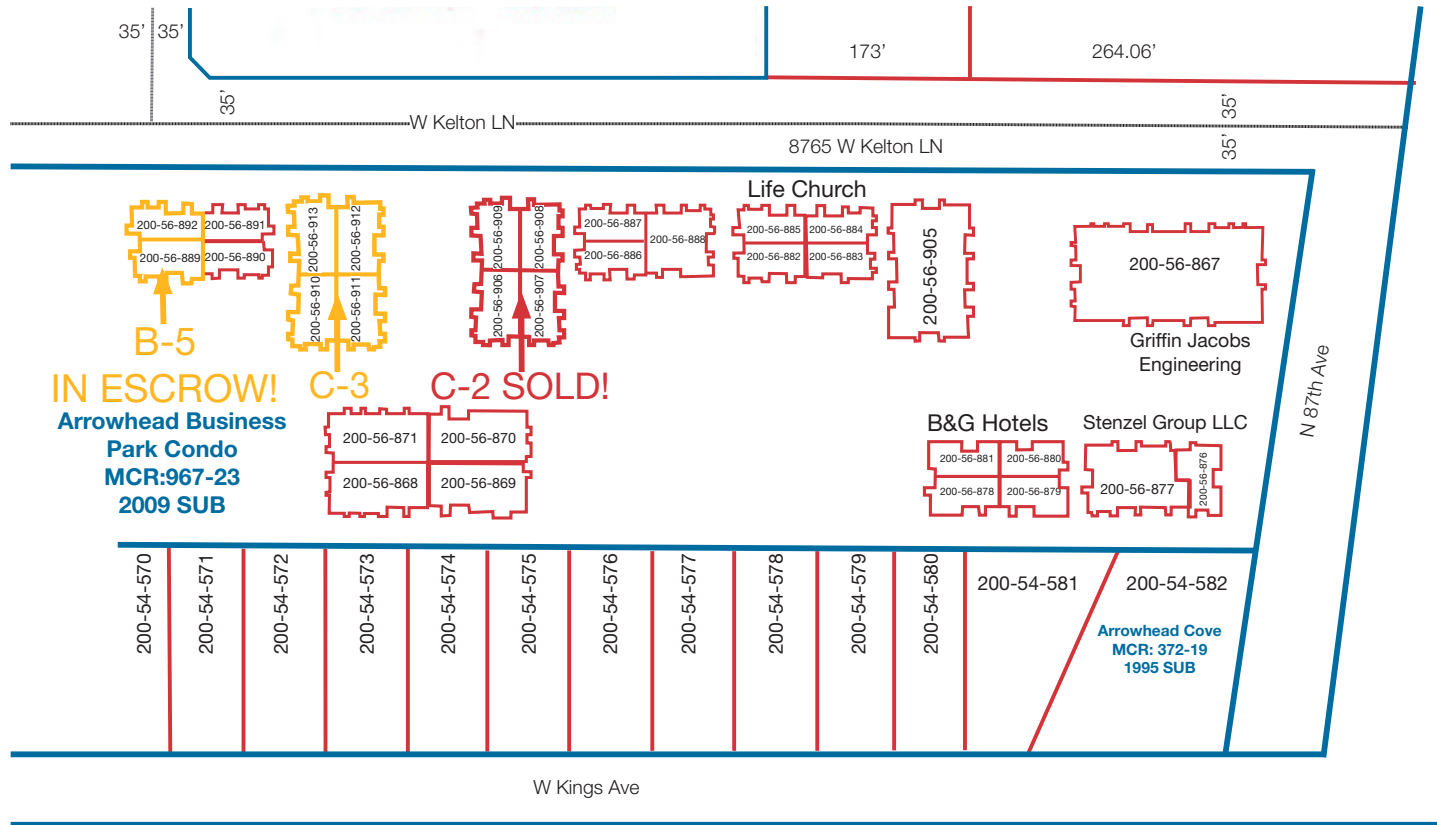
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Available Units



Unit	Rentable Square Feet	Sale Price (RSF)
B-5	2,290 RSF	IN ESCROW!
C-2	5,458 RSF	SOLD!
C-3	5,458 RSF	\$165/RSF

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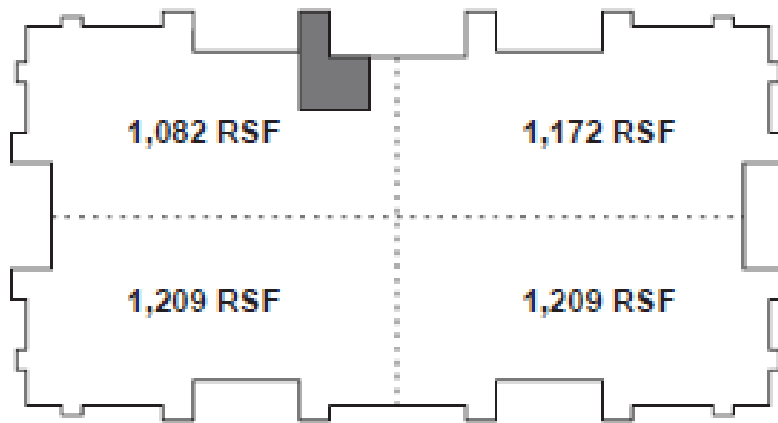
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Building Styles

Building Style 'B'



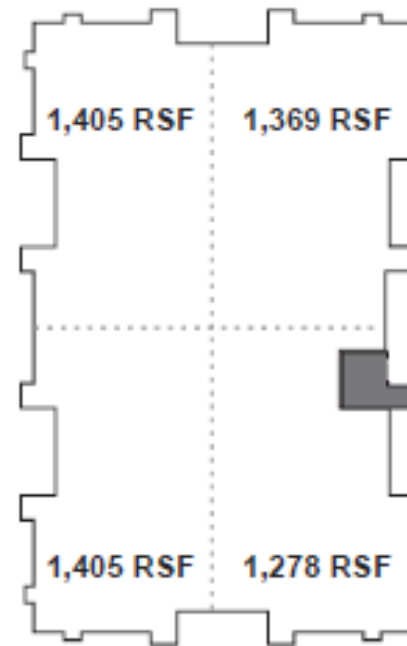
4,672 RSF

Divisible: 1,082 RSF • 1,172 RSF • 1,209 RSF • 1,209 RSF

Number of Style 'B' Buildings in Project: 8 Total

Phase I: 3 building • Phase II: 2 building • Phase III: 3 building

Building Style 'C'



5,457 RSF

Divisible: 1,278 RSF • 1,369 RSF • 1,405 RSF • 1,405 RSF

Number of Style 'C' Buildings in Project: 4 Total

Phase I: 1 building • Phase II: 2 buildings • Phase III: 1 building

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Arrowhead Business Park

Aerial Map



Demographics	1 Mile	3 Miles	5 Miles	Traffic Counts	VPD
Median Age:	41.1	48.9	44.7	W Kelton Ln:	2,225
Average HH Income:	\$71,014	\$69,505	\$67,953	N 87th Ave:	4,674
Population:	11,912	94,753	257,652		

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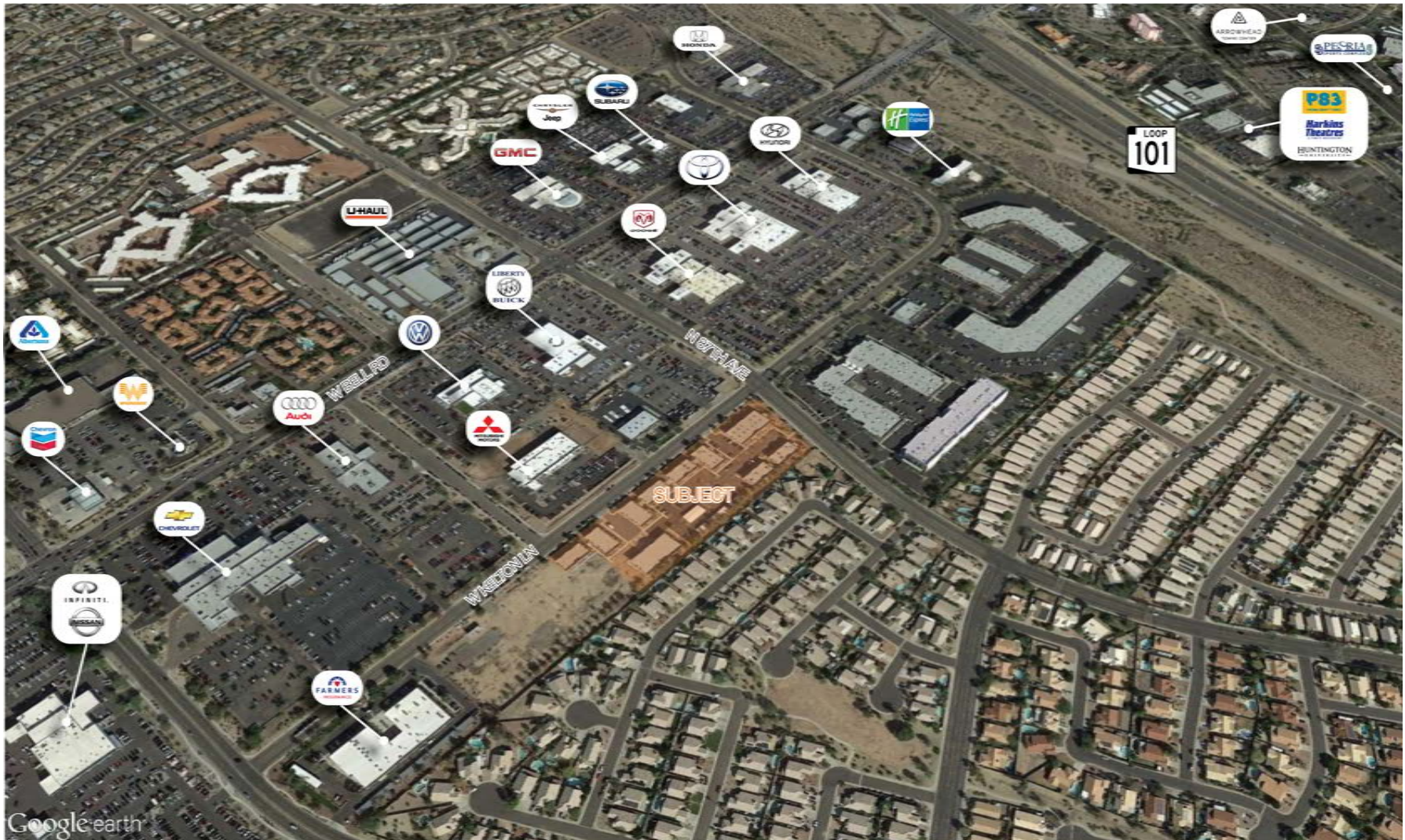
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