

# Arrowhead Business Park

8765  
C-2



Delivered in "Vanilla Shell" Condition

For Lease: \$19.00-22.00/RSF (NNN)

8765 W Kelton Lane, Bldg C-2  
Peoria, AZ 85382

**NAI Horizon**

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## Property & Location Highlights

- New office lease opportunity at Kelton
- Two suites delivered in 2,729 SF Vanilla Shell
- Brand new building in the heart of Peoria
- Minutes away from Loop 101
- Located in thriving retail district
- Fabulous 8.75/1,000 SF parking ratio
- Aggressive ownership
- Zoning: PAD, Peoria



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## 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		

**Troy Giammarco**

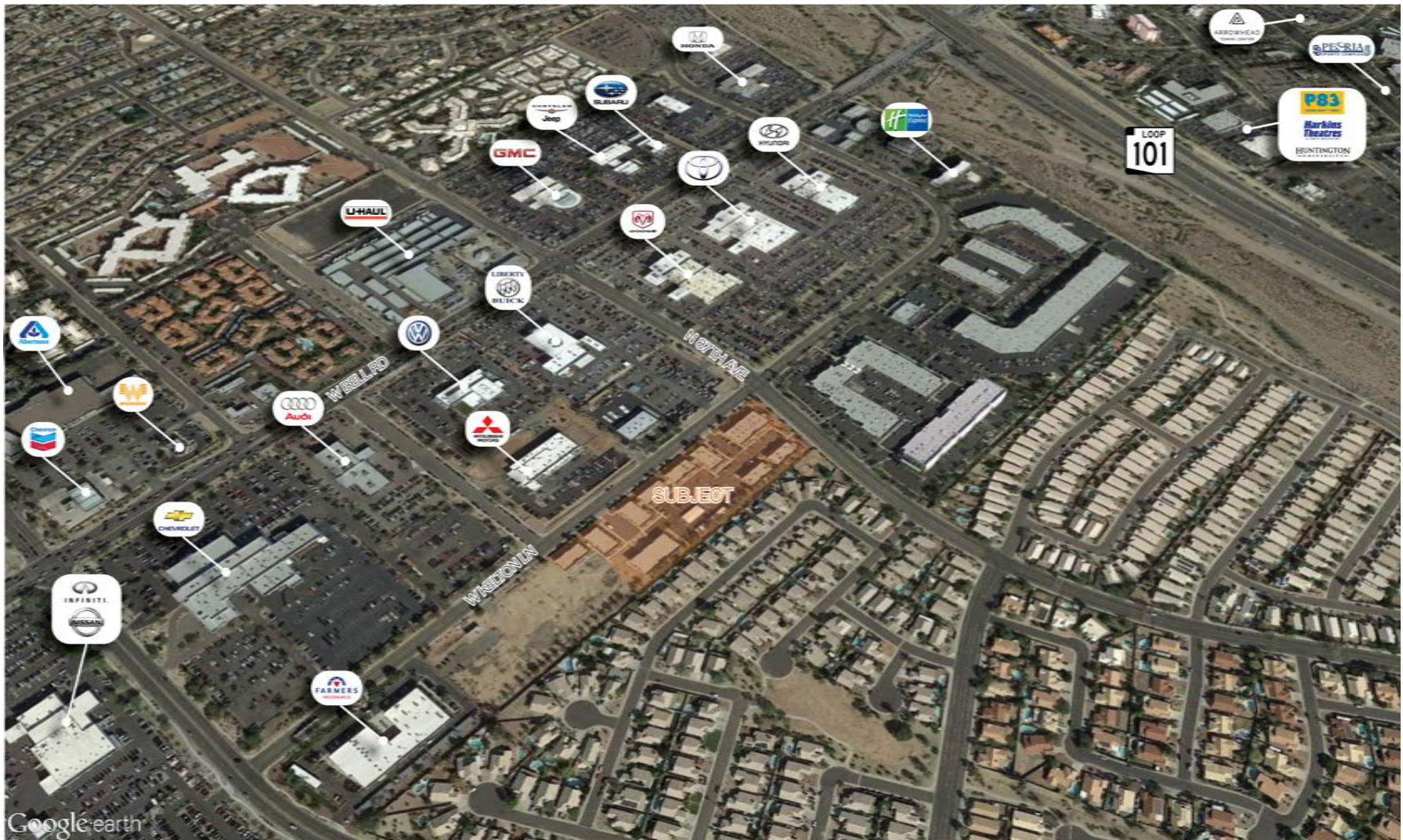
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