



**Olive Avenue Business Park**  
**Sale: \$425,000**  
**Lease: Contact Broker**

**9299 W Olive Ave**  
**Peoria, Arizona 85345**

EXCLUSIVELY LISTED BY:  
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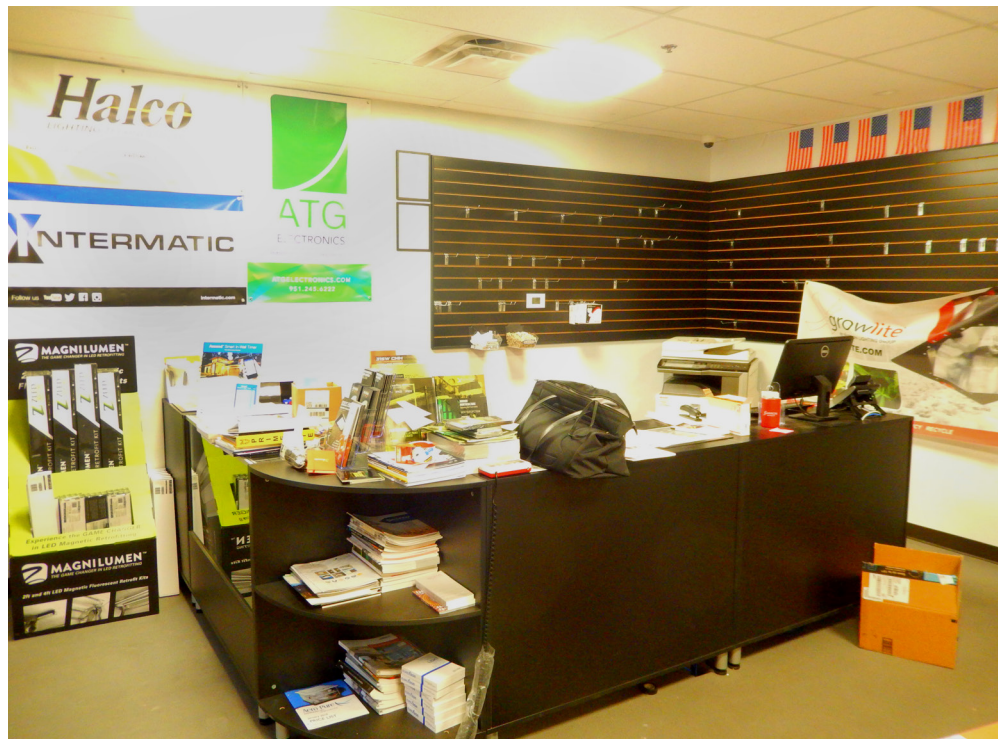
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# The Property

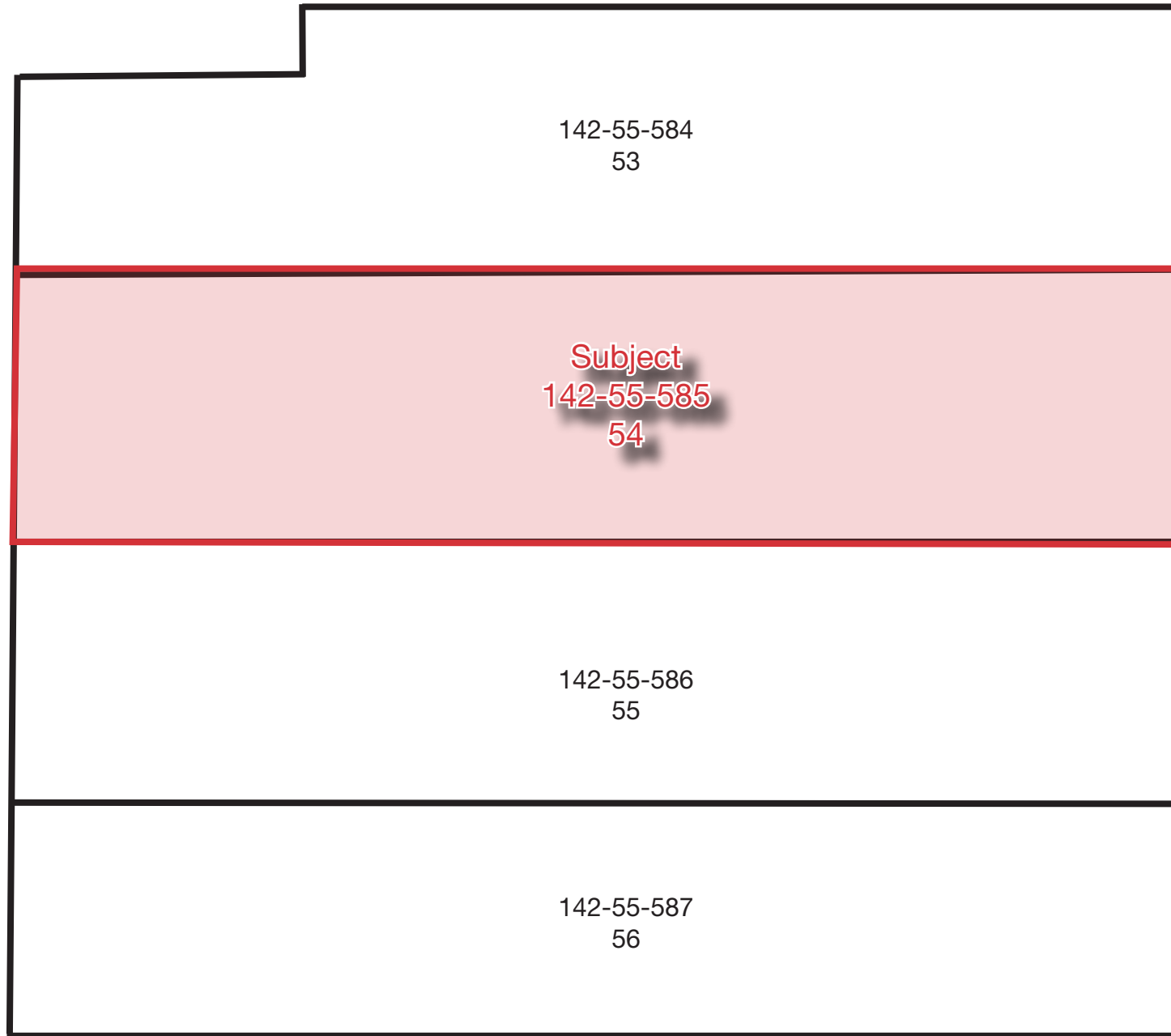
<b>Sale Price</b>	\$425,000
<b>Lease Rate</b>	Contact Broker
<b>Suite Number</b>	502
<b>Building Size(s)</b>	32,970 SF
<b>Available SF</b>	3,200 SF
<b>Zoning</b>	BP1
<b>Cross Streets</b>	Olive Ave & 101 Loop

## Property Amenities & Highlights

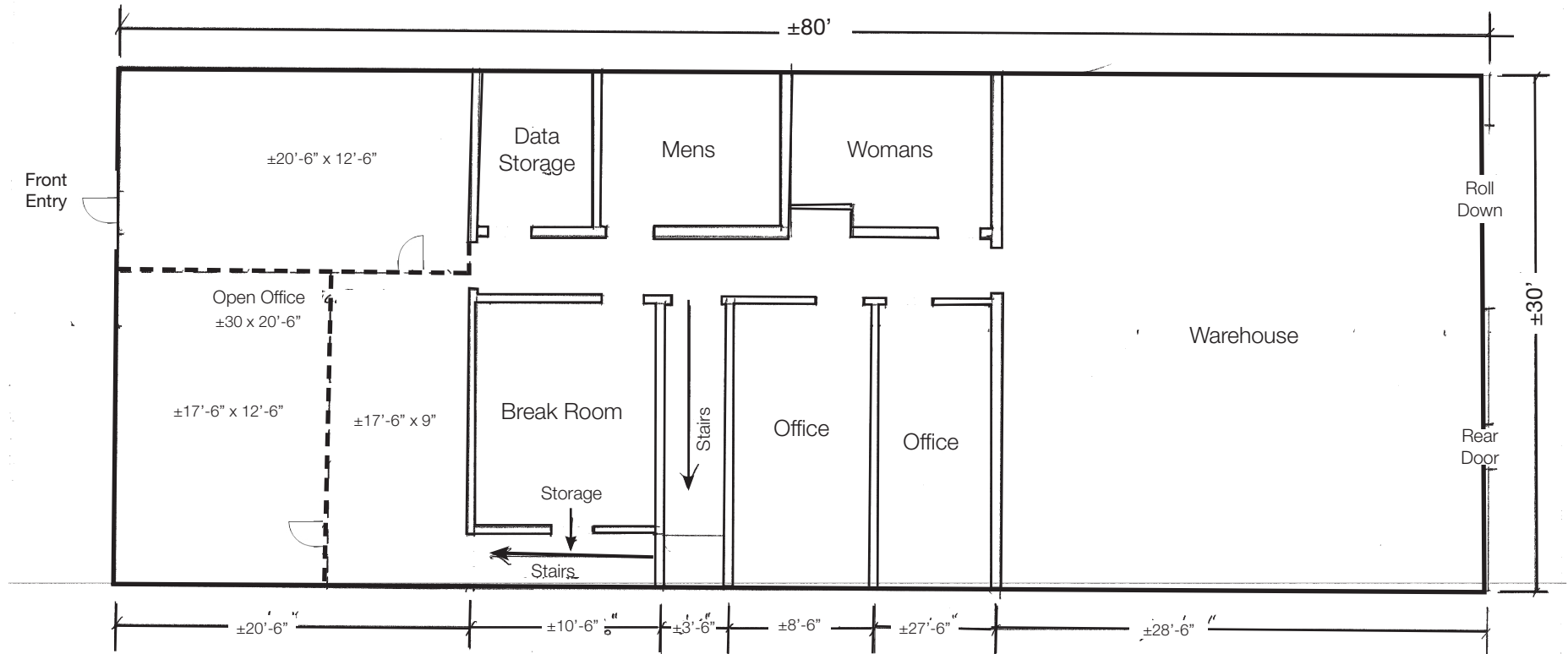
- Solid well maintained flex industrial park
- Continuously leased and or owned
- Extremely limited opportunity
- Approximately 2,000 SF office with built out mezzanine
- 1,000 SF warehouse space with high ceilings
- Located immediately off the Loop 101 West Olive Avenue exit
- Located in the center of stable Peoria/Glendale neighborhoods
- Minutes to I10, I17, SR60 and 303



# Site Plan



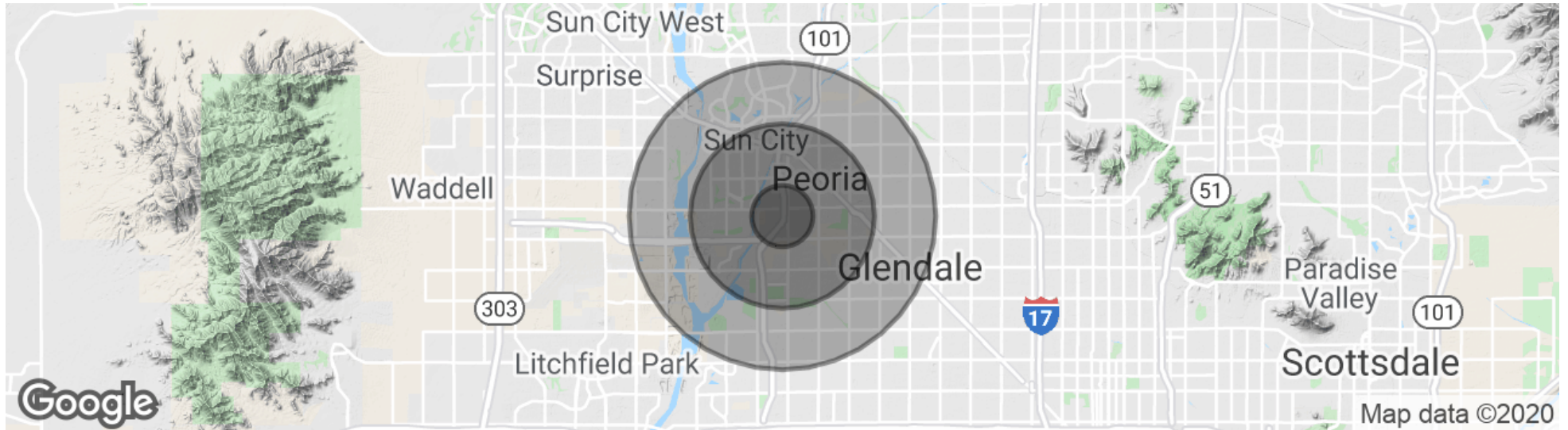
# Floor Plan



# Area Aerial



# Site Demographics



## POPULATION

Total Population

Average age

Average age (Male)

Average age (Female)

## 1 MILE

10,667

33.5

31.4

35.0

## 3 MILES

82,982

39.0

37.7

40.6

## 5 MILES

269,669

36.2

35.1

37.3

## HOUSEHOLDS & INCOME

Total households

# of persons per HH

Average HH income

Average house value

## 1 MILE

3,790

2.8

\$62,032

\$238,786

## 3 MILES

32,841

2.5

\$54,824

\$172,321

## 5 MILES

98,931

2.7

\$56,696

\$183,906

\* Demographic data derived from 2010 US Census

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**For Sale: \$1,690,000**

For More Information Contact:

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