

Arrowhead Business Park



Fully Leased Investment Opportunity

For Sale: \$1,300,000 (\$238.18/SF)

8765 W Kelton Lane, Bldg C-1
Peoria, AZ 85382

NAIHorizon

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For more information:

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Property & Location Highlights

- Fully leased - income producing office property
- Two tenants - 5 years remaining plus renewal options
- Well maintained offices
- 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



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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		

Troy Giammarco

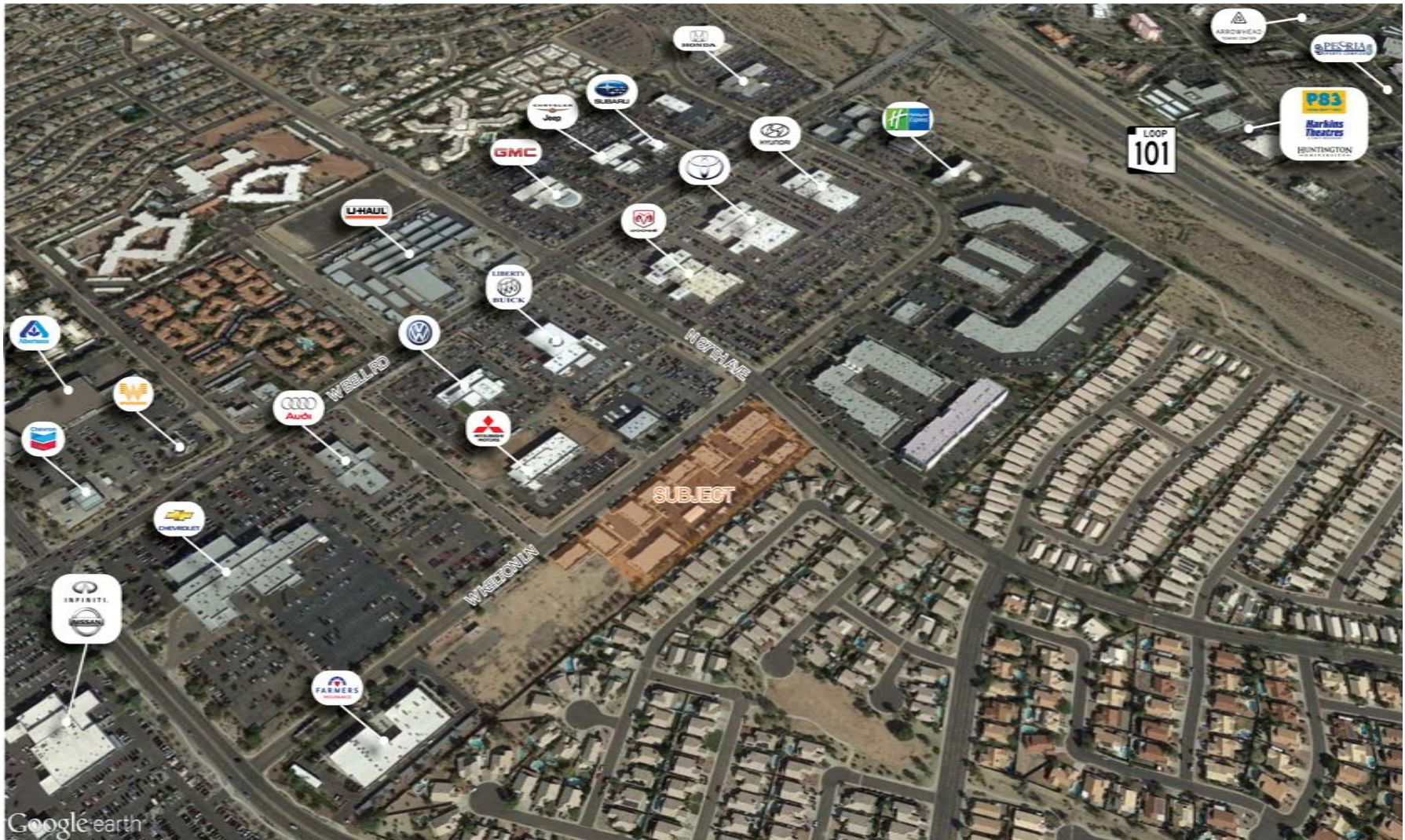
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