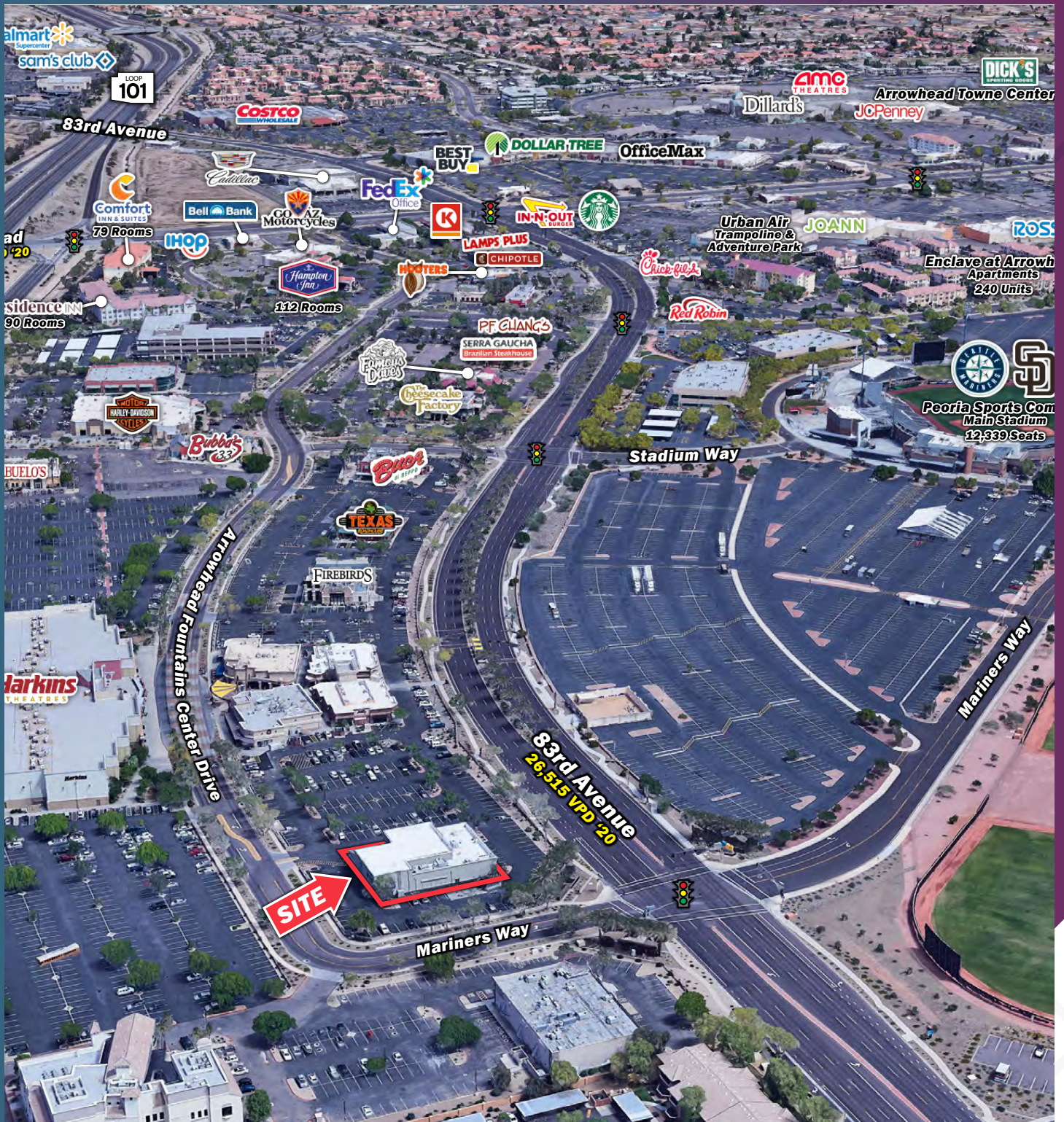


# P83 - Arrowhead Restaurant Opportunity

8320 W Mariners Way | Peoria, AZ 85382





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## 11,638 SF

Available

## CONTACT BROKER

NNN Rate

### DESCRIPTION

- Freestanding upscale restaurant/entertainment space available
- Underwent +/- \$1.5 million remodel in 2016
- Located in the Arrowhead Entertainment District (P83)
- Freeway pylon signage opportunity on Loop 101 Freeway
- Nearby retailers include:

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,453	108,324	306,388
Total Households	9,873	113,825	321,284
Average HH Income	\$97,645	\$82,976	\$81,576
Daytime Population	14,162	113,443	294,029

Year: 2020 | Source: Esri

### TRAFFIC COUNTS

Agua Fria Freeway  
83rd Ave

117,993 VPD  
26,515 VPD

Year: 2020 | Source: MPSI

### CONTACT

**Greg White**

602.418.2197 | greg.white@srsre.com

**Scott Ellsworth**

602.682.6063 | scott.ellsworth@srsre.com

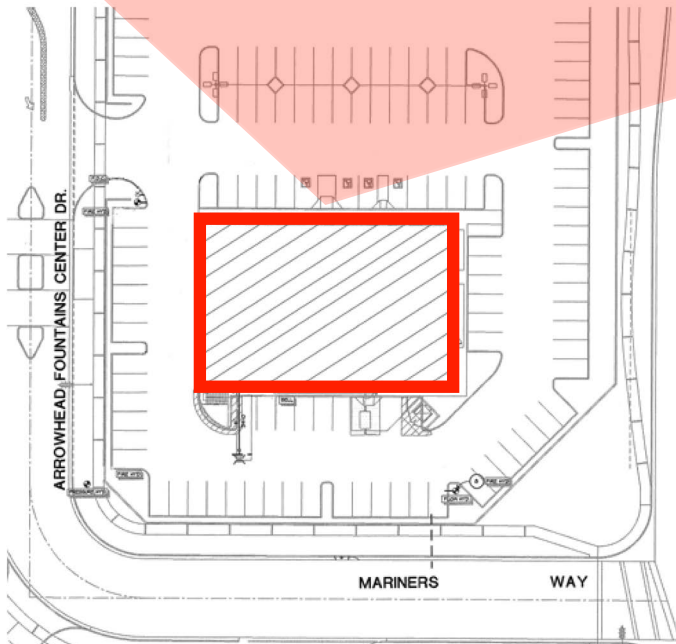
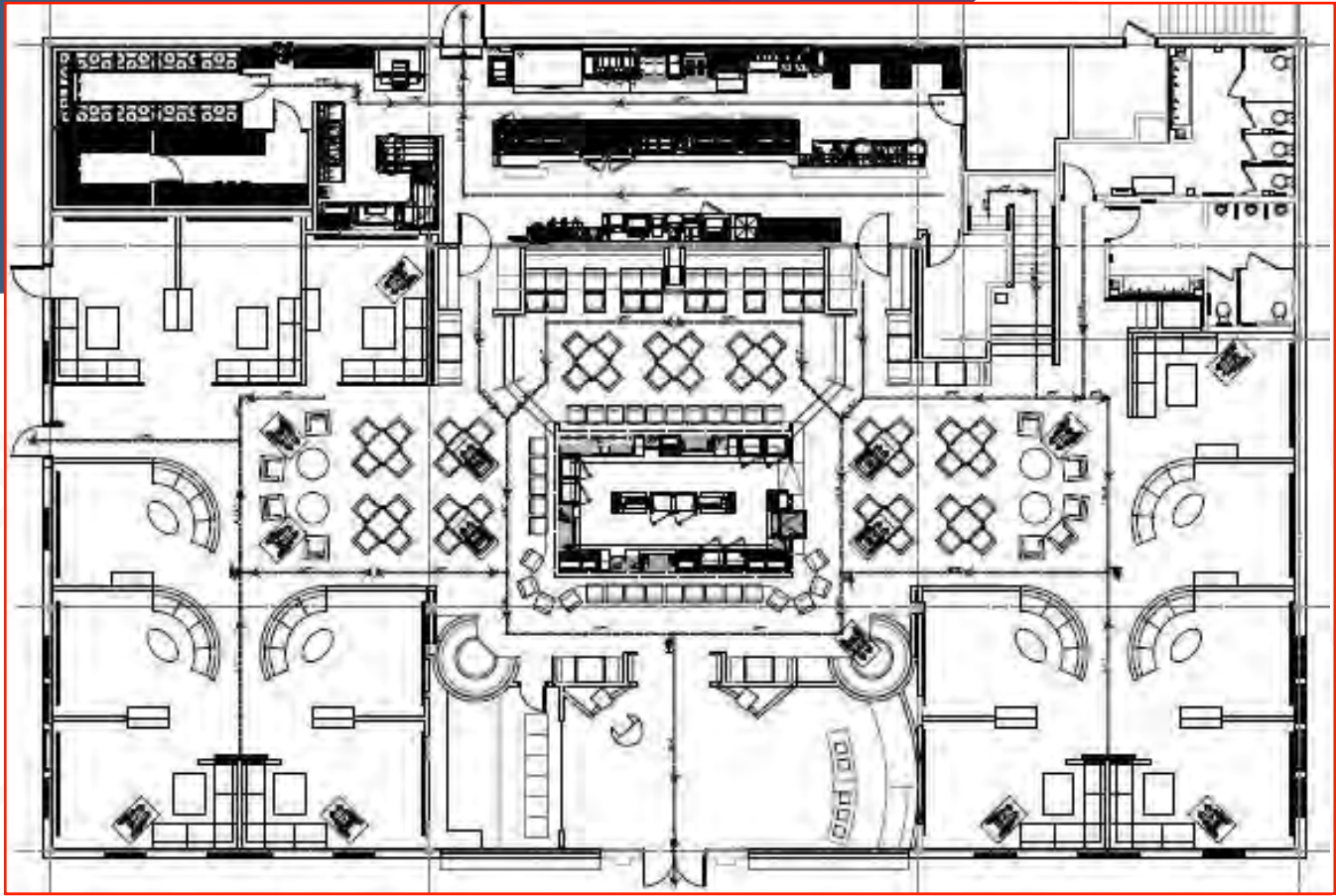


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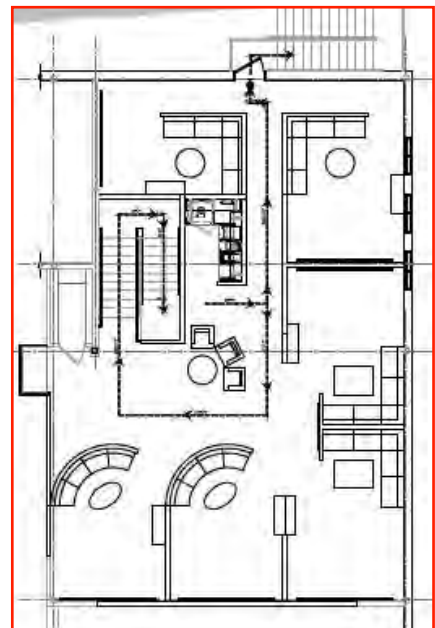


1ST FLOOR



MARINERS WAY

2ND FLOOR





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