

AVAILABLE

8520 West Peoria Avenue

NWC Peoria Ave & 85th Ave | Peoria, Arizona 85345



Overview

AVAILABLE 800 - 4,650 SF

RATE \$8-14/SF NNN

Demographics

	1 MILE	3 MILE	5 MILE
2018 Est Population	19,868	106,879	256,369
2023 Est Population	22,140	115,946	278,102
Average HH Income	\$66,481	\$75,586	\$73,377
Daytime Population	25,377	130,543	349,263

Year: 2017 | Source: Esri

Traffic Counts

Peoria Ave	19,239 VPD
Grand Ave	30,983 VPD

Year: 2017 | Source: MPSI

Contact

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Description

- Restaurant space available
- Under new ownership looking to make aggressive deals
- Surrounded by residential and Peoria High School
- Former restaurant and dental space
- New West Valley Primary Care Center coming early 2020 to employ 320 staff members.
- Nearby retailers include:



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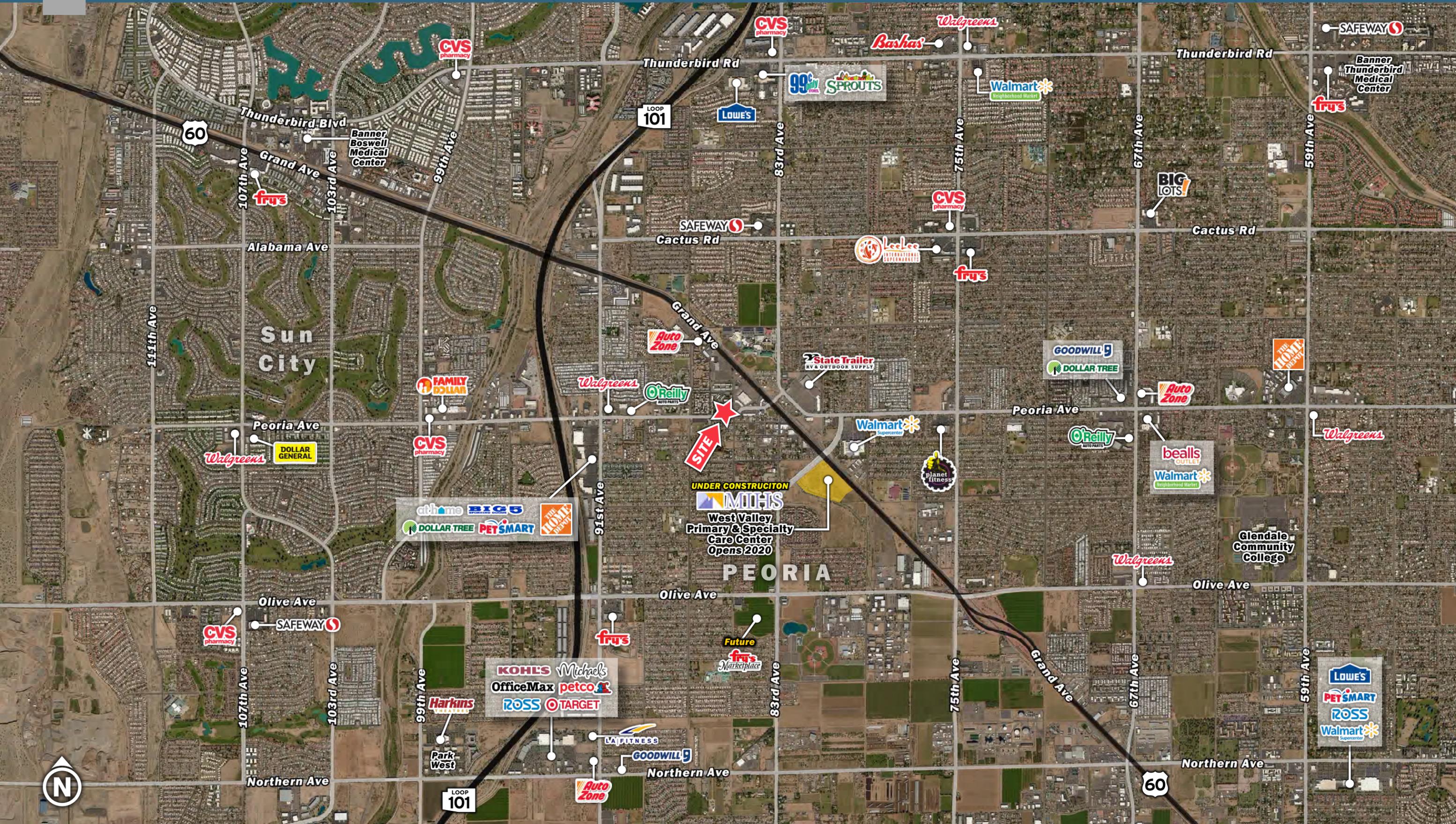
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UNDER CONSTRUCTION

 West Valley
 Primary & Specialty
 Care Center
 Opens 2020



athome BIG 5
DOLLAR TREE PETSMART THE HOME DEPOT

UNDER CONSTRUCTION
MIHS
West Valley
Primary & Specialty
Care Center
Opens 2020

KOHL'S Michaels
OfficeMax petco
ROSS TARGET

LOWE'S
PETSMART
ROSS
Walmart