

6739 W Cactus Rd
Peoria, AZ 85381

For Sale or Lease



\$22/SF | NNN Lease
\$ 4,500,000

LINDSAY MOZENA
480.266.7656
lindsay@vistagroup.us

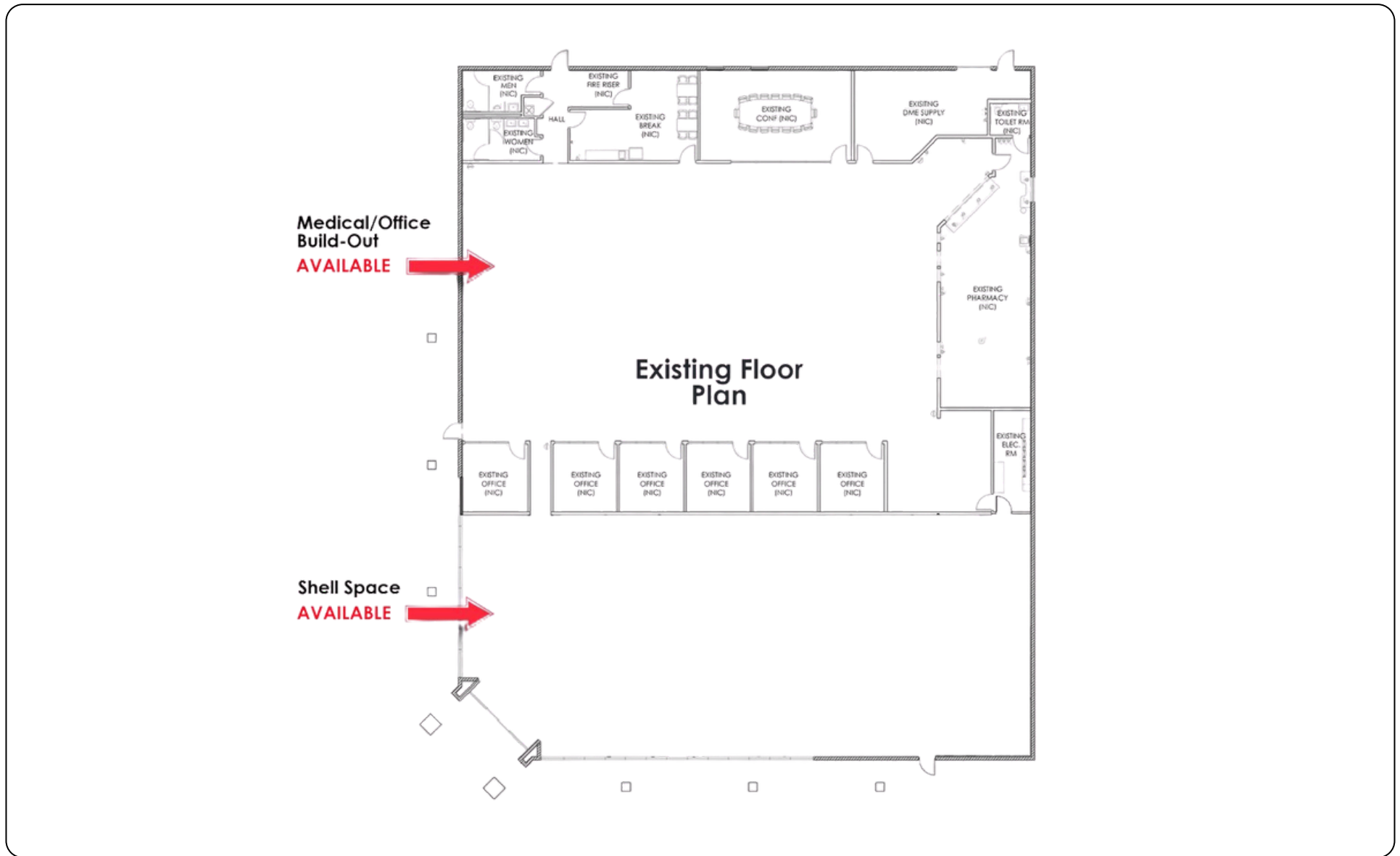
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Located in Peoria on the southwest corner of a high-traffic intersection, this C-2 zoned commercial property offers exceptional visibility, flexible configuration, and immediate occupancy potential. The 10,000 SF suite is fully built out with private offices, open workspace, conference rooms, and restrooms, while the additional 5,000 SF is delivered in shell condition for customization. With new HVAC units throughout and the ability to lease the full 15,000 SF or demised into 10,000 SF and 5,000 SF suites, the property provides adaptability for a range of office or medical users.

BUILDING SIZE	±15,187 SF
LAND SIZE	±2.43 AC
YEAR BUILT	2000
ZONING	C-2

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N 67th Ave	W Sunnyside Dr S	22,692	2025	0.20 mi
North 67th Ave	W Sunnyside Dr N	25,702	2025	0.23 mi
West Cactus Rd	N 71st Ave W	25,467	2025	0.26 mi
W Cactus Rd	N 65th Ave E	29,796	2025	0.29 mi
N 67th Ave	W Corrine Dr N	20,376	2025	0.29 mi
67th Ave	W Sierra St S	26,249	2024	0.33 mi
W Cactus Rd	N 71st Ave W	23,491	2025	0.38 mi
N 71st Ave	W Cherry Hills Dr S	3,260	2025	0.48 mi
Cholla St	N 65th Ave W	1,083	2024	0.53 mi
63rd Ave	N 63rd Ave E	1,772	2024	0.54 mi



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DEMOGRAPHICS

POPULATION

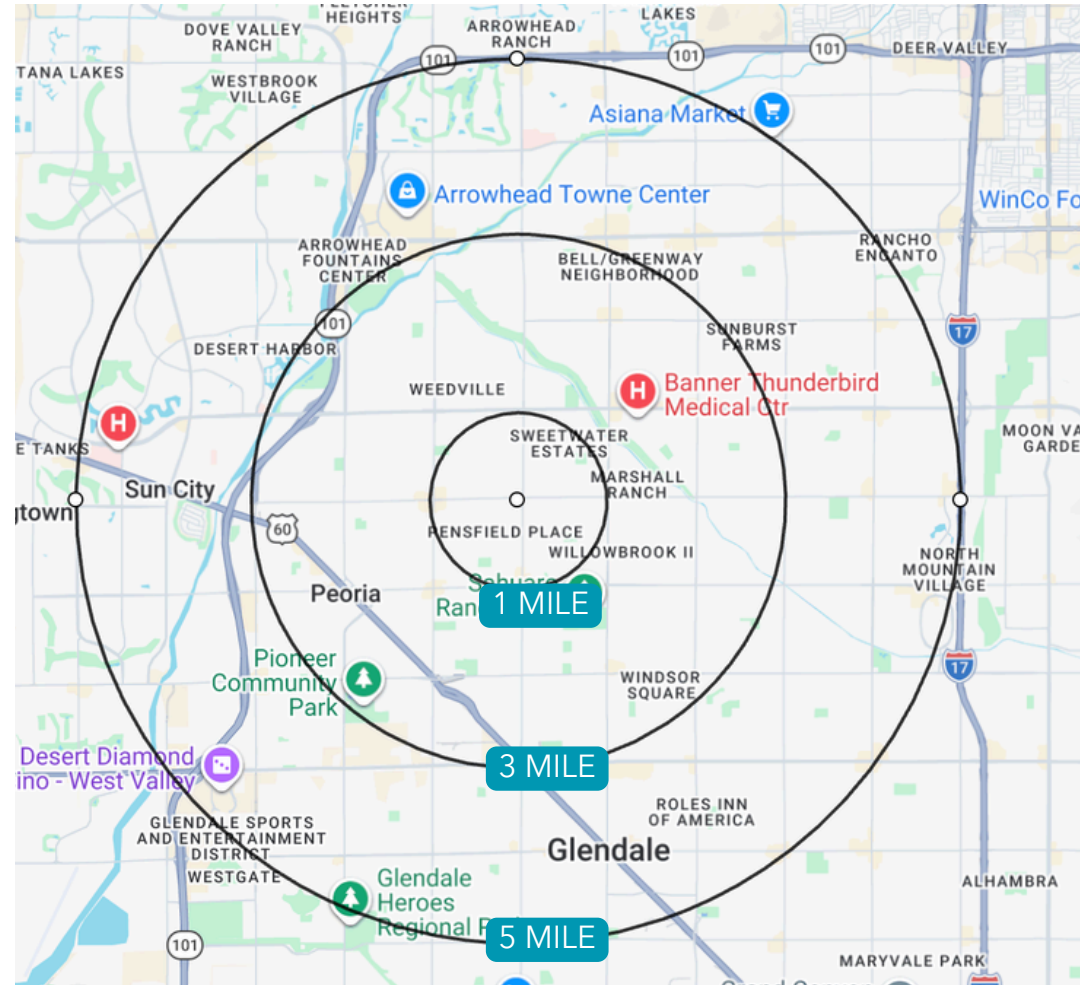
	1 Mile	3 Miles	5 Miles
2024 POPULATION	±14,156	±145,947	±392,929
2029 PROJECTED POPULATION	±15,152	±157,342	±424,271
ANNUAL GROWTH 2024-2029	1.4%	1.6%	1.6%

EMPLOYMENT & SPENDING

	1 Mile	3 Miles	5 Miles
DAYTIME EMPLOYMENT	±2,997	± 40,394	±129,503
TOTAL CONSUMER SPENDING	\$194.6M	\$1.7B	\$4.5B

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	±4,994	±52,188	±146,067
2029 PROJECTED HOUSEHOLDS	±5,350	±56,294	±157,928
ANNUAL GROWTH 2024-2029	1.4%	1.6%	1.6%
AVERAGE HOUSEHOLD INCOME	\$112,395	\$83,237	\$78,614





For more information, contact:

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