### NORTHEAST CORNER 83RD AVE & DEER VALLEY RD, PEORIA, AZ 85382

### ± 2,000 SF Inline Space Available

FOR LEASE





Nationwide Real Estate Services

7339 E McDonald Dr | (O) 480.947.8800 |

MARTI WEINSTEIN (C) 224.612.2332 marti@dpcre.com

**MEGAN ADAMIC** (C) 440.867.6440 megan.adamic@dpcre.com

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#### **PROPERTY HIGHLIGHTS**

- ± 2,000 SF Inline Space Available for LEASE
- Quality neighborhood tenants such as Dollar Tree, Subway, Domino's, Great Clips, Hunter Douglas and Salad and Go
- Long-term grocery anchor, Albertson's, has been at the center since built in 2000
- Rapidly growing West Valley location with high average household incomes of an estimated \$170,000 within a 1-mile radius
- Excellent visibility to both 83rd Avenue and Deer Valley Road with over 56,000 VPD at intersection
- Approximately 1 mile from Loop 101
- Well-maintained property owned by the same local investor for over 20 years



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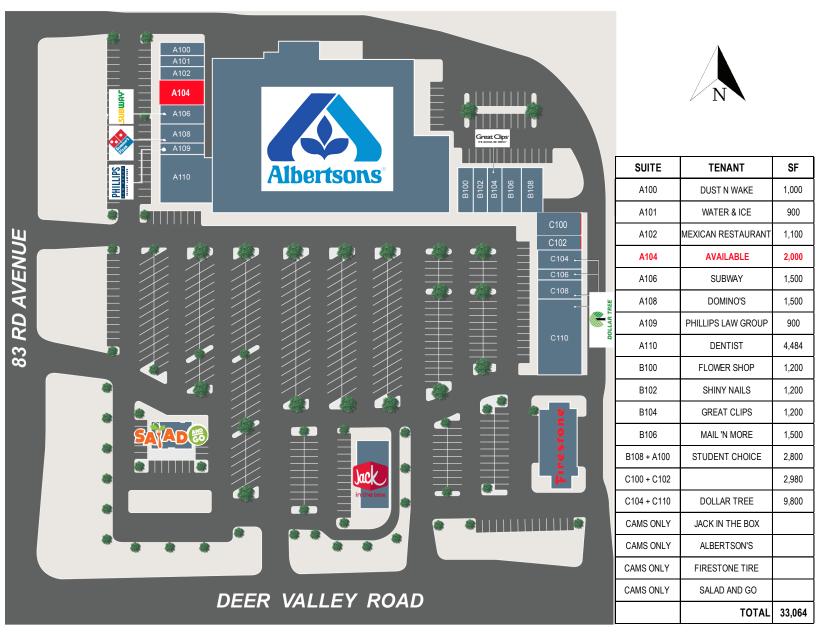
ed herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not ventied it and make no guarantiee, warranty or It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do t or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal

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## SITE PLAN





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### DEMOGRAPHICS 2024 Source: SitesUSA, Inc.

POPULATION	1 MILE 3 MILES 5 MILES	12,293 94,066 214,647	HOUSEHOLDS	1 MILE 3 MILES 5 MILES	4,151 36,584 85,424	AVG HH INCOMES	1 MILE 3 MILES 5 MILES	\$171,823 \$148,211 \$139,485
MEDIAN AGE	1 MILE 3 MILES 5 MILES	39.9 43.7 44.4	DAYTIME POPULATION	1 MILE 3 MILES 5 MILES	6,565 52,273 121,900	TRAFFIC COUNTS	DEER VALLEY 83RD AVE LOOP 101	31,254 VPD 24,882 VPD 120,006 VPD



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