



RETAIL PROPERTY FOR LEASE

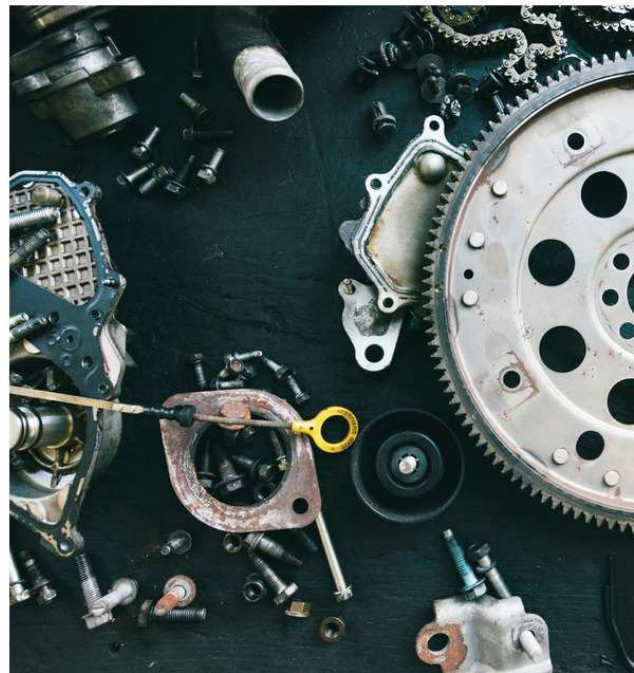
CROSSROADS PLAZA

6750 West Peoria Ave Peoria, AZ 85345

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LOCATION DESCRIPTION

NWC 67th Ave & Peoria Ave

PROPERTY HIGHLIGHTS

- FULLY BUILT OUT BARBERSHOP SPACE AVAILABLE - 1,200 SF
- ADDITIONAL SPACES AVAILABLE - 2,100 SF - 3,528 SF
- Anchored by Goodwill, Dollar Tree & Harbor Freight Tools
- Over 45,000 cars per day at intersection
- Walmart Grocery at intersection
- 20,000 people in 1 mile radius

AREA CO-TENANTS



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PROPERTY DESCRIPTION

Seller recently upgraded the parking lot lighting, security surveillance system, and parking lot sealcoating. Seller is currently investing approximately \$800,00 in new tenant improvements for the newest tenants: Ta' Carbon, Iced Out, LA Crab Shack, and Odyssey Martial Arts; as well as refurbishments for existing tenants; Harbor Freight, and Goodwill Thrift Store and Training Center.

LOCATION INFORMATION

Tenant Name	Crossroads Plaza
Street Address	6750 W Peoria Avenue Peoria, AZ 85345
Building GLA	±112,838 SF

PROPERTY INFORMATION

Property Type	Neighborhood Shopping Center
Year Built	1987
Total Land Area	±10.66 Acres

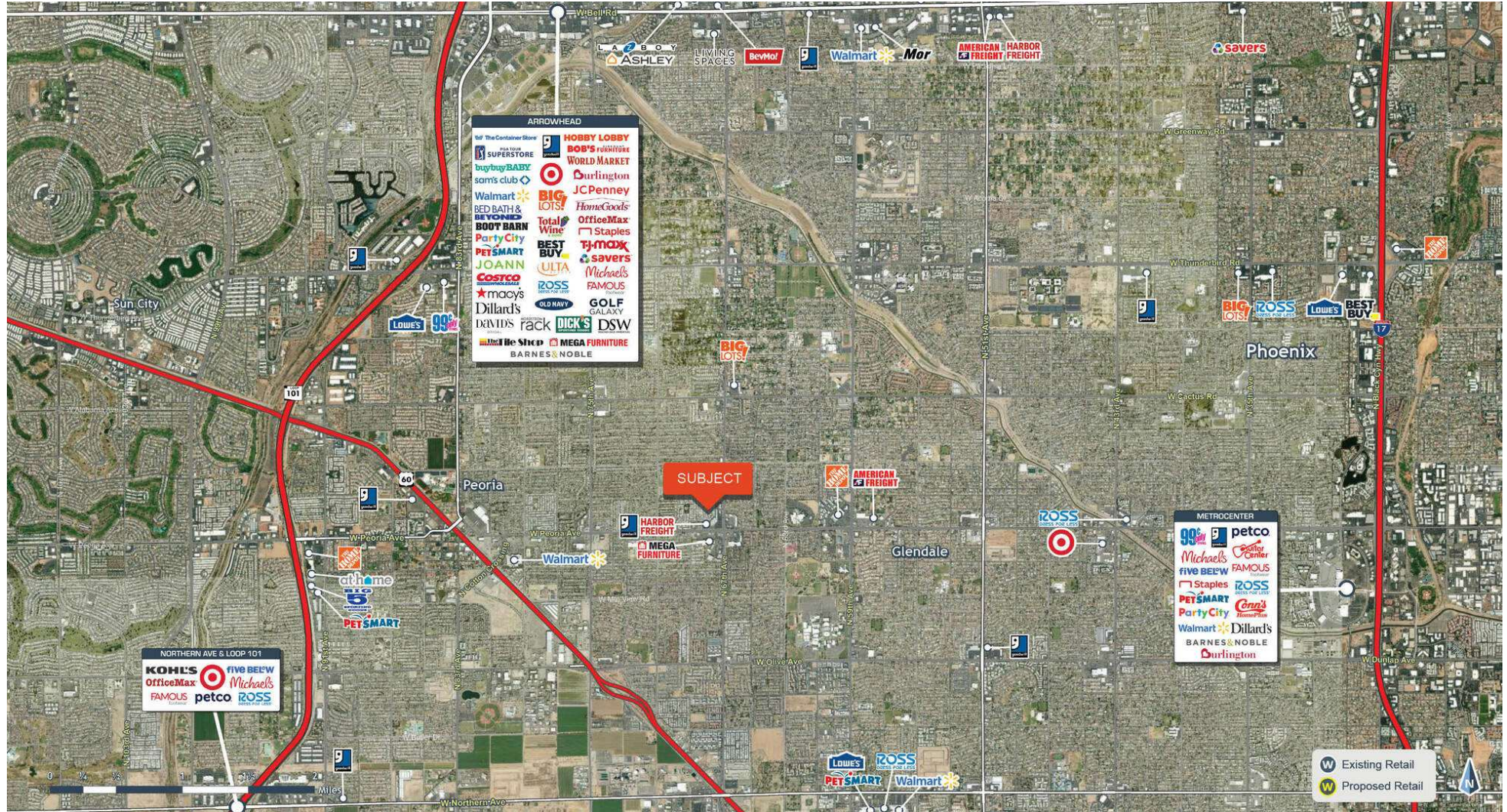
MAJOR CROSS STREETS / TRAFFIC COUNTS

Peoria Avenue	±23,289 ADT
67th Avenue	±21,748 ADT

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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 3,528 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
101	Ta' Carbon The Real Mexican Grill	6,330 SF	NNN	-	-
105	Iced Out Ice Cream	1,200 SF	NNN	-	-
106	Available	1,200 SF	NNN	CALL FOR PRICING	-
107	Moon Spa	1,200 SF	NNN	-	-
108	Lees Shoe & Luggage Repair	1,200 SF	NNN	-	-
109	Boost Mobile	1,200 SF	NNN	-	-
110	Ethan Christopher Arizona	1,457 SF	NNN	-	-
111	Pizza Hut	1,500 SF	NNN	-	-
112	Available	2,100 SF	NNN	CALL FOR PRICING	ENDCAP
114	Harbor Freight Tools	14,968 SF	NNN	-	-
120	Jackson Hewitt Tax Service	1,200 SF	NNN	-	-
121	El Heroico Guaymas Restaurant Pescaderia	1,200 SF	NNN	-	-
122	Locksmith	400 SF	NNN	-	-
124	Goodwill Industries Career Center	7,038 SF	NNN	-	-
126E	Goodwill Industries Store	26,144 SF	NNN	-	-

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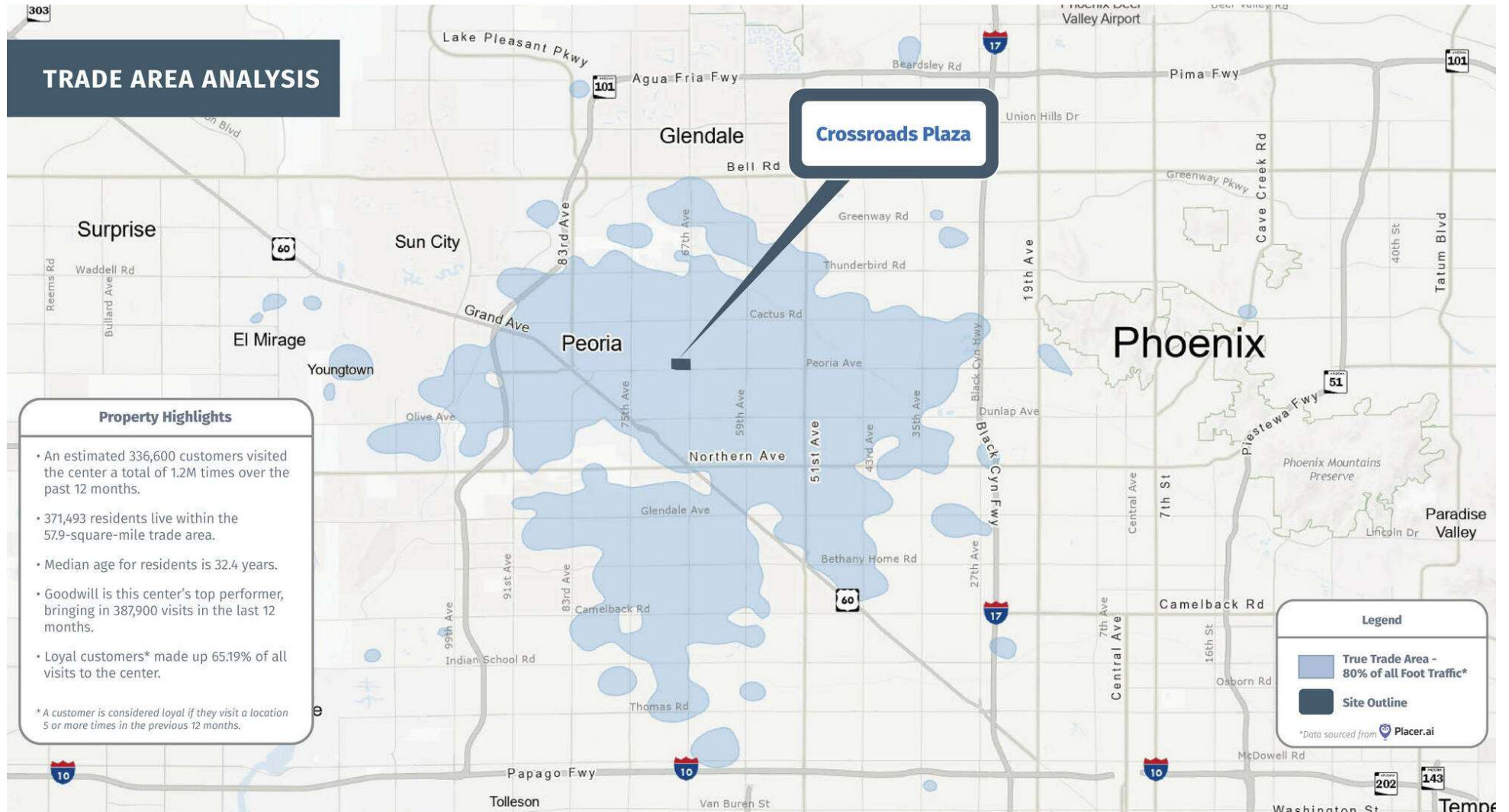
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
126F	Dollar Tree Store	18,973 SF	NNN	-	-
127	LA Crab Shack	2,985 SF	NNN	-	-
129	Hits & Misses	1,773 SF	NNN	-	-
130	Total by Verizon	1,300 SF	NNN	-	-
131A	59th Ave Smoke Shop	3,658 SF	NNN	-	-
134	Dr. Robert B. Yacko, DDS	1,799 SF	NNN	-	-
135	Valley King Properties	1,200 SF	NNN	-	-
136	Odyssey Martial Arts Academy	1,440 SF	NNN	-	-
137	Model Nails	960 SF	NNN	-	-
138	Available	3,528 SF	NNN	CALL FOR PRICING	-
142	Available	2,750 SF	NNN	CALL FOR PRICING	-
144	Enoch's Lounge	3,714 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	20,154	149,525	410,551
Median Age	38.3	37.2	37.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$79,019	\$74,935	\$68,687
Average	\$94,352	\$94,796	\$88,832



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	242	3,017	10,058
Employees	2,746	40,948	131,784
Daytime Population	14,415	126,217	369,757



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	29.6%	34.8%	33.4%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	58.1%	58.6%	55.7%
Services	16.9%	17.5%	18.4%
Blue Collar	25.0%	23.9%	25.9%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,360	53,400	149,961
Median Home Value	\$350,459	\$388,971	\$375,354

*2024 Demographic data derived from ESRI

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