

# OLIVE AVENUE BUSINESS PARK

9299 W OLIVE AVE | SUITE 411 | PEORIA, AZ 85345

±3,105 SF INDUSTRIAL/OFFICE AVAILABLE FOR LEASE



Phill Tomlinson  
D 480.522.2800  
M 480.330.8897  
ptomlinson@cpiaz.com

Eric Butler  
D 480.522.2813  
M 602.809.6570  
ebutler@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)



## ABOUT THE PROPERTY

<b>Location</b>	9299 W Olive Ave. Building Four, Suite 411 Peoria, AZ 85345
<b>Size</b>	±3,105 SF
<b>Year Built</b>	2006
<b>Parking Ratio</b>	2.5/1,000
<b>Floors</b>	2
<b>Frontage</b>	Loop 101
<b>Zoning</b>	BPI, City of Peoria
<b>Sprinkler</b>	Yes
<b>Layout</b>	Reception Area, (4) Offices, Break Room, Restroom
<b>Lease Rate</b>	\$16.00/SF NNN





## ADDITIONAL PHOTOS



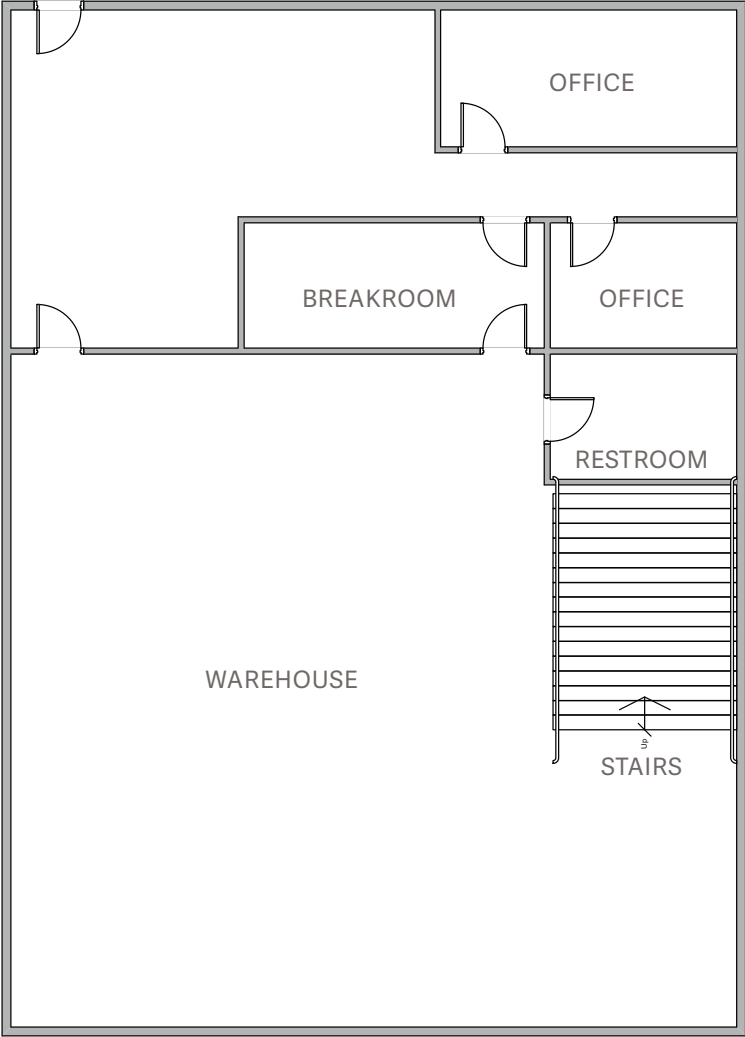


## ADDITIONAL PHOTOS

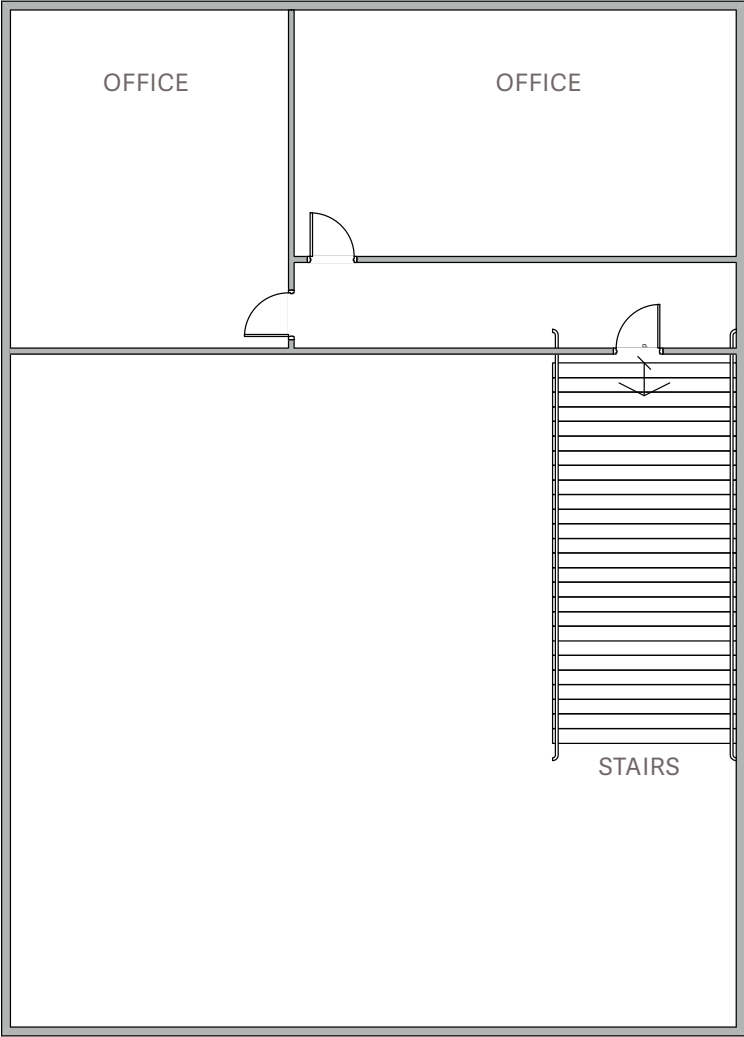


## FLOOR PLAN

ENTRANCE



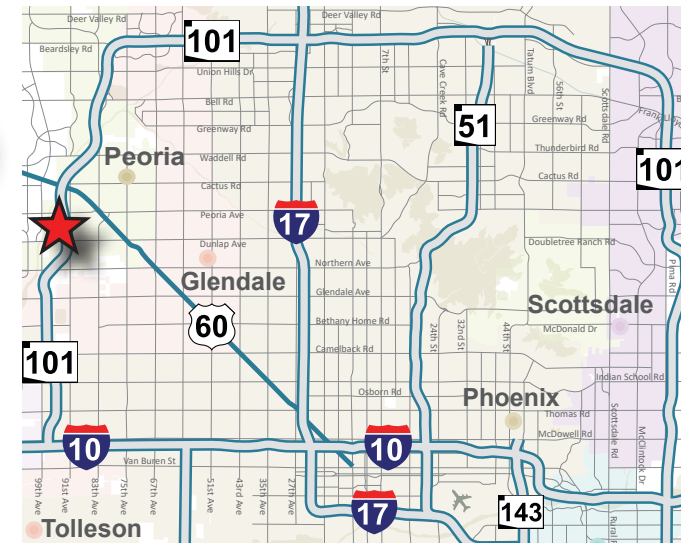
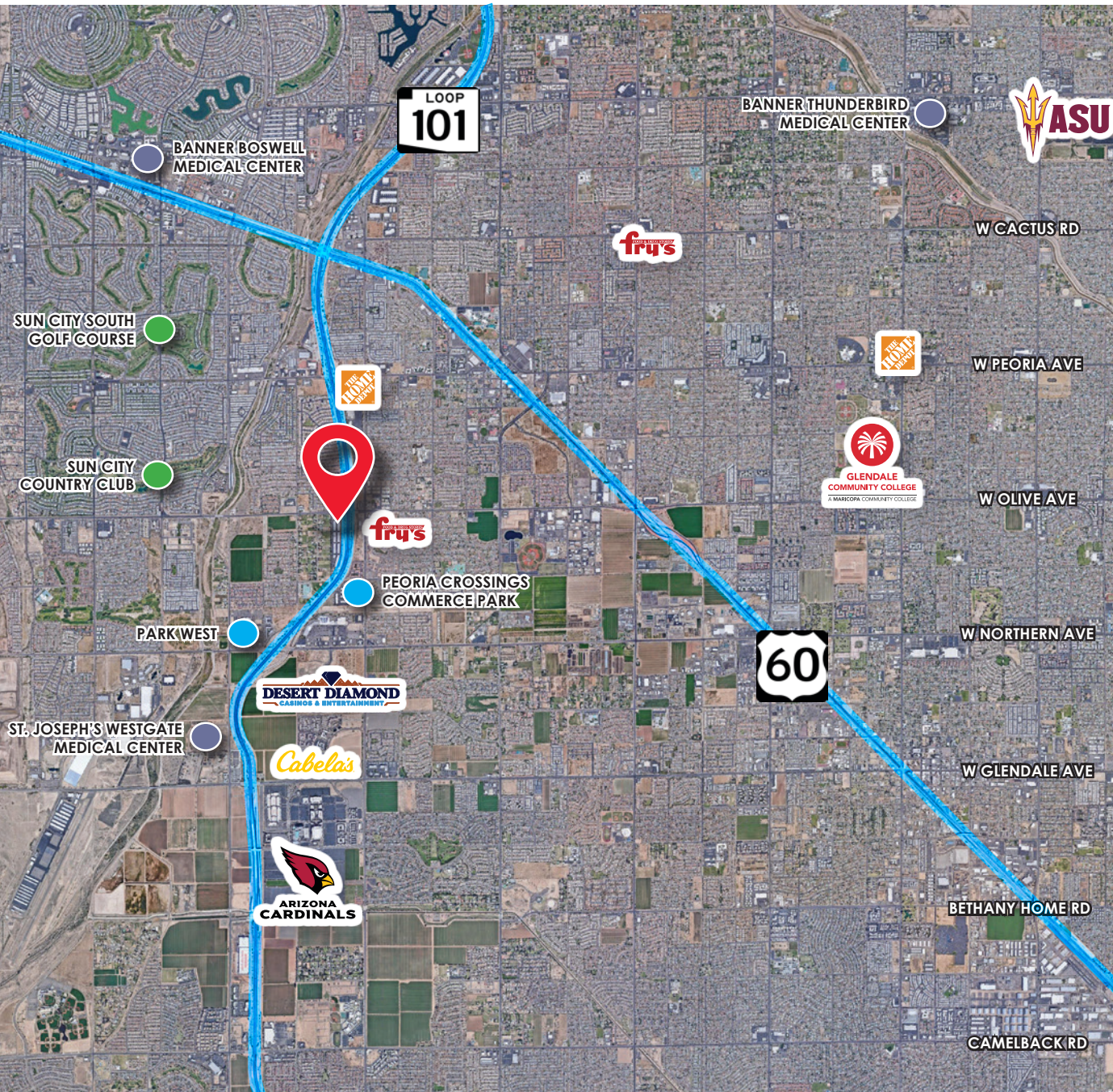
FIRST FLOOR



SECOND FLOOR



# OLIVE AVENUE BUSINESS PARK



## DEMOGRAPHICS

### POPULATION

98,694

### HOUSEHOLDS

38,008

### MEDIAN HOUSEHOLD INCOME

\$54,004

### MEDIAN AGE

39.8

### TOTAL BUSINESSES

2,083

### TOTAL EMPLOYEES

28,280

### BACHELOR'S/GRAD/PROF DEGREE

21%



# OLIVE AVENUE BUSINESS PARK



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 082924