

Plaza Town Center

9165 W THUNDERBIRD ROAD, PEORIA, AZ 85381

FOR LEASE

Plaza Town Center



FOR MORE INFORMATION



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Executive Summary



PROPERTY SUMMARY

Available SF:	3,507 SF
Lease Rate:	\$28.50 SF/yr (NNN)
Building Size:	27,133 SF
Building Class:	B
Property Website:	View

PROPERTY OVERVIEW

Just west of Loop 101 with a highly visible profile in Peoria, Sun City and Glendale
 Largest non-hospital medical campus in Arizona
 Close proximity to three hospitals; Arrowhead, Boswell and Banner Thunderbird.

PROPERTY HIGHLIGHTS

- Generous allowance available on a 10-year term
- 5% commission for procuring broker
- Primary Care, Cardiology, endocrine, orthopedics, physical therapy, chiropractor, and lab in the building.
- Ideal for a sub specialty or any ancillary services that may depend on these sources of referrals.



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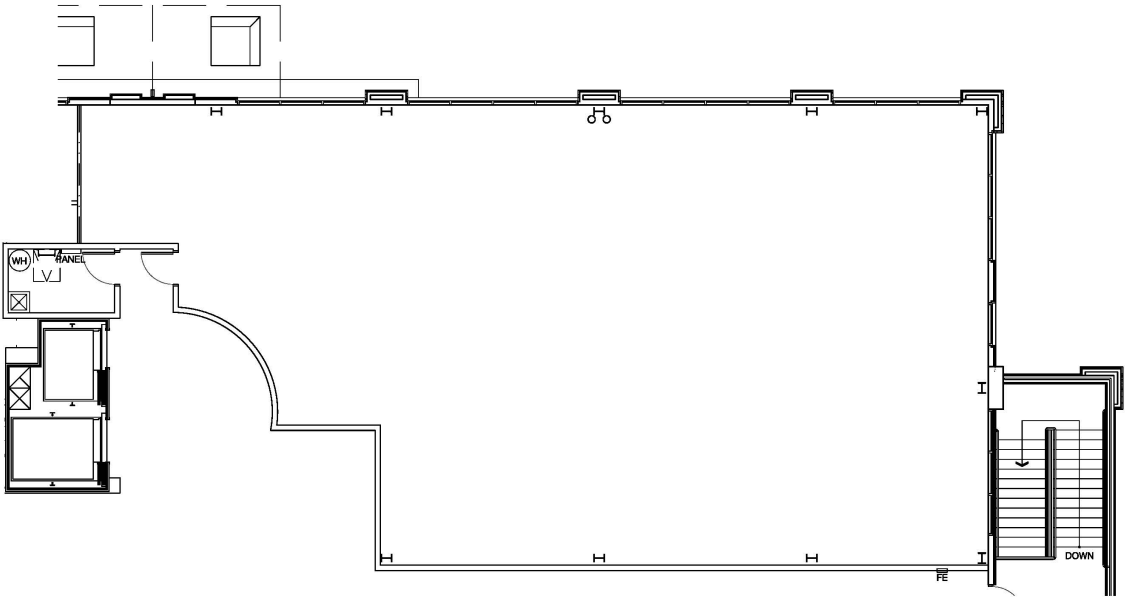
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
203	Available	3,507 SF	NNN	\$28.50 SF/yr	Grey shell condition

KQ ARCHITECTS
APRIL 1, 2024
3,112 USF



 **SUITE 203**
SCALE: 1/8" = 1'-0"

FLOOR PLAN
PLAZA TOWN CENTER
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PEORIA, ARIZONA



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Area Analytics

POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	110,286	292,158	1,179,602
Average Age	50	45	40
Average Age (Male)	49	44	39
Average Age (Female)	52	46	40

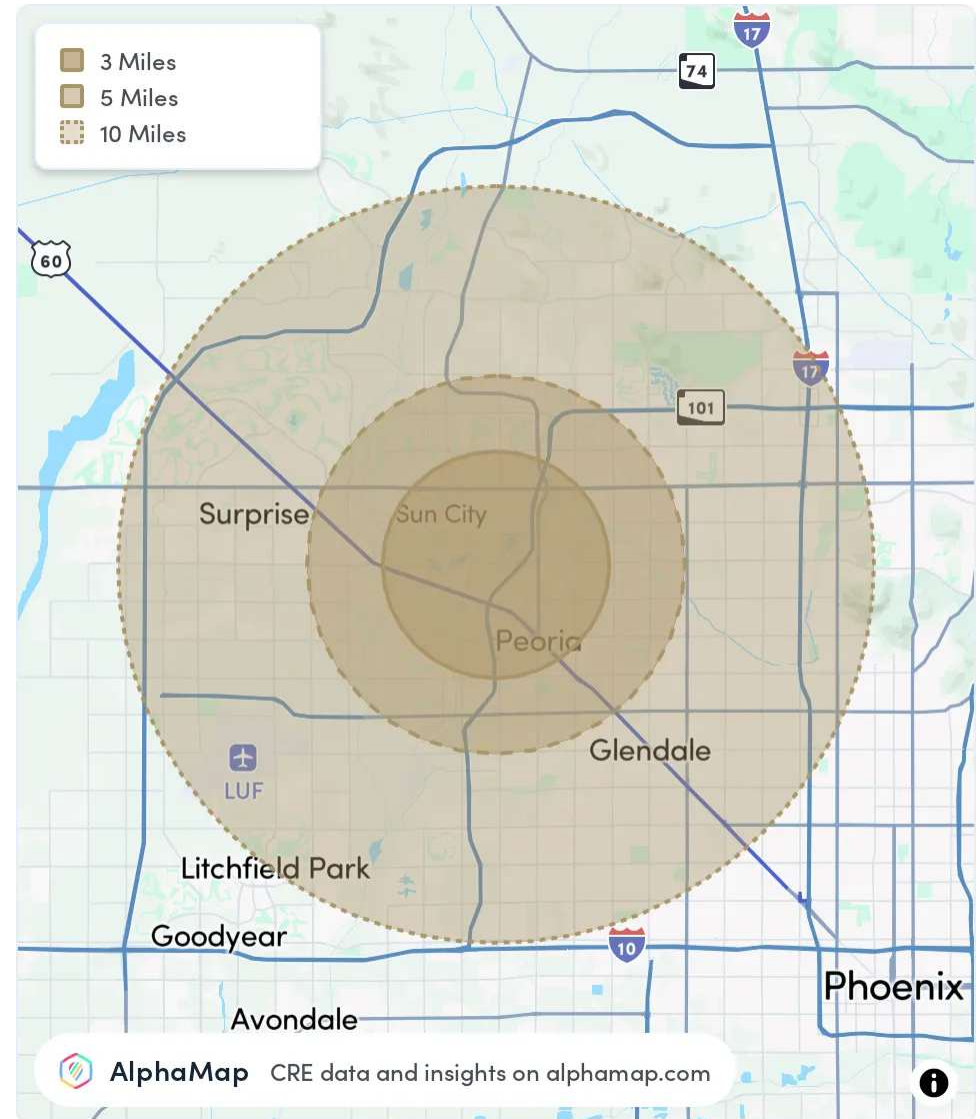
HOUSEHOLD & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	49,863	119,084	416,938
Persons per HH	2.2	2.5	2.8
Average HH Income	\$86,378	\$92,828	\$96,672
Average House Value	\$350,831	\$374,405	\$390,874
Per Capita Income	\$39,262	\$37,131	\$34,525

Map and demographics data derived from AlphaMap

TRANSPORTATION

	3 MILES	5 MILES	10 MILES
Solo Drivers	72.1%	69.9%	70.4%
Carpool	9.7%	10.2%	11.2%
Public Transportation	0.5%	0.6%	1.4%
Work From Home	15.1%	16.1%	14%



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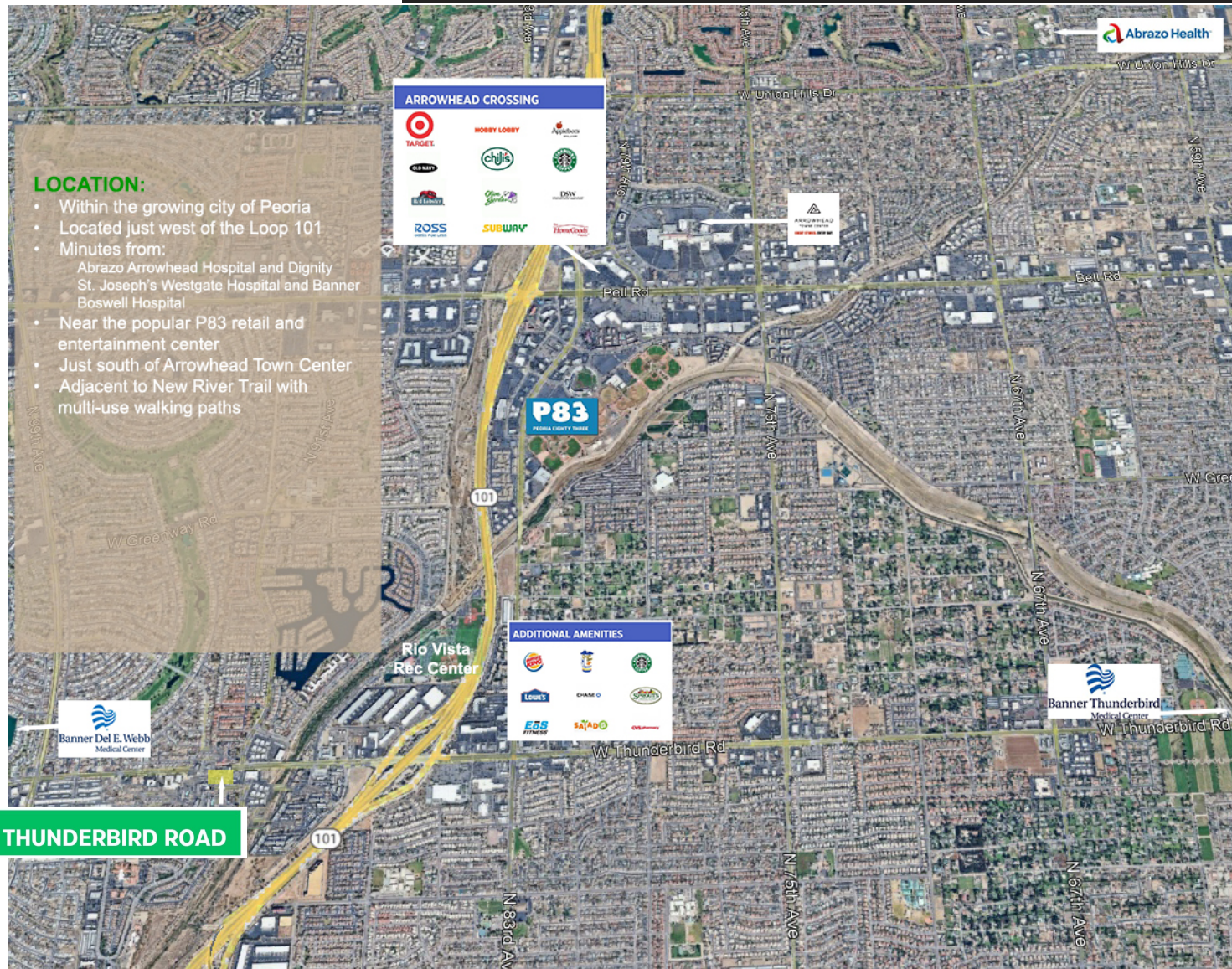
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Map



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