



GRAND CENTER PLAZA

11001 N 99th Ave, Peoria, AZ 85345



PROPERTY DESCRIPTION

Join an eclectic mix of professionals and local retailers at this long-standing neighborhood treasure. A range of tenants including attorneys, dentists, photographers, groomers, flooring and pool care among others along with the perennial favorite Bibiano's Mexican Restaurant draw plenty of foot traffic. The immediate area's amenities such as golfing, parks and trails appeal to the nearby retirement community and their visitors. Whether looking for another business location or expanding your current footprint, this center will be on the short list.

PROPERTY HIGHLIGHTS

- Generous landlord incentives for qualified tenants
- 11,000 plus VPD and 600 feet of frontage on 99th Avenue
- 2 curb cuts on 99th Avenue with dedicated turn lanes
- Pylon signage available and generous parking
- Excellent mix of tenants and mature landscaping
- Easy access to Loop 101

LOCATION DESCRIPTION

99th Avenue is a major thoroughfare with two lanes each direction, dedicated turn lanes and good traffic counts. This large neighborhood retail property has excellent frontage with approximately 600 linear feet along 99th Avenue. Loop 101 access is a mile away. The City of Peoria is located in the greater Phoenix retail area which continues to perform strongly and attract new national retailers. The area provides strong demographics: Over 100,000 people reside within three miles including the original Del Webb retirement community of Sun City is located just north of the center.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,107 - 6,668 SF
Building Size:	37,822 SF

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,107 - 6,668 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
South Corner Pad	Available	4,800 SF	NNN	Negotiable	High visibility
Suites 101-102	Available	2,214 SF	NNN	Negotiable	End-cap, can be combined with suites 103-106
Suites 103-106	Available	4,454 SF	NNN	Negotiable	Large in-line space, can be combined with suites 101-102
Suite 126-128	Available	3,321 SF	NNN	Negotiable	Former Daycare
Suites 112	Available	1,107 SF	NNN	Negotiable	-

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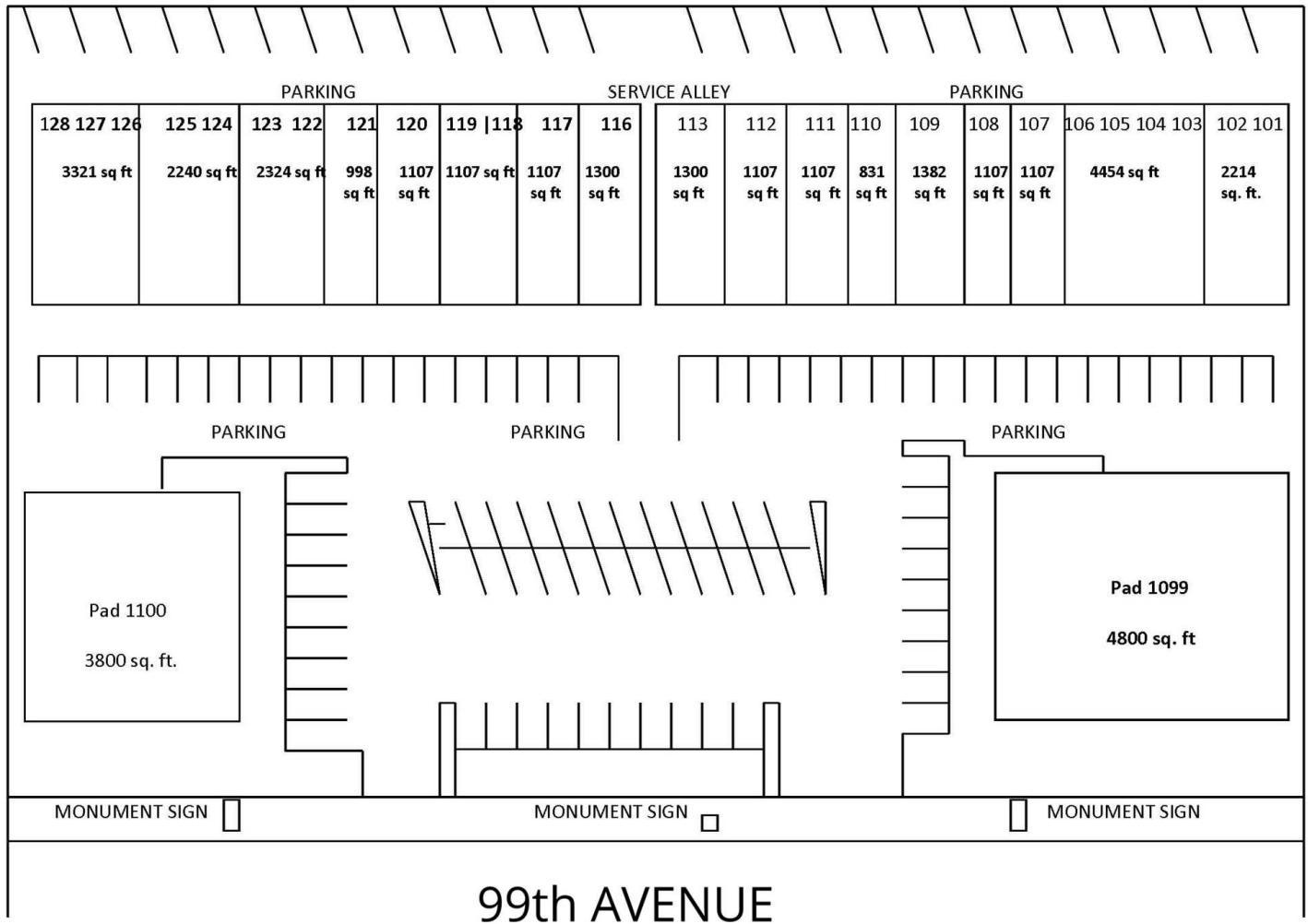
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GRAND CENTER PLAZA – 10995 N. 99TH AVENUE PEORIA, AZ



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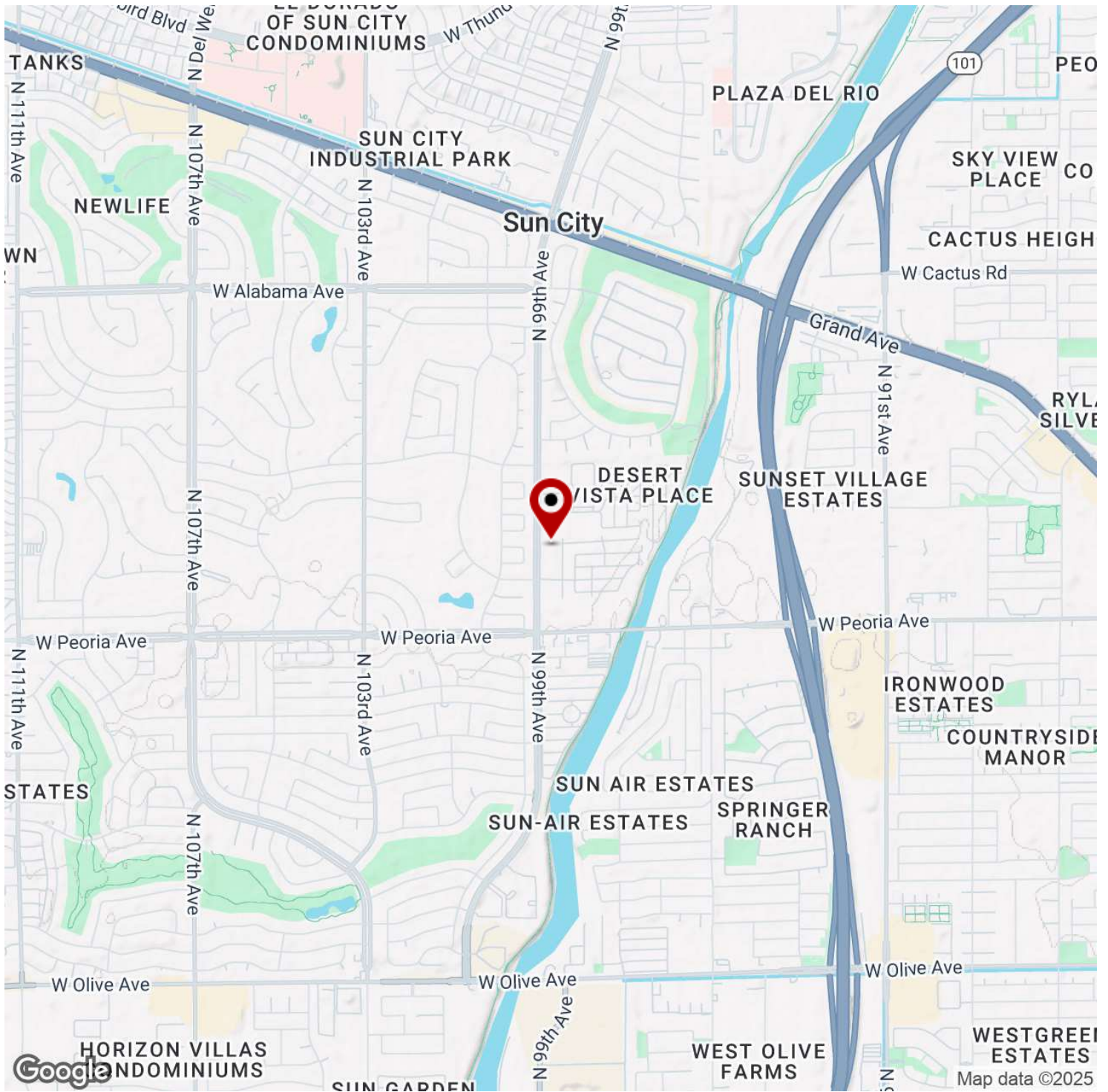
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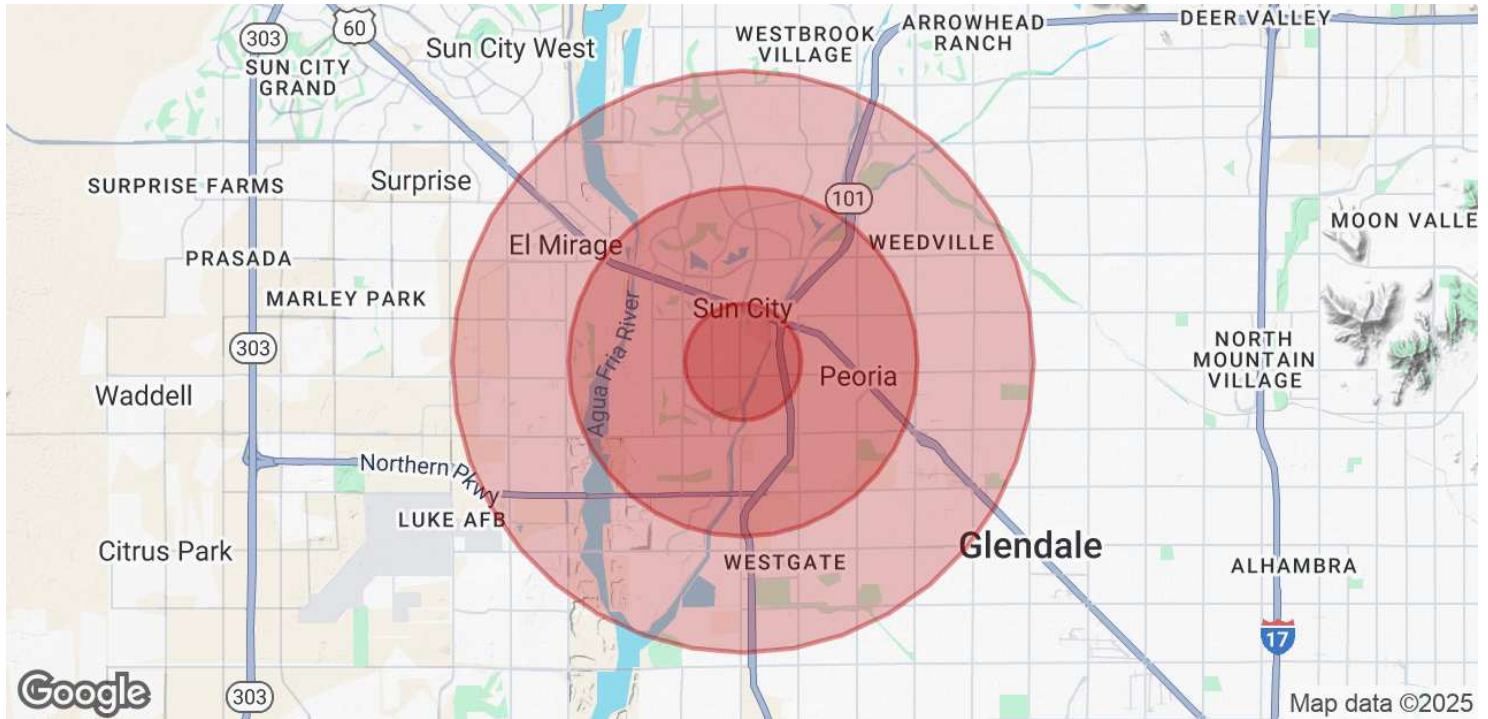
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,776	98,961	256,702
Average Age	58.6	45.9	41.9
Average Age (Male)	56.1	44.1	40.3
Average Age (Female)	60.0	47.3	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,729	47,302	109,017
# of Persons per HH	1.6	2.1	2.4
Average HH Income	\$39,099	\$53,713	\$61,993
Average House Value	\$134,539	\$174,079	\$191,802

* Demographic data derived from 2020 American Community Survey (ACS)

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