

# PLAZA 83 - ±933 SF OFFICE SUITE AVAILABLE

8263 W THUNDERBIRD RD SUITE #100 | PEORIA, AZ 85381



## FOR LEASE

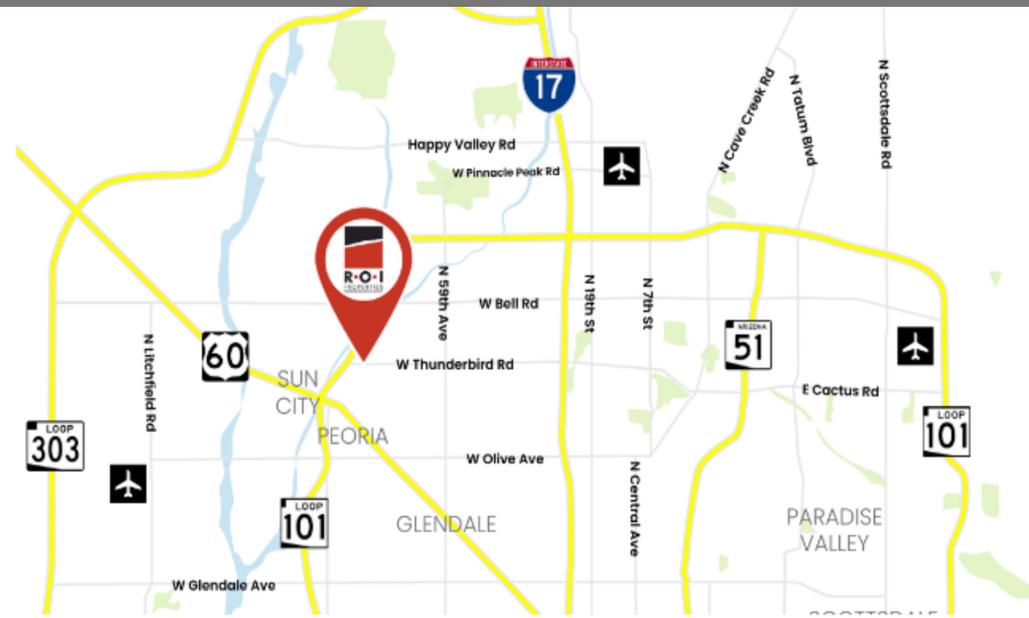
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R.O.I. Properties  
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# TURNKEY OFFICE SPACE AVAILABLE FOR LEASE

## FOR LEASE



### OFFERING SUMMARY

|               |             |
|---------------|-------------|
| Available SF: | ±933 SF     |
| Lease Rate:   | \$18.50 NNN |
| Zoning:       | C-2         |

### PROPERTY OVERVIEW

This ±933 SF turnkey office suite offers a highly accessible West Valley location just off the Loop 101 and steps from the busy intersection of 83rd Avenue and Thunderbird Road. Positioned in the fast growing West Valley, the space provides professional users with open layout with a bullpen area, back office, and private office/conference room, monument signage opportunities, and convenient access to major amenities and surrounding residential communities.

### PROPERTY HIGHLIGHTS

- Close proximity to 101 Loop
- 3.84/1,000 SF Parking Ratio
- Monument Signage
- Near major intersection of Thunderbird & 83rd Ave

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# SUITE 150 – EASY EXTERIOR ACCESS/VISIBILITY FOR CUSTOMERS

## FOR LEASE



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# BULLPEN AREA, BACK OFFICE, AND PRIVATE OFFICE/CONFERENCE

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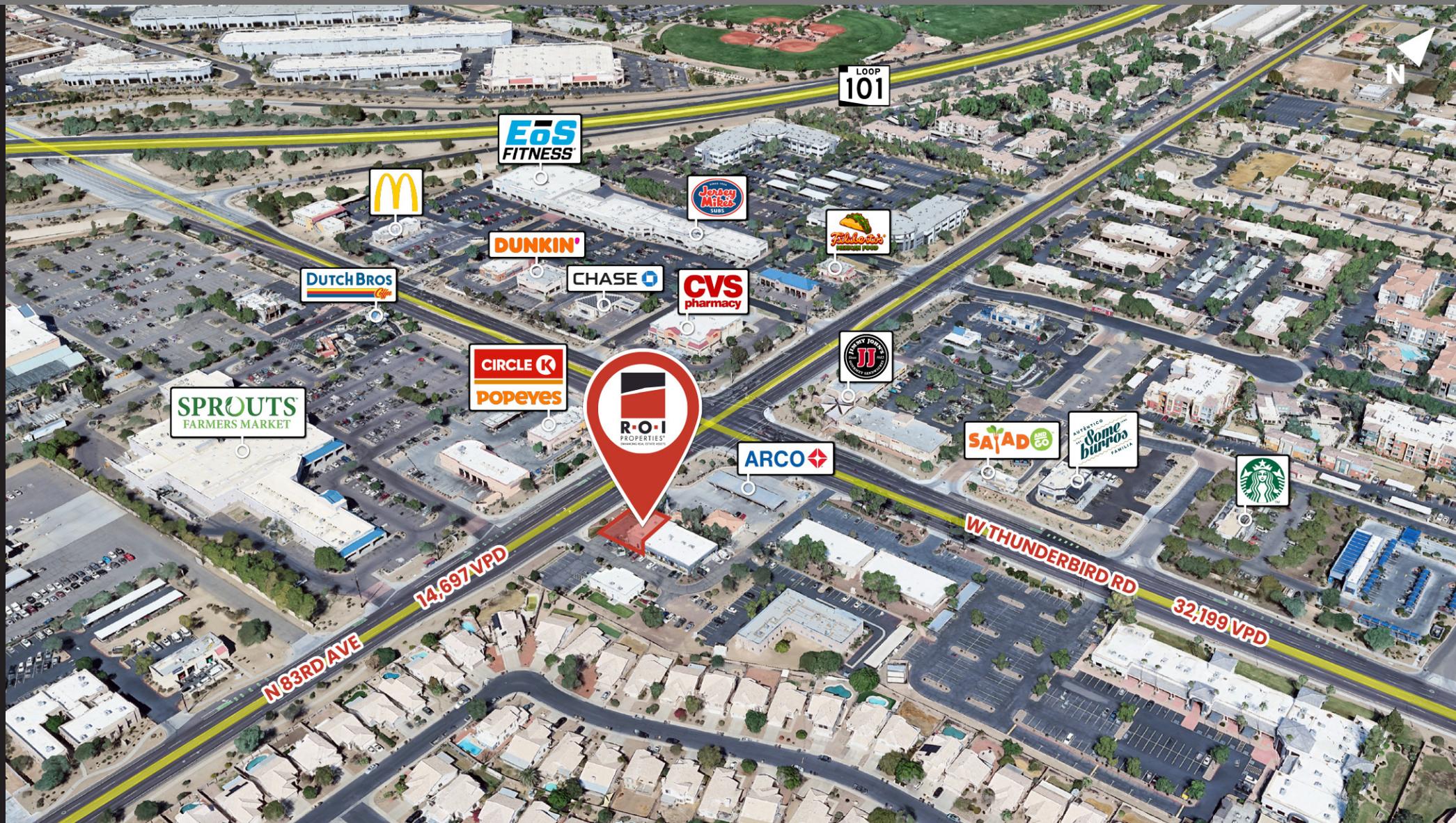
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# CLOSE PROXIMITY TO THE 101 LOOP & GRAND AVE

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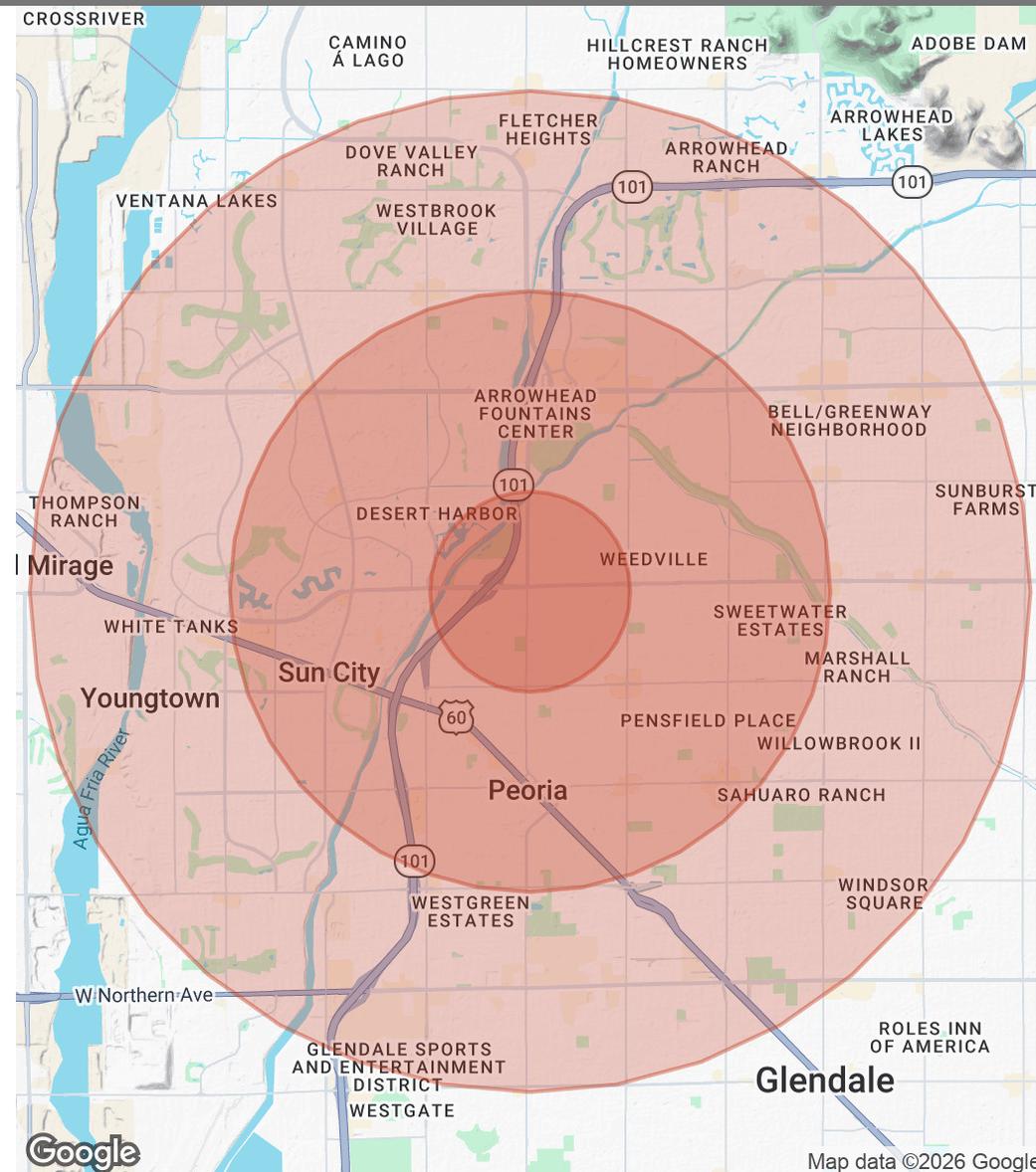
# DEMOGRAPHIC SUMMARY

## FOR LEASE

| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 14,609        | 117,977        | 345,076        |
| Average Age          | 41            | 45             | 44             |
| Average Age (Male)   | 39            | 44             | 43             |
| Average Age (Female) | 42            | 46             | 45             |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 5,685         | 48,023         | 136,557        |
| # of Persons per HH            | 2.6           | 2.5            | 2.5            |
| Average HH Income              | \$104,944     | \$95,147       | \$93,570       |
| Average House Value            | \$410,973     | \$377,086      | \$378,675      |



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