

FOR LEASE

Peoria Crossings

9494 W NORTHERN AVE

Glendale, AZ 85305

PRESENTED BY:

RICHARD LEWIS JR.

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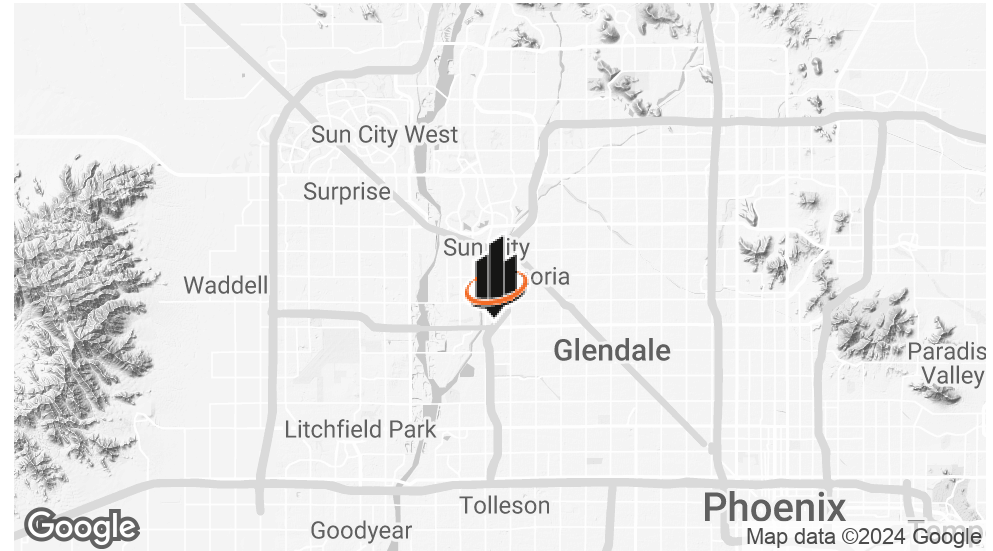
JUSTIN HORWITZ, SIOR

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$36.00 SF/yr (NNN)
NNN:	\$6.75 PSF
BUILDING SIZE:	23,058 SF
AVAILABLE SF:	1,590 - 2,000 SF
YEAR BUILT:	2007
ZONING:	C-2
APN:	142-55-631

PROPERTY HIGHLIGHTS

- Ideal West Valley Location
- Just off of Loop-101 Freeway
- 2 Total Vacancies | 2,000 SF + 1,590 SF, immediately adjacent for a total of 3,590 SF
- ±450 Ft of Frontage along Northern Ave | NEC of Signalized Intersection
- ±31,623 VPD on Northern Ave
- Highly Desirable Peoria / Glendale area demographics
- Substantial new development in surrounding area
- Shadow anchored by multiple regional and national retailers
- Minutes from State Farm Stadium, Westgate Entertainment District, Cabela's and other lifestyle & entertainment destinations.

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for Lease Peoria Crossings. This ideally located, neighborhood retail center lies on the North East Corner of Loop-101 and Northern Ave. Available for lease at \$36.00 PSF NNN, Peoria Crossings has multiple points of ingress/egress from both the west bound and east bound lanes of W Northern Ave.

LOCATION DESCRIPTION

Located directly off the Loop-101 Freeway at Northern Avenue, Peoria Crossings represents an ideal location with an ample amount of traffic and new development in the immediate vicinity. The property is in close proximity to such lifestyle destinations as State Farm Stadium, home of the Arizona Cardinals, Westgate Entertainment District, Cabelas, Topgolf Glendale, Gila River Arena and Tanger Outlets. Additionally, with multiple new single family, built for rent and multifamily developments in the immediate vicinity as well as continued migration from other markets this location is in a prime area to benefit from this continued growth.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,590 - 2,000 SF	LEASE RATE:	\$36.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 111 (2023)	Available	1,590 SF	NNN	\$36.00 SF/yr	-
Suite 112	Available	2,000 SF	NNN	\$36.00 SF/yr	Currently builtout as second generation showroom with current tenant having a lease that expires at the end of the year.

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MATTRESS FIRM

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FedEx Office

CITY INFO - GLENDALE



CITY INFORMATION

With over 250,000 residents and nearly 2,000 employees, the city of Glendale is a vibrant and welcoming metropolitan city with extraordinary opportunities for everyone to prosper, connect, and experience all that is remarkable about our community. Glendale is home to both historic attractions like Sahuaro Ranch Park and state of the art entertainment facilities like State Farm Stadium the home of the NFL's Arizona Cardinals and the 2008, 2015, and 2023 Super Bowls.

The city is home to high-tech manufacturers like Conair and Honeywell Aerospace. The city also boasts the medical school Midwestern University, the only veterinary school in the state of Arizona as well as ASU's West Valley Campus and the newly founded Arizona Christian University, and Luke Air Force Base, the training home for new F-35 JSF pilots.

The Westgate Entertainment District is Arizona's premier entertainment destination offering a vibrant outdoor setting with interactive shopping, dining, and expansive entertainment experience. Nearby, the city's Gila River Arena hosts the NHL's Arizona Coyotes as well as numerous concerts and other events throughout the year. Westgate also just saw the grand opening of Desert Diamond Casio - West Valley, Arizona's largest casino.

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MAJOR EMPLOYERS

EMPLOYER	EMPLOYEES
LUKE AIR FORCE BASE	5,100
BANNER THUNDERBIRD	3,000
ARROWHEAD TOWNE CENTER	2,650
WALMART	2,175
GLENDALE UNION HIGH SCHOOL	1,974
THE CITY OF GLENDALE	1,693

GLENDALE ATTRACTIONS

TSMC SEMICONDUCTOR FAB PLANT

A major planned development along the interstate 17. TSMC plans to build a \$12 Billion fabrication and manufacturing facility. Once completed it will occupy approximately 300 acres in north Phoenix and will be used to manufacture 5-nanometer chips and in the future have the capability to manufacture 4 and 3-nanometer chips for companies including Apple Inc and Qualcomm Inc. As a boon to all the surrounding cities the TSMC development is projected to bring 1,600 high paying jobs to its main facility, not including the thousands more support jobs created for its local suppliers.



STATE FARM STADIUM

State Farm Stadium formerly known as University of Phoenix Stadium is a multi-purpose football stadium located in Glendale, AZ. The stadium is home to the Arizona Cardinals NFL team and the annual Fiesta Bowl. The stadium has 63,400 seats and also hosts numerous concerts and other large sporting events. The stadium brings in hundreds of thousands of people and millions in revenue for the city per year.



WESTGATE ENTERTAINMENT DISTRICT

Conveniently located in between State Farm Stadium and the Gila River Arena, Wastage Entertainment District is a super regional destination for shopping, dining, entertainment, and commercial offices. Westgate Entertainment District attracts over 22 million visitors annually.



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

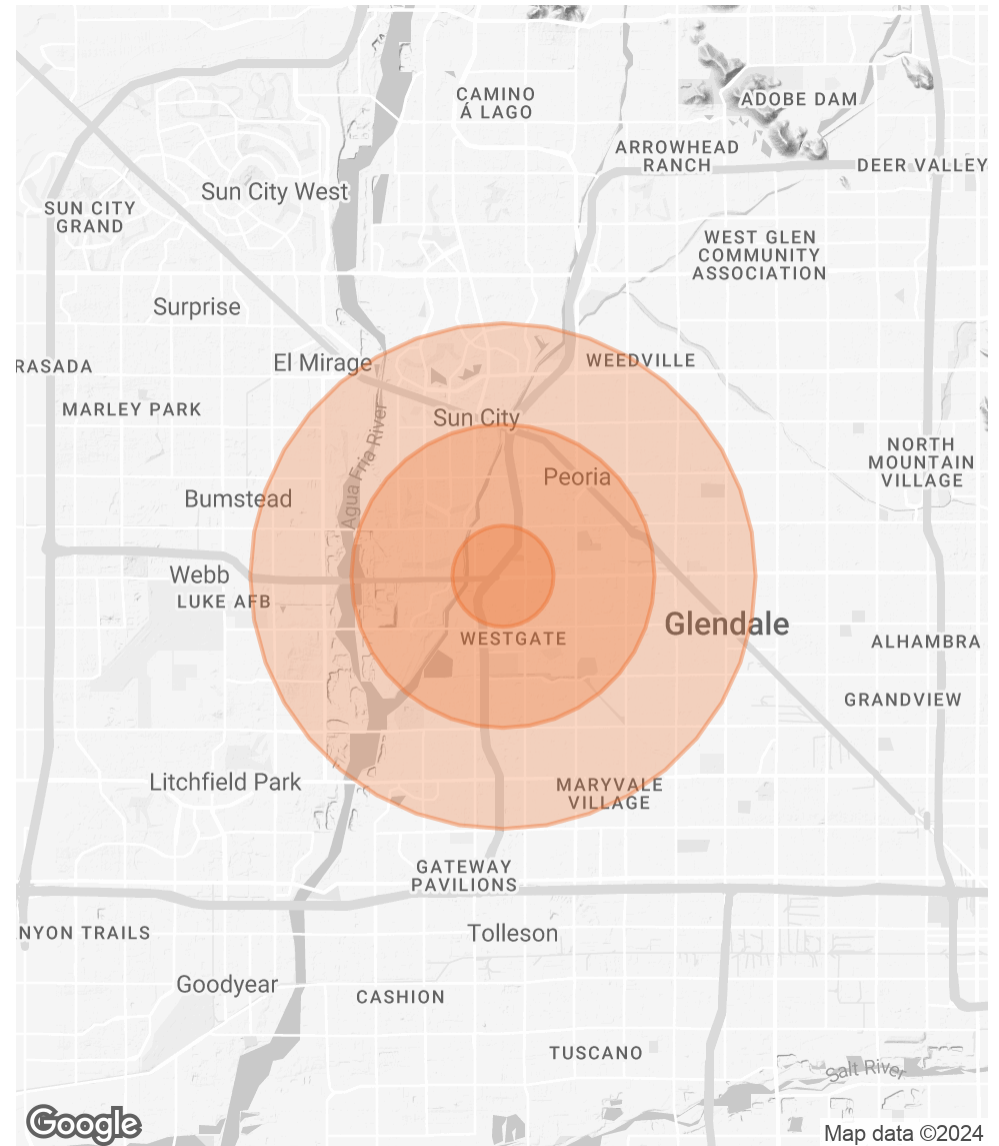
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,651	73,861	280,802
AVERAGE AGE	29.5	36.8	34.1
AVERAGE AGE (MALE)	28.1	35.8	33.0
AVERAGE AGE (FEMALE)	31.6	38.1	35.1

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,747	28,250	98,255
# OF PERSONS PER HH	3.2	2.6	2.9
AVERAGE HH INCOME	\$74,785	\$56,120	\$55,818
AVERAGE HOUSE VALUE	\$268,875	\$176,496	\$179,636

* Demographic data derived from 2020 ACS - US Census



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