

Ono Hawaiian BBQ

boost
mobile

AVAILABLE
1,457 SF

Pizza
Hut

HARBOR
FREIGHT

goodwill

DOLLAR
TREE

AVAILABLE
1,461 SF

total
by
verizon

At the Feet of
Jesus Christ Church

McDonald's

AVAILABLE
GL or BTS

21,748 ADT

N 67th Ave

W Peoria Ave

23,289 ADT

RETAIL PROPERTY FOR LEASE

CROSSROADS PLAZA

6750 West Peoria Ave Peoria, AZ 85345

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CROSSROADS PLAZA

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LOCATION DESCRIPTION

NWC 67th Ave & Peoria Ave

PROPERTY HIGHLIGHTS

- LAST SPACES AVAILABLE 1,457 SF & 1,461 SF
- PAD AVAILABLE - GL OR BTS
- Anchored by Goodwill, Dollar Tree & Harbor Freight Tools
- Over 45,000 cars per day at intersection
- Walmart Grocery at intersection
- 20,000 people in 1 mile radius
- Over \$96,000 average household income within 1 mile

AREA CO-TENANTS



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PROPERTY DESCRIPTION

Seller recently upgraded the parking lot lighting, security surveillance system, and parking lot sealcoating. Seller is currently investing approximately \$800,00 in new tenant improvements for the newest tenants: Ta' Carbon, Iced Out, LA Crab Shack, and Odyssey Martial Arts; as well as refurbishments for existing tenants; Harbor Freight, and Goodwill Thrift Store and Training Center.

LOCATION INFORMATION

Tenant Name	Crossroads Plaza
Street Address	6750 W Peoria Avenue Peoria, AZ 85345
Building GLA	±112,838 SF

PROPERTY INFORMATION

Property Type	Neighborhood Shopping Center
Year Built	1987
Total Land Area	±10.66 Acres

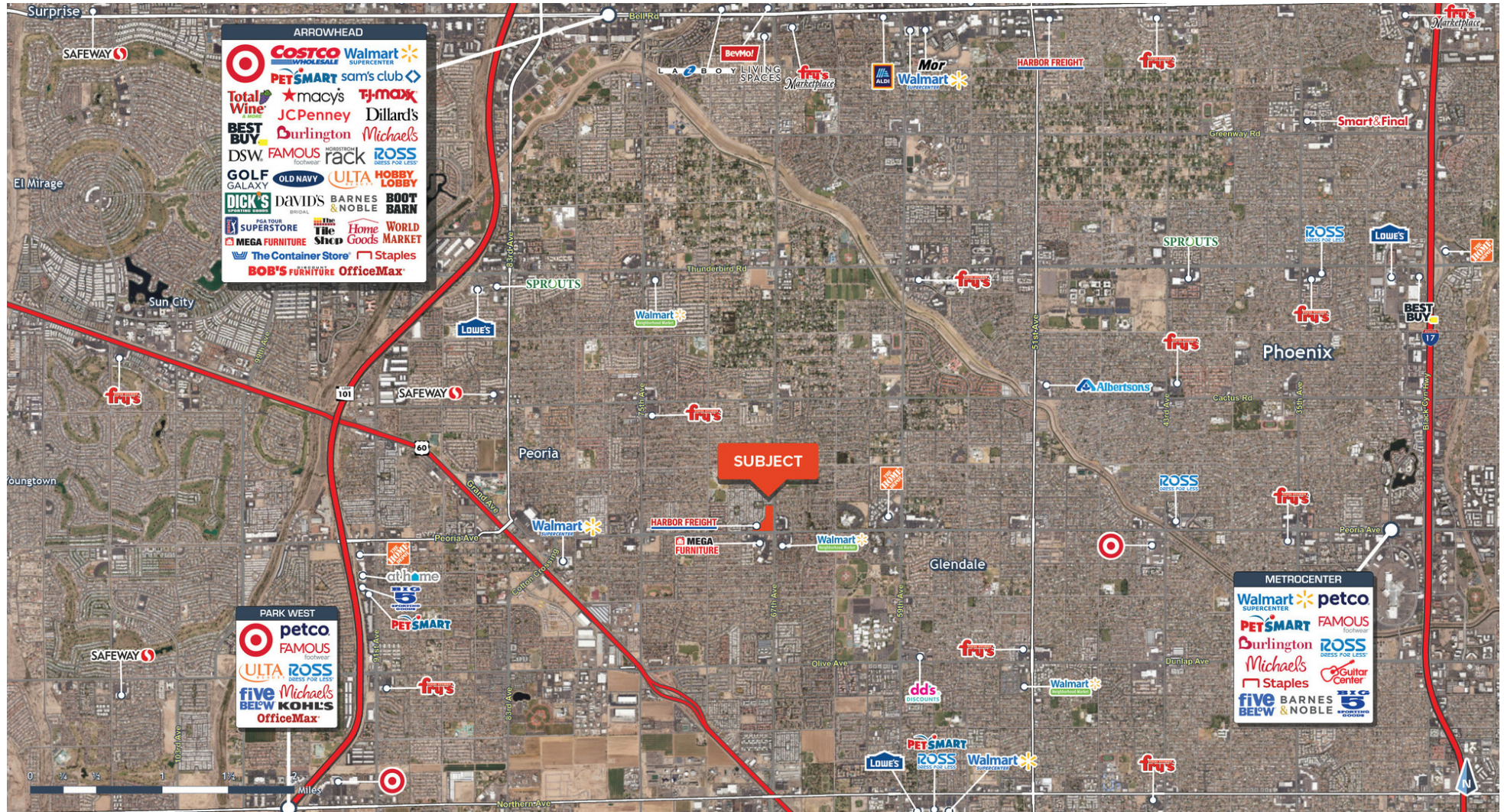
MAJOR CROSS STREETS / TRAFFIC COUNTS

Peoria Avenue	±23,289 ADT
67th Avenue	±21,748 ADT

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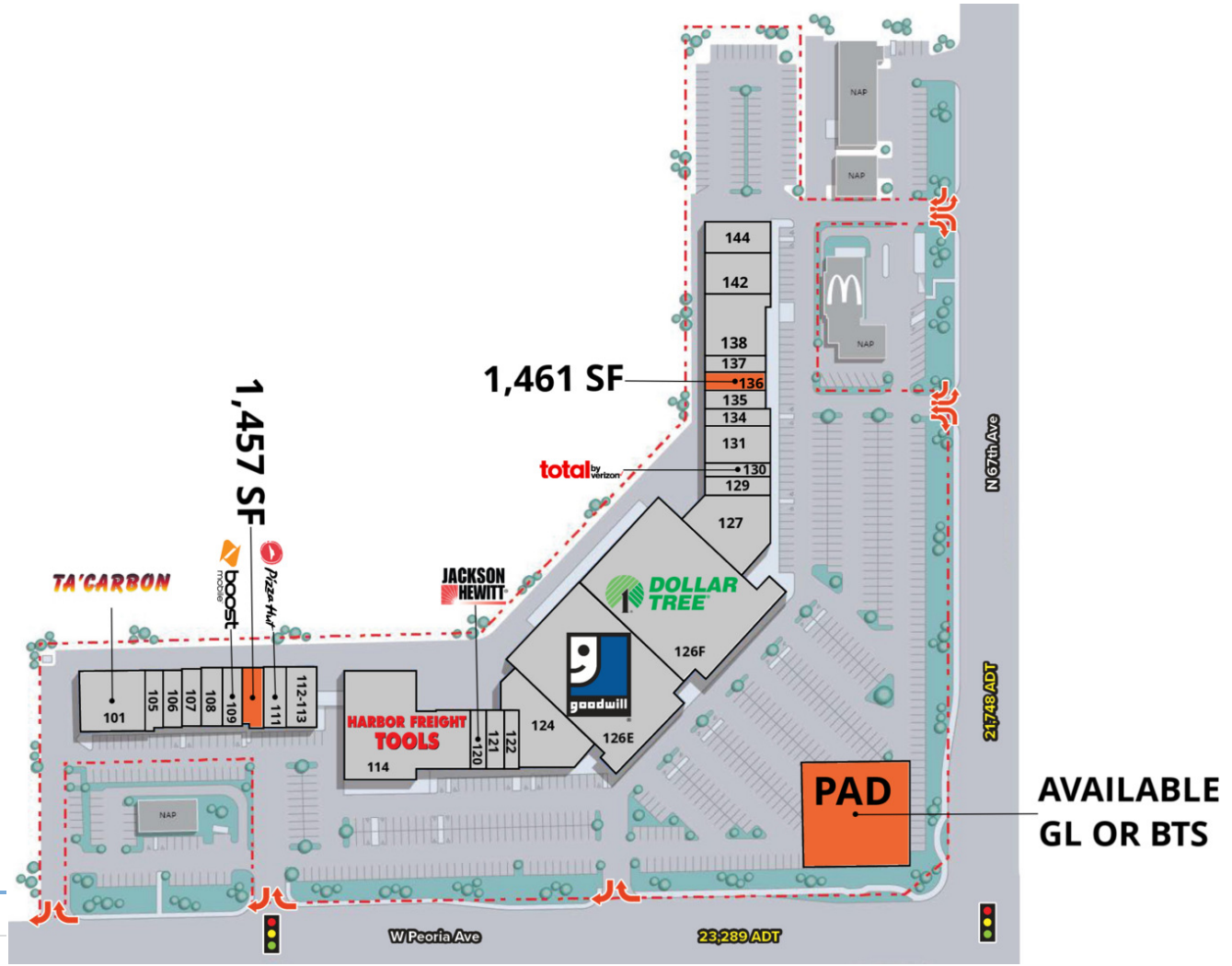
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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	0 - 1,461 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
101	Ta' Carbon The Real Mexican Grill	6,330 SF	NNN	-	-
105	Iced Out Ice Cream	1,200 SF	NNN	-	-
106	Barbershop	1,200 SF	NNN	-	-
107	Moon Spa	1,200 SF	NNN	-	-
108	Lees Shoe & Luggage Repair	1,200 SF	NNN	-	-
109	Boost Mobile	1,200 SF	NNN	-	-
110	Available	1,457 SF	NNN	CALL FOR PRICING	OPEN FLOOR OFFICE SPACE
111	Pizza Hut	1,500 SF	NNN	-	-
112-113	Yimmie's Cafe	2,100 SF	NNN	-	-
114	Harbor Freight Tools	14,968 SF	NNN	-	-
120	Jackson Hewitt Tax Service	1,200 SF	NNN	-	-
121	El Heroico Guaymas Restaurant Pescaderia	1,200 SF	NNN	-	-
122	Locksmith	400 SF	NNN	-	-
124	Goodwill Industries Career Center	7,038 SF	NNN	-	-
126E	Goodwill Industries Store	26,144 SF	NNN	-	-

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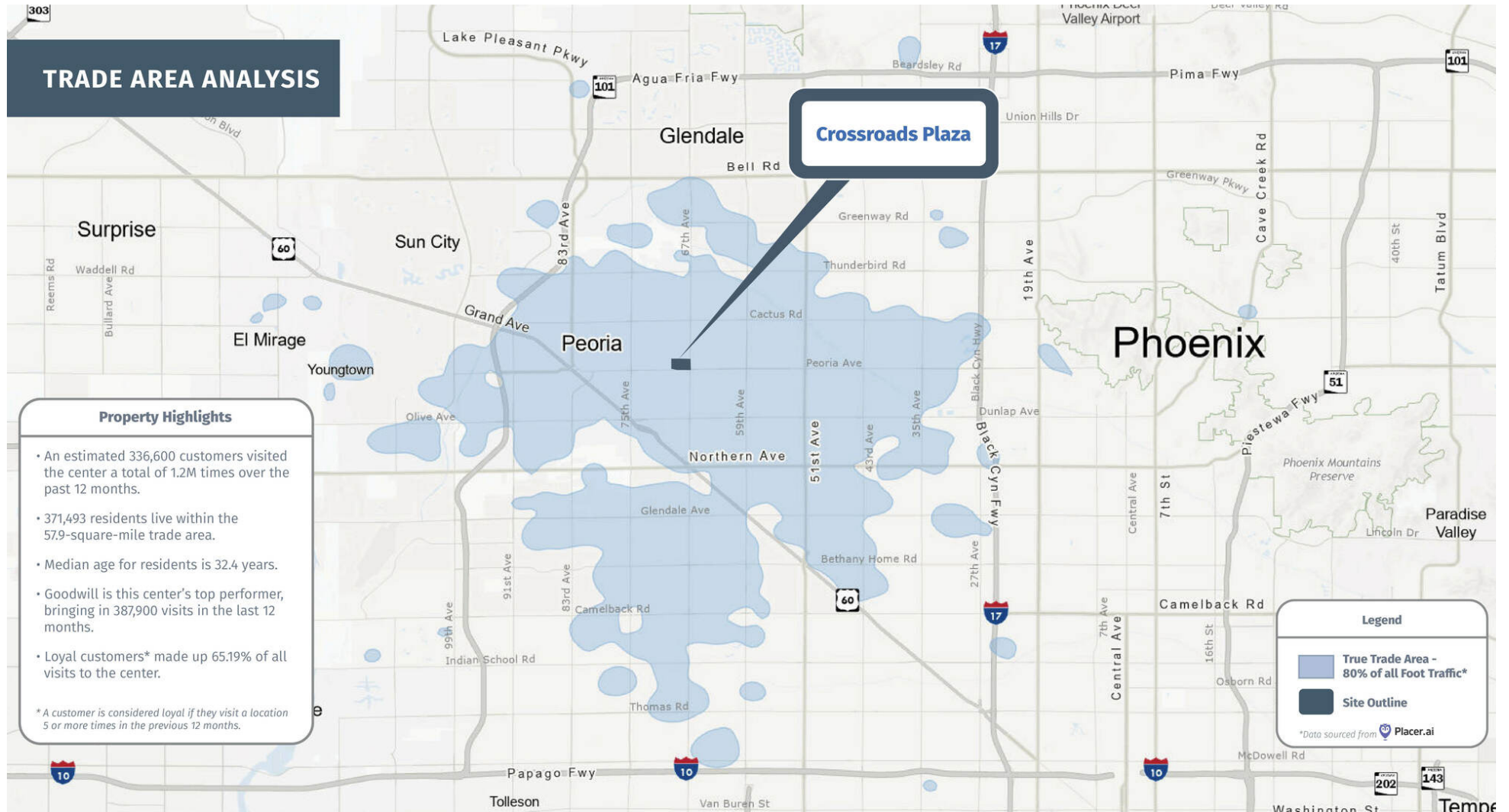
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
126F	Dollar Tree Store	18,973 SF	NNN	-	-
127	LA Crab Shack	2,985 SF	NNN	-	-
129	Hits & Misses	1,773 SF	NNN	-	-
130	Total by Verizon	1,300 SF	NNN	-	-
131A	59th Ave Smoke Shop	3,658 SF	NNN	-	-
134	Dr. Robert B. Yacko, DDS	1,799 SF	NNN	-	-
135	Valley King Properties	1,200 SF	NNN	-	-
136	Available	1,461 SF	NNN	CALL FOR PRICING	-
137	Model Nails	960 SF	NNN	-	-
138	At the Feet of Jesus Christ Church	3,528 SF	NNN	-	-
142	At the Feet of Jesus Christ Church	2,750 SF	NNN	-	-
144	Enoch's Lounge	3,714 SF	NNN	-	-
PAD	Available	0 SF	NNN	CALL FOR PRICING	AVAILABLE FOR GL OR BTS

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	20,120	150,270	412,795
Median Age	38.5	37.4	37.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$80,223	\$77,093	\$71,903
Average	\$96,186	\$97,108	\$91,657



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	262	2,915	9,891
Employees	2,920	39,503	129,461
Daytime Population	14,810	128,916	380,316



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	30.6%	35.2%	33.6%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	57.9%	58.3%	55.4%
Services	16.4%	17.0%	18.0%
Blue Collar	25.8%	24.7%	26.5%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,427	53,987	151,681
Median Home Value	\$360,712	\$399,100	\$384,503

*2025 Demographic data derived from ESRI

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