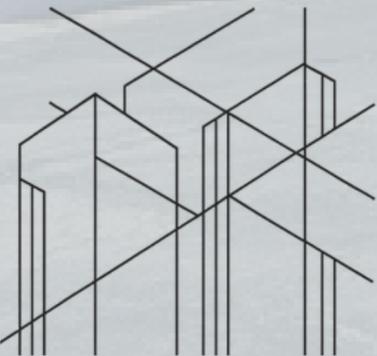




OFFERING MEMORANDUM

**TAMARACK
PLAZA**



Arizona International
Real Estate

BRITTANY KHALIL

520-904-2900

REALTOR@BRITTANYKHALIL.COM

9460 W PEORIA AVE



Price: \$2,200,000



Zoning: C-2



Building: 8,639 SF



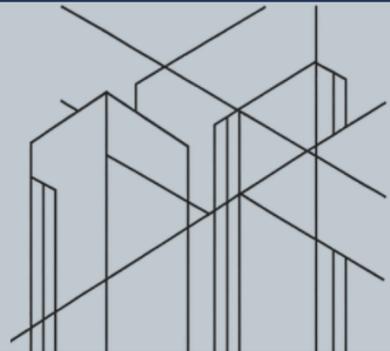
Office Suites: 8



Lot: 1.27 AC



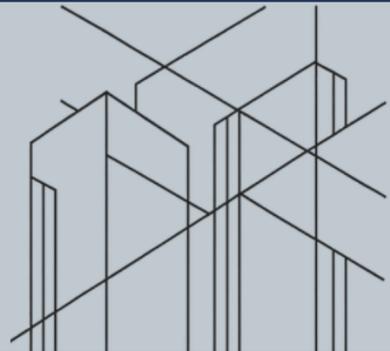
Parking Spaces: 50+



Arizona International
Real Estate

**9460 W PEORIA AVE
PEORIA AZ 85345**

Versatile C-2 mixed-use building with 8 private suites. Discover an exceptional opportunity to own a highly visible, well-maintained commercial building on a corner lot perfectly positioned near HWY-101. This property offers excellent accessibility and strong visibility in a thriving professional and retail corridor. Ample on-site parking with over 50 spaces ensures convenience for clients, staff, and visitors. The property's C-2 zoning allows for a broad range of commercial uses, making it a fantastic investment or owner-user opportunity in one of the area's most active growth zones. Property is vacant. Sale includes two parcels.



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9460 W PEORIA AVE
PEORIA AZ 85345

MARKET PROJECTIONS

7% PROJECTED CAP RATE

Rental Comparables

The market suggests \$22/SF + NNN.

With 7,565 rentable square feet and a 10% vacancy, the property is projected to produce a 7% CAP Rate.

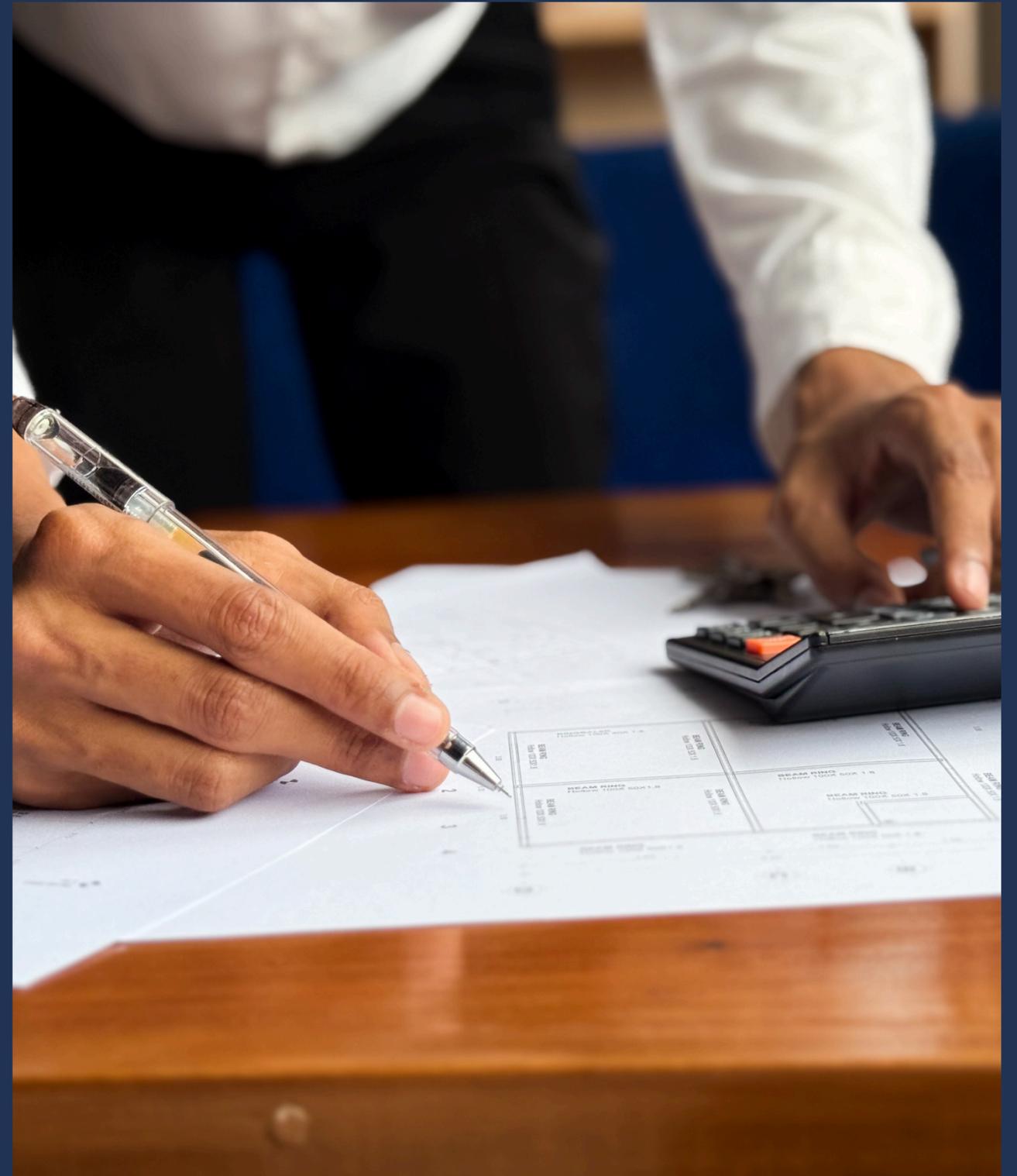
Property is currently vacant.

Glendale Rental Vacancy

The Glendale office submarket has a vacancy rate of 10.6% as of the first quarter of 2026. Over the past year, the submarket's vacancy rate has changed by -2.6%, a result of no net delivered space and 97,000 SF of net absorption.

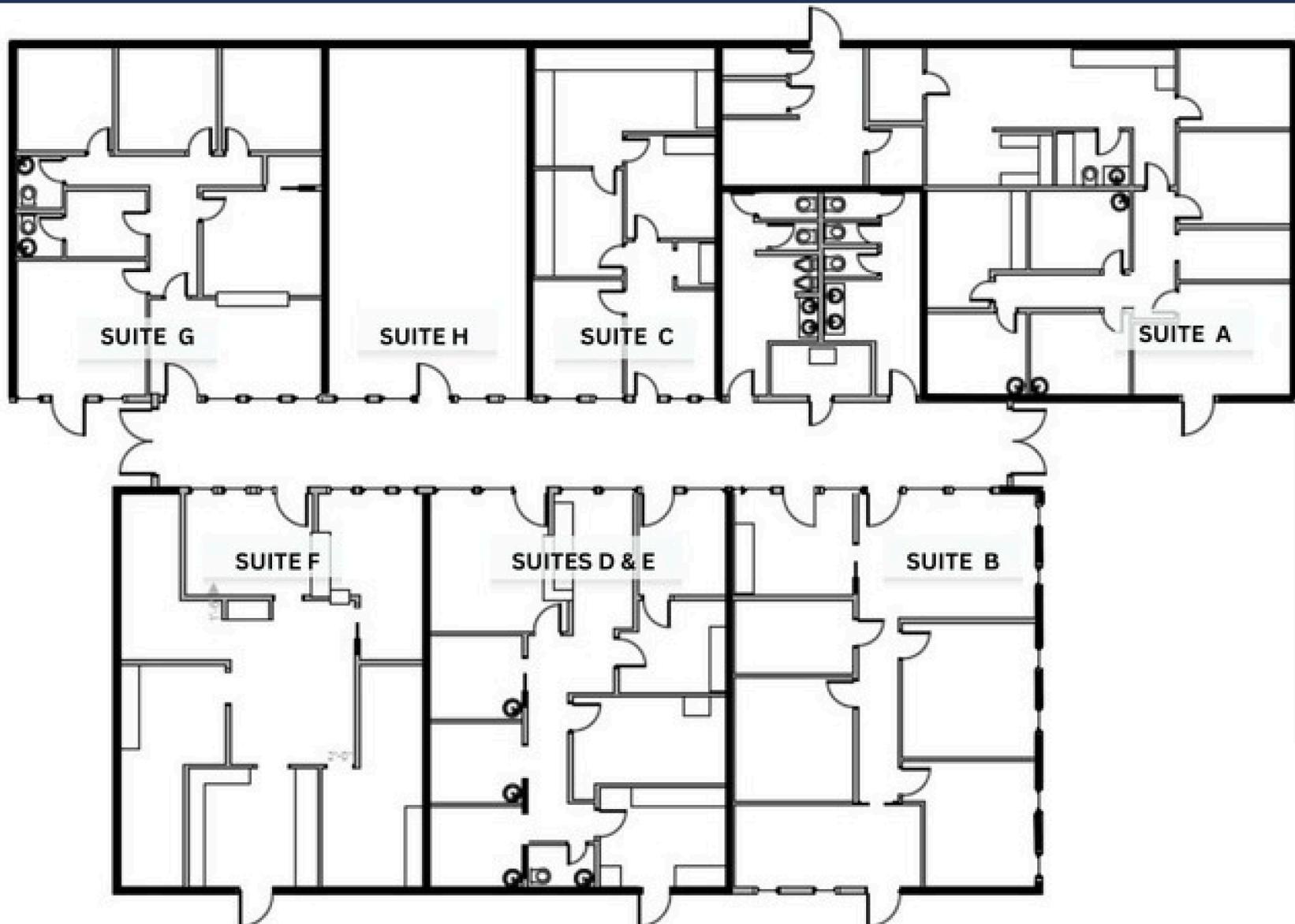
Glendale's vacancy rate of 10.6% compares to the submarket's five-year average of 11.9% and the 10-year average of 13.3%.

Research provided by CoStar.



TOTAL SQUARE FEET

8,639



Suites:

A: 1,575 SF with private restroom

B: 1,200 SF with kitchenette and vault

C: 628 SF

D: 1,018 SF with access to Suite E

E: 182 SF with access to Suite D 691 sf

F: 1,200 SF

G: 1,061 SF with private restrooms

H: 691 SF

7,565 rentable square feet



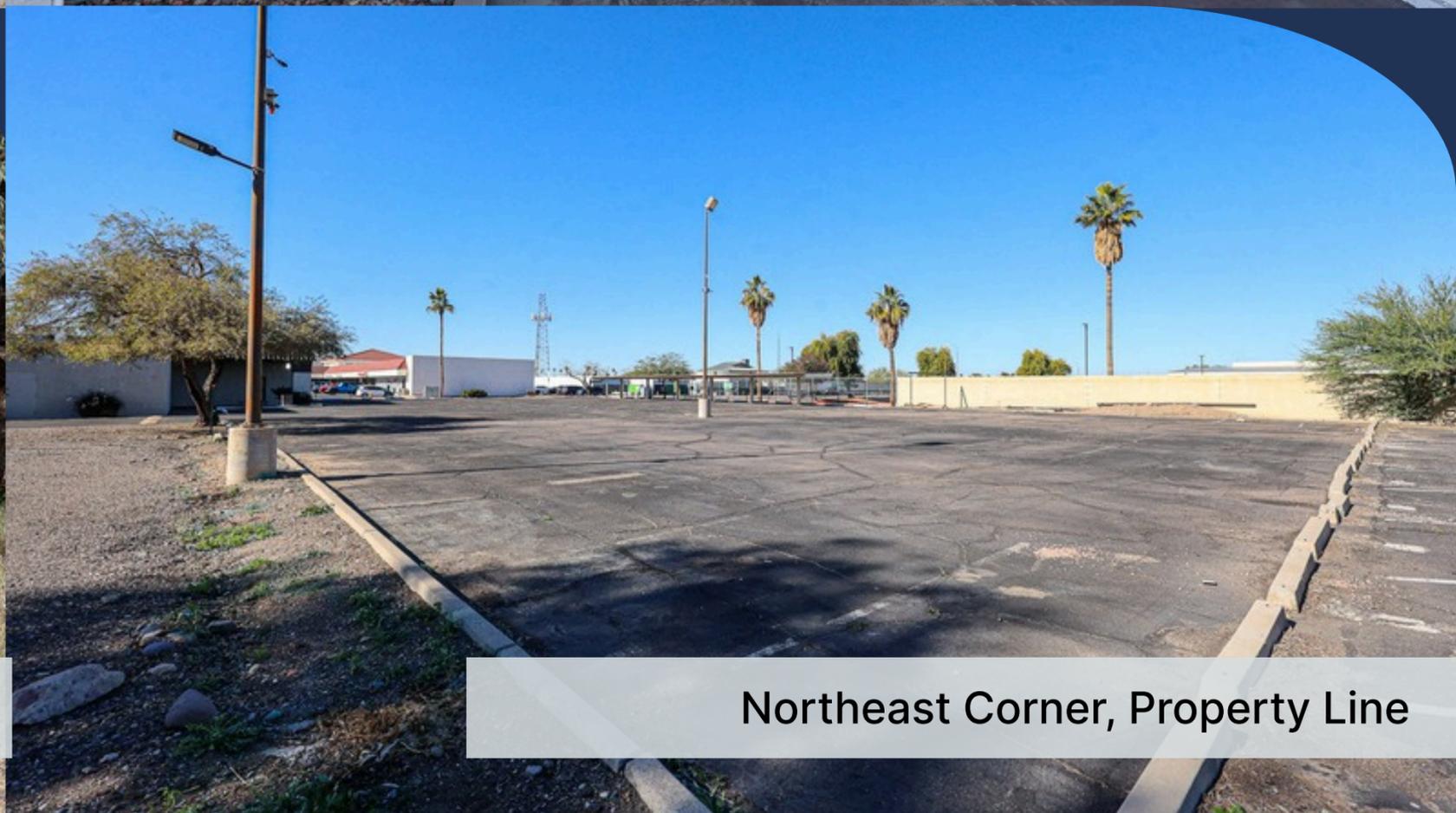
South Entrance



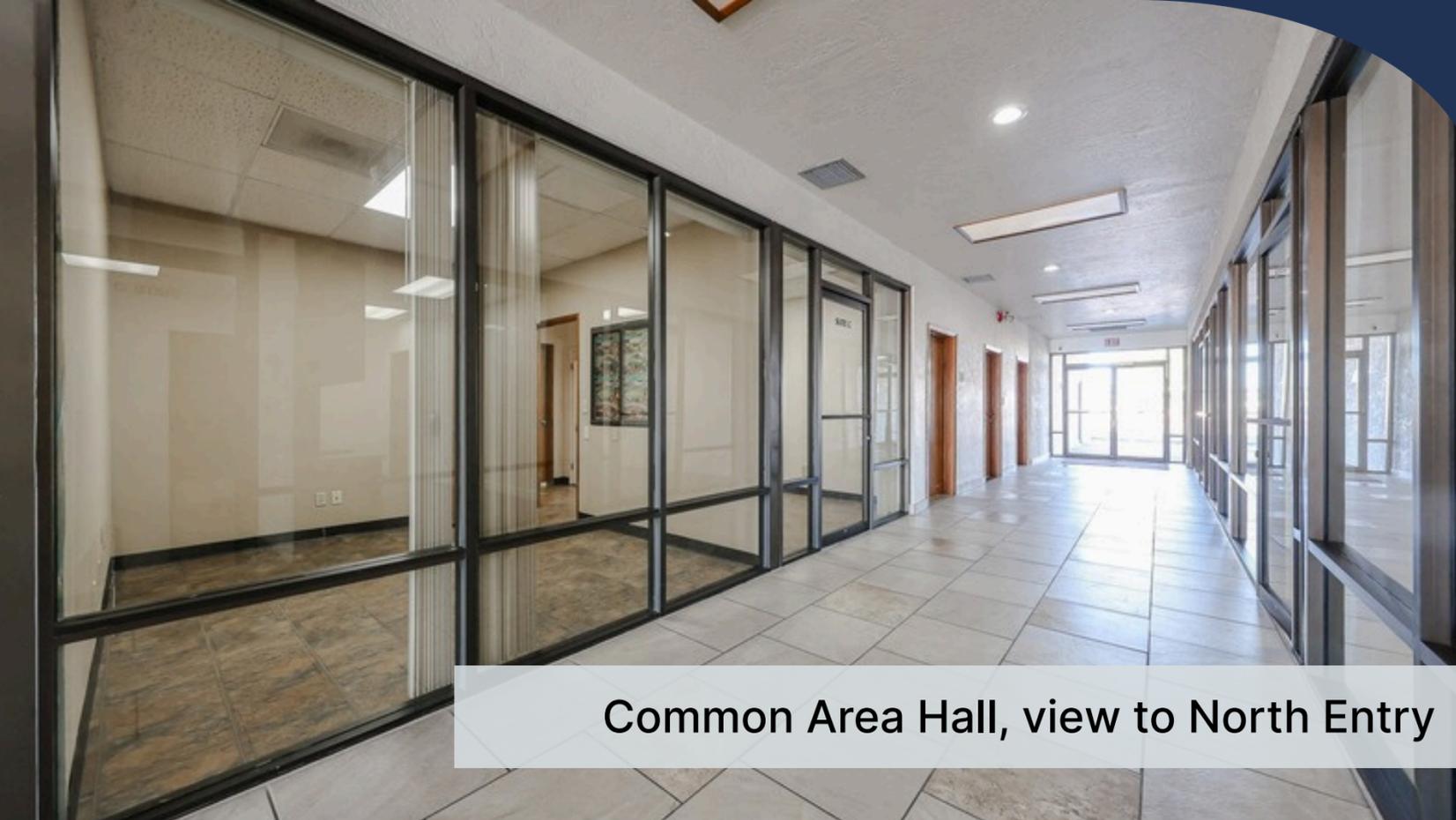
North Entrance



Southeast Corner, Property Line



Northeast Corner, Property Line



Common Area Hall, view to North Entry



Common Area Hall, view to South Entry



Common Area, Men's Restroom



Common Area, Women's Restroom



Suite A



Suite B



Suite C



Suites D&E



Suite F



Suite G



Suite H

10



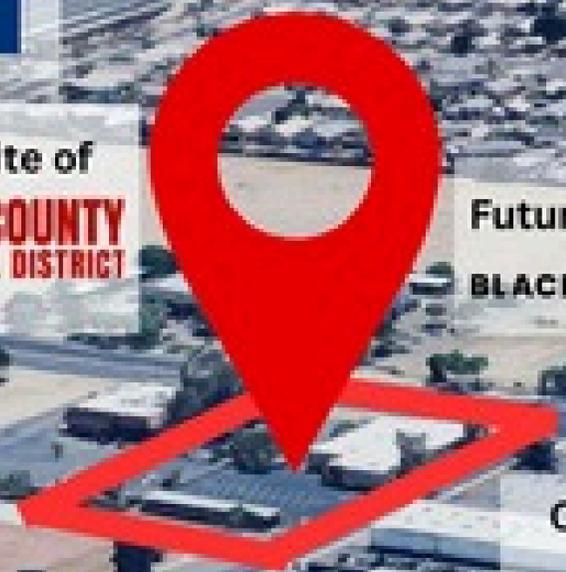
101



101

101

Future site of
MARICOPA COUNTY
REGIONAL SCHOOL DISTRICT



Future site of
BLACK ROCK
COFFEE BAR

Sun Air Plaza II

Sun Air Plaza I

RV & Boat
Storage

Community
Plaza

Self Storage



N

New River

New River

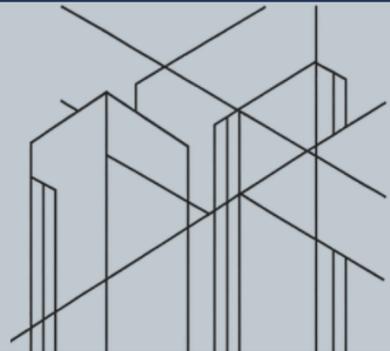
4690 W PEORIA AVE

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Prepared 01.19.2026



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