

Fully entitled drive-thru PAD for ground lease

SWC 91st Avenue & Olive Avenue
Peoria, AZ



Fully entitled drive-thru PAD for ground lease buildable to 1,945 sf

±169,785 cpd
LOOP 101

91st Avenue

Olive Avenue ±25,742 cpd

Get more information

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Property overview

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Features



Fully entitled drive-thru PAD for ground lease buildable to 1,945 sf, C-2 zoning



Great visibility from Loop 101 Freeway



Easy access to a full diamond interchange at Loop 101 & Olive Ave



Close proximity to some of the West Valley's premier destinations such as Westgate & State Farm Stadium

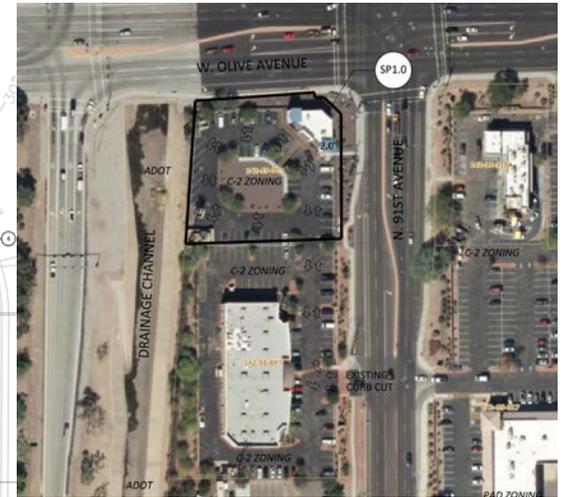
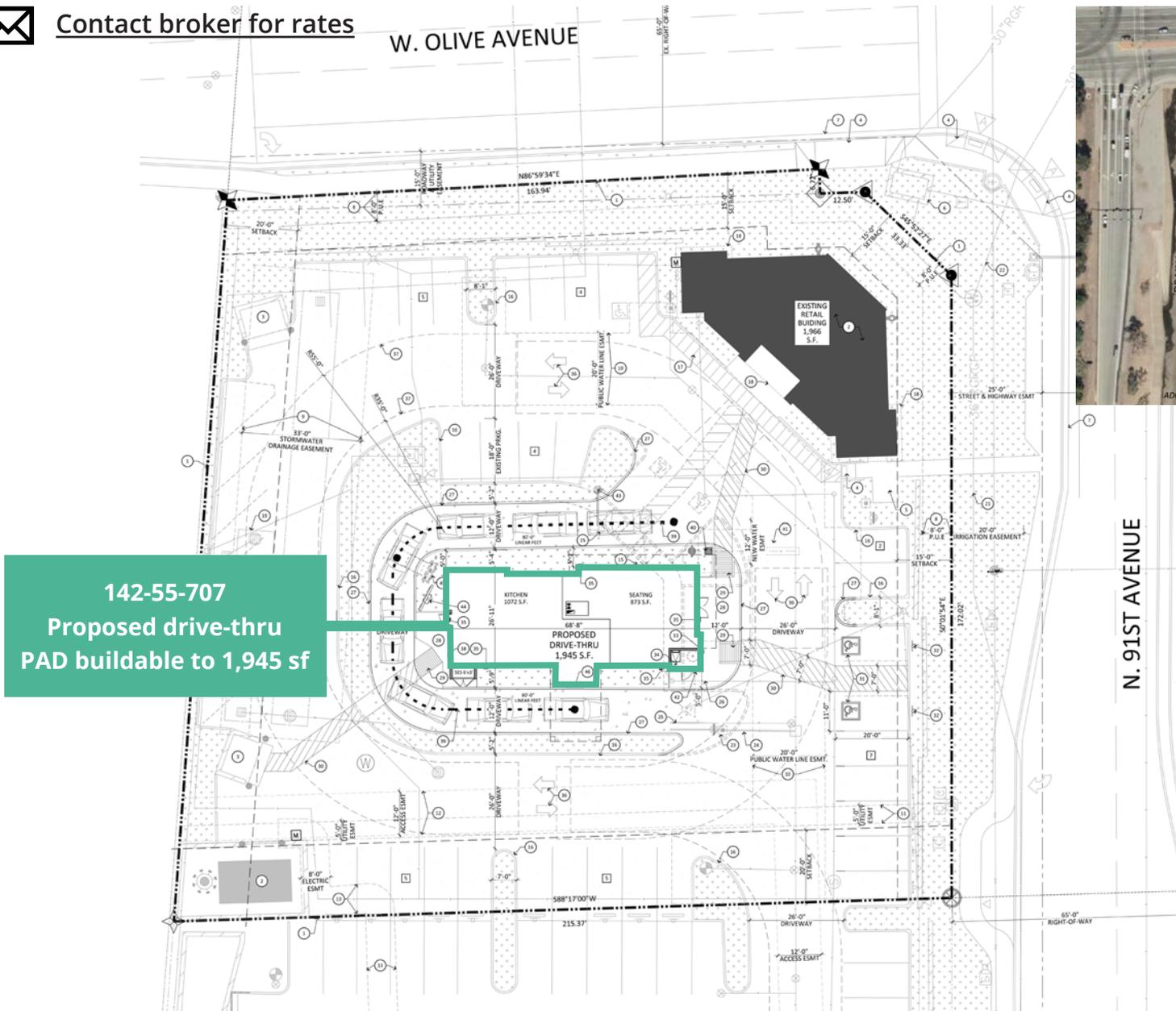
Notable nearby tenant mix



Site plan & availability

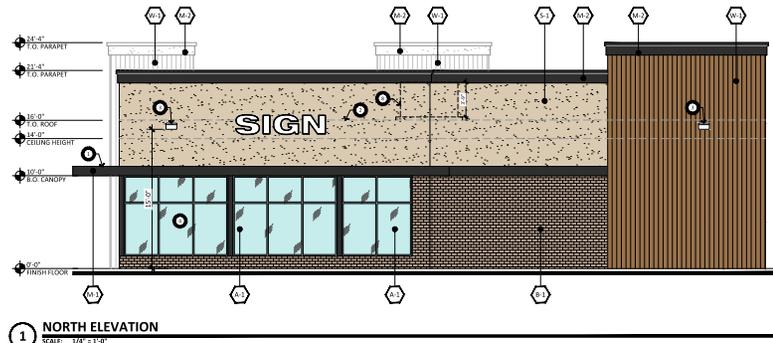
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 Contact broker for rates

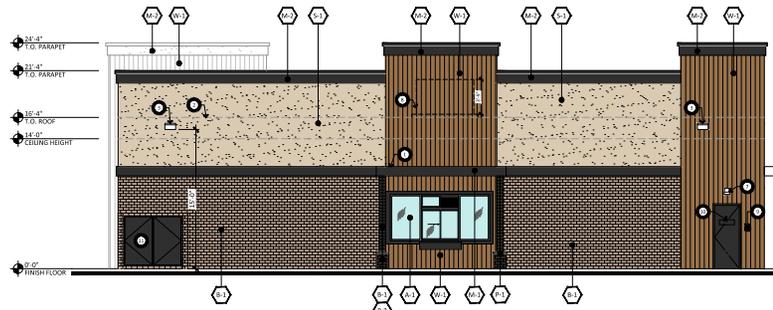


Site elevations

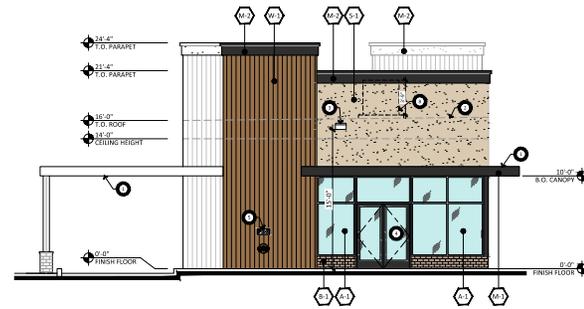
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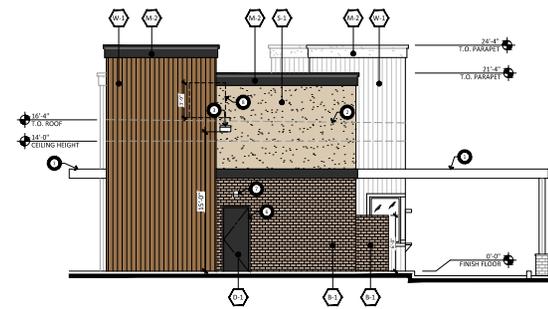
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



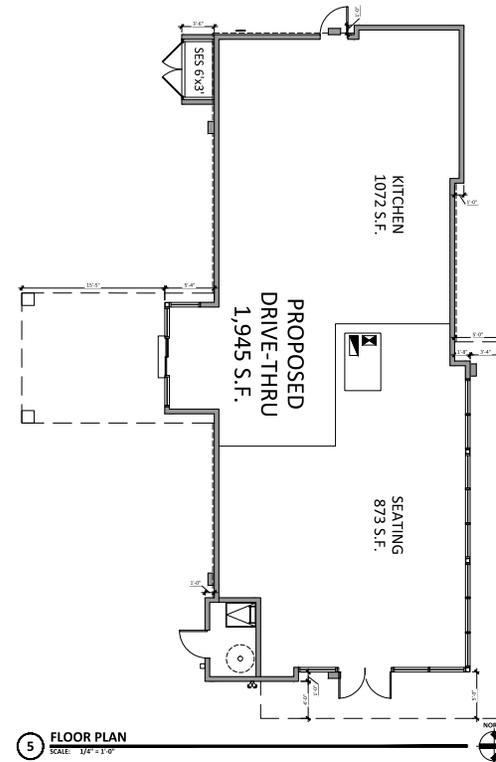
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 FLOOR PLAN
SCALE: 1/8" = 1'-0"

Trade area

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Demographics

	1-mile	3-miles	5-miles
Population	16,584	115,625	322,667

	1-mile	3-miles	5-miles
Median age	36.4	39.3	37.7

	1-mile	3-miles	5-miles
Daytime employment	3,198	27,077	65,811

	1-mile	3-miles	5-miles
Avg. HH income	\$95,936	\$90,315	\$92,470

	1-mile	3-miles	5-miles
HH units	6,313	49,598	130,521

Traffic counts

	Olive Avenue	±25,742 cpd
	Loop-101 Freeway	±169,785 cpd

