

Community Plaza

SIZE: ±1,650 - 3,300 SF | LEASE RATE: \$15.00 NNN + \$3.80 NNN'S

9516 W Peoria Ave, Peoria, AZ 85345



Storefront Retail Space
Available For Lease

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORFAC INTERNATIONAL
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Property Summary

Address 9516 W Peoria Ave
Peoria, AZ 85345

Building Size 26,723 SF

Year Built 1985

Zoning C-R

Floors 5.6/1,000

Tenancy Multiple

*Suites Contiguous up to 4,950 SF

Available	Suite 4-7	Suite 8-9
Suite Size	3,300 SF	1,650 SF
Lease Rate	\$15.00 NNN + \$3.80 NNN's	\$15.00 NNN + \$3.80 NNN's



About the Property

Discover an exceptional leasing opportunity at **Community Plaza**, a well-positioned retail center located in Peoria, AZ. Offering highly visible storefront retail space, this property is an ideal fit for a variety of retail and service-oriented concepts. Available space includes suites ranging from 1,650 to 3,300 square feet, currently offered in vanilla shell condition to provide a flexible blank canvas for your custom build-out. Strategically situated near the intersection of W Peoria Ave and N 95th Ave, the property features excellent ingress and egress for customer convenience.

The plaza benefits from seamless connectivity with close proximity to the Loop 101 freeway. Surrounded by established residential neighborhoods and major community anchors like Banner Boswell Medical Center and Peoria Town Center, this site offers a prime opportunity to position your business in a dynamic West Valley submarket.



Storefront
Retail



Loop 101
Freeway Access

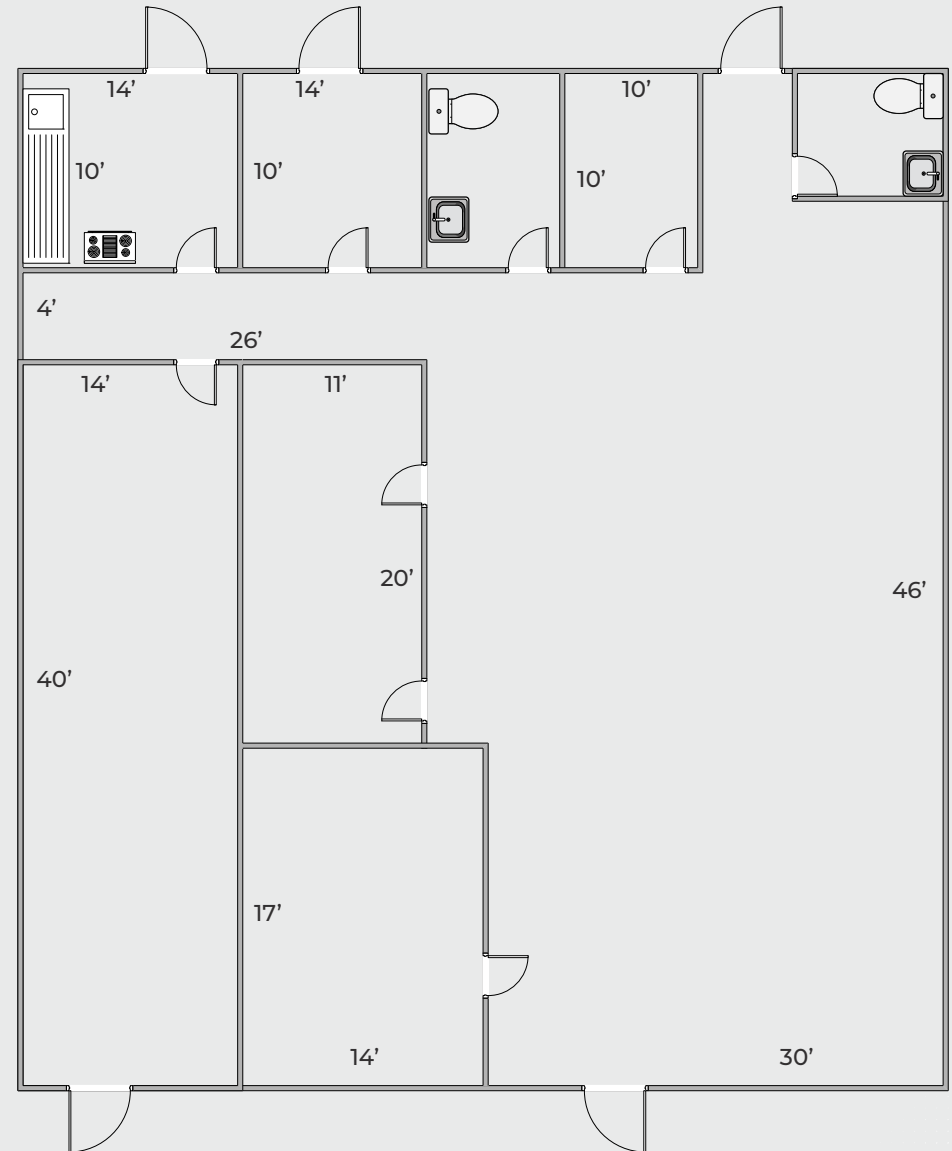
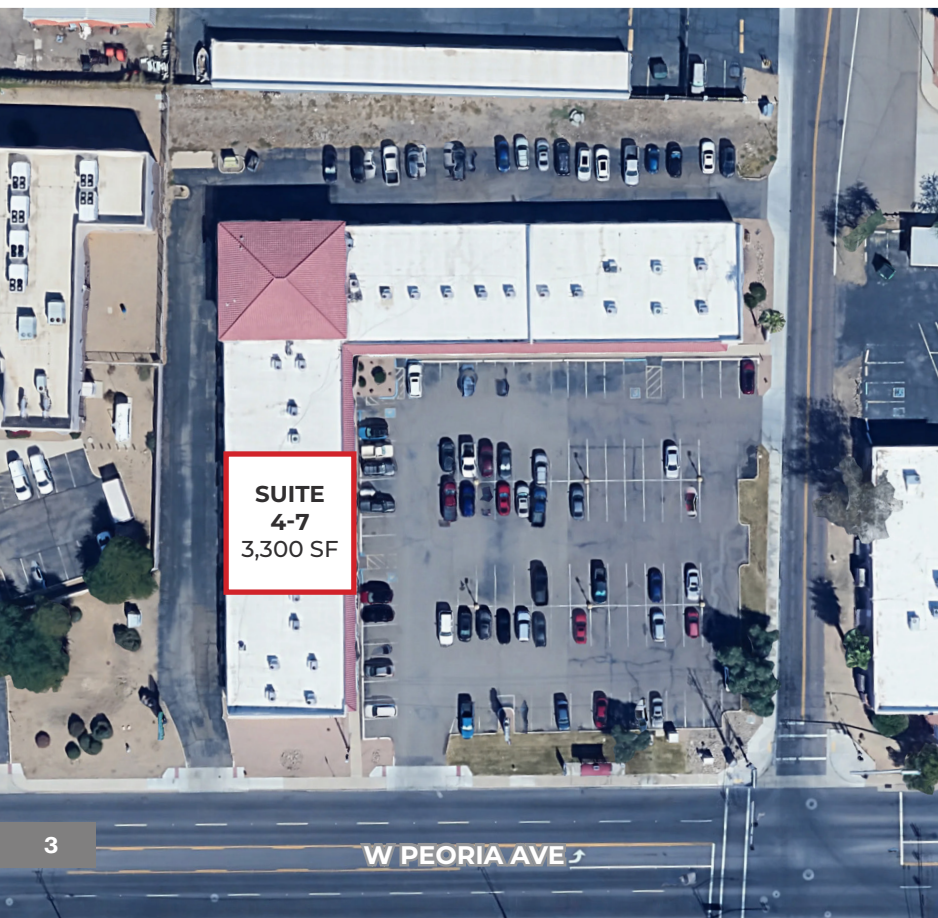


Ingress/Egress
W Peoria Ave & N 95th Ave

Suites 4-7

3,300 SF | \$15.00 NNN + \$3.80 NNN's

- Suite is in Vanilla Shell Condition



Floor Plan - Suites 4-7

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

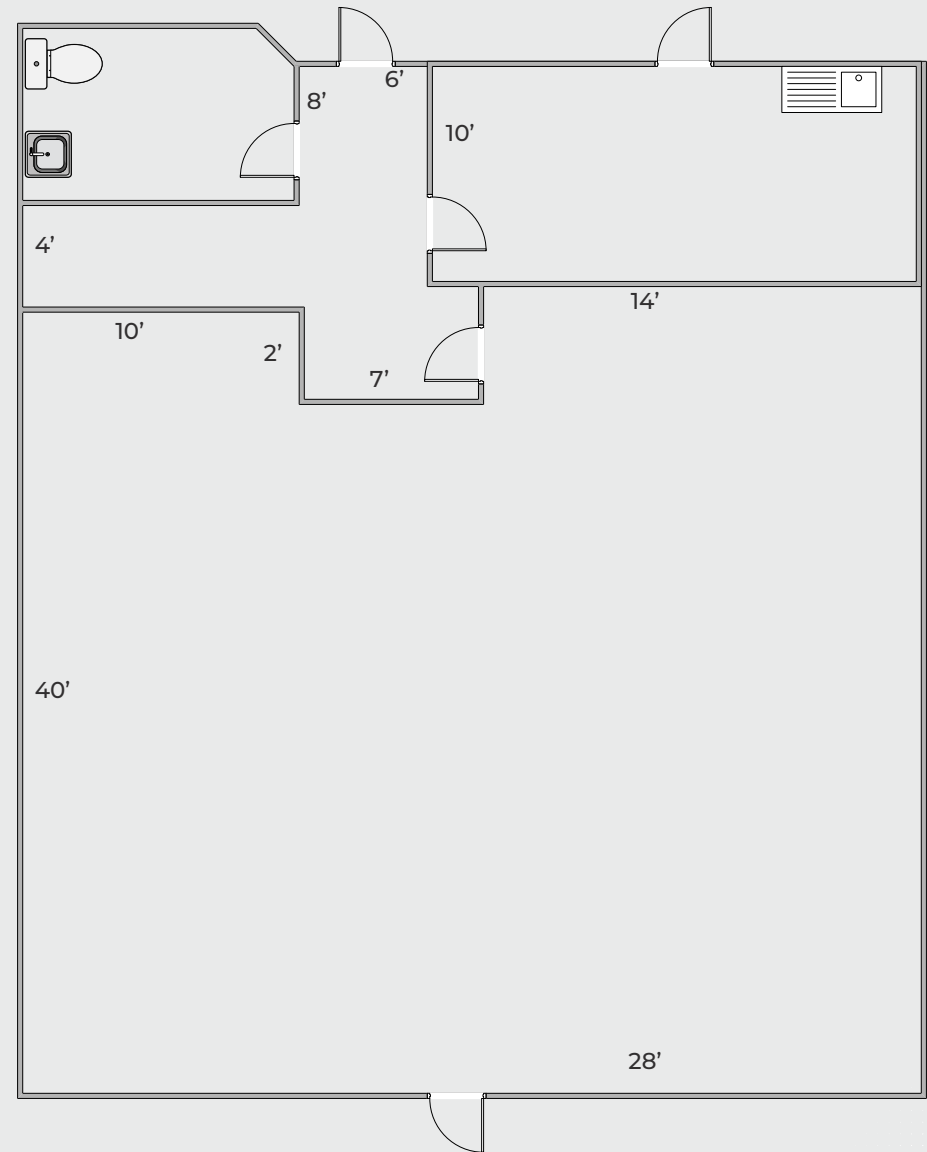
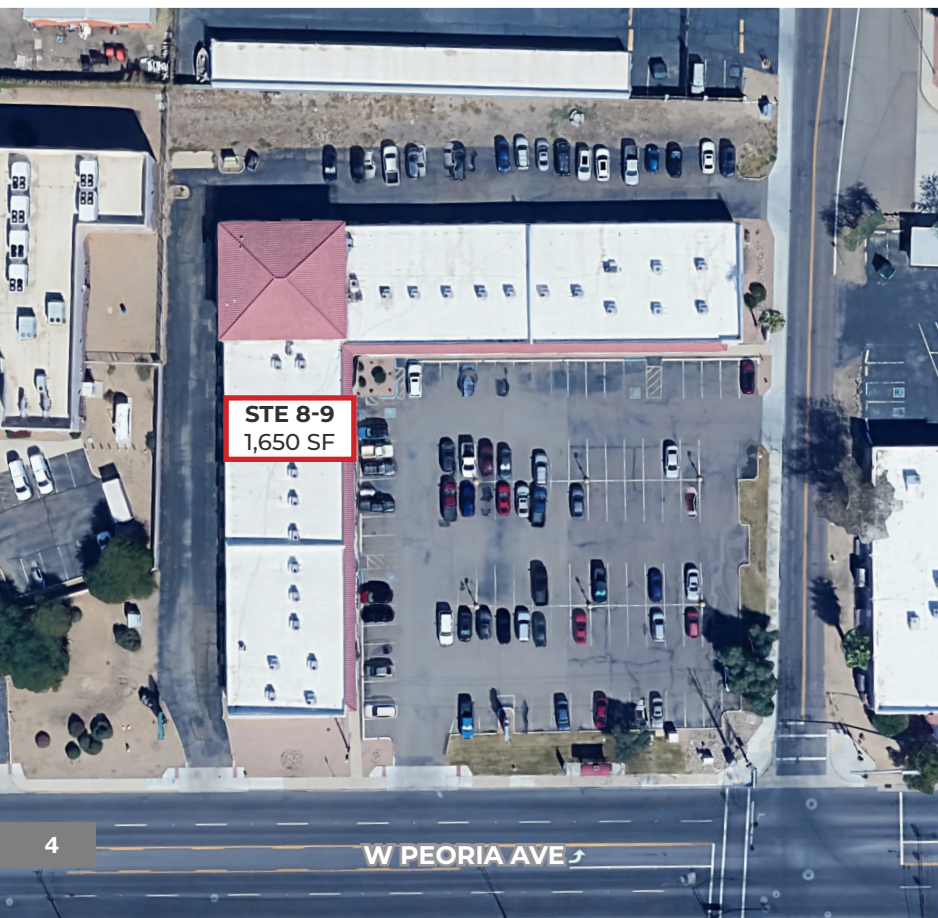
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Suites 8-9

1,650 SF | \$15.00 NNN + \$3.80 NNN's

- Suite is in Vanilla Shell Condition

*Suites Contiguous up to 4,950 SF



Floor Plan - Suites 8-9

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Banner Health®
BANNER BOSWELL
MEDICAL CENTER

Banner Health®
BANNER REHAB
HOSPITAL WEST

LOWE'S

SPROUTS
FOODS

FRUITS
& VEGETABLES

BURGER
KING

Domino's

60

SUN CITY NORTH
GOLF COURSE

QUAIL RUN
GOLF COURSE

LOOP
101

SUN CITY SOUTH
GOLF COURSE

SAFEWAY

PEORIA
HIGH SCHOOL

PEORIA
TOWN CENTER

SITE

Walgreens

CVS

Walgreens

O'Reilly
AUTO PARTS

TACO
BELL

Wendy's

DOLLAR GENERAL

ExtraSpace
Storage

THE
HOME
DEPOT

DQ

Arby's

at home
The Home Décor Superstore

PET SMART

Location Overview

Peoria, Arizona

Peoria has transformed into a premier economic and cultural hub within the Northwest Valley of the Phoenix metropolitan area, celebrated for its thriving business climate, prosperous community, and exceptional quality of life. The city's diverse economy is a magnet for top-tier brands and high-growth businesses, driven by a strong, affluent consumer base and a highly skilled workforce.

This powerful combination of steady economic expansion, premier entertainment districts, and a vibrant, amenity-rich environment makes Peoria a highly sought-after destination for residents and a lucrative market for retail investment.

The city's success and desirability are built on several key pillars, including:

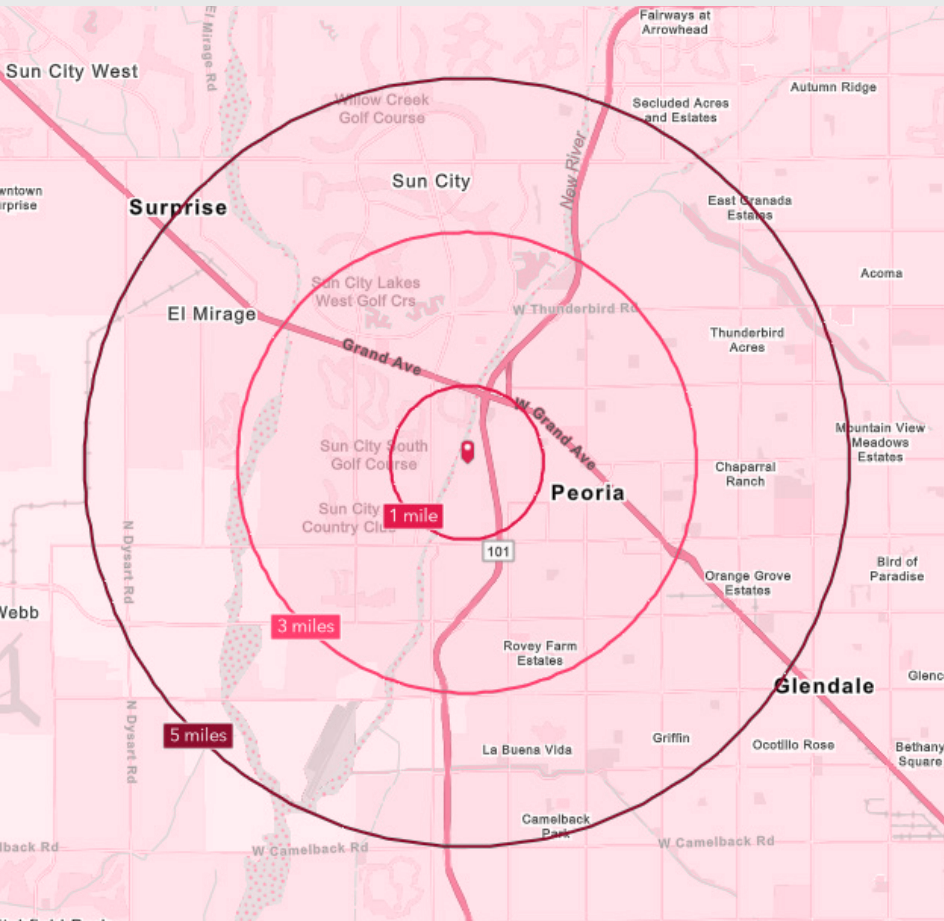
- Diverse, rapidly expanding local economy
- Strong consumer demographics with a growing, affluent residential base
- Premier regional destinations, including the P83 Entertainment District and Peoria Sports Complex
- High-traffic retail corridors with exceptional connectivity via Loop 101 and Grand Avenue

This unique blend of economic momentum and community focus has not gone unnoticed, with Peoria consistently earning top national rankings and accolades.



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	14,290	112,448	287,075
 Households	6,274	47,312	110,227
 Average Household Income	\$64,342	\$82,430	\$87,785
 Median Home Value	\$236,407	\$331,095	\$354,350



5 Mile Highlights

41.3

Median
Age

86.5K

Daytime
Employees

20%

Bachelor's Degree
or Higher

A Prime Retail Destination

Community Plaza provides direct access to a dense and growing consumer pool, making it a strategic choice for any retail business. The surrounding area boasts a substantial residential base with strong purchasing power, ensuring a stable, affluent customer base. Additionally, a massive daytime population of local professionals drives consistent foot traffic, lunch-hour rushes, and excellent commuter visibility. This powerful combination of robust demographics and bustling daily activity makes it an ideal location to grow your brand.

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For More Information,
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