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*Freestanding Office Condo For Sale*

15396 N. 83RD AVENUE | BUILDING G | PEORIA, AZ 85381

# OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to acquire 15396 N 83rd Avenue, located in the highly sought-after Peoria Submarket. Built in 2004, the entire building consists of  $\pm 6,488$  SF and is evenly split between two spaces. It's an ideal opportunity for an Owner/User to either occupy the full building, or the  $\pm 3,244$  SF Suite that the Seller would vacate and the Executive Suite operation could remain intact for the balance of the building. The layout is designed with a generous glass line allowing an abundance of natural light and offers an efficient configuration that suits a variety of Office or Medical users.

Situated between the Bell Road and Thunderbird Road exits off Loop 101, the property enjoys easy access and is surrounded by numerous retail and dining options within a short drive or walk. Nearby highlights include the Arrowhead Towne Center and the Peoria Sports Complex, home to the Seattle Mariners and San Diego Padres Spring Training, making this an excellent location for businesses seeking a versatile and conveniently located Office building in Peoria.

## PROPERTY HIGHLIGHTS

- Ability for an Owner/User to Occupy the Entire Building ( $\pm 6,488$  SF) - or Roughly  $\pm 3,244$  SF and Preserve the Existing Executive Suite Operation in the Balance of the Property
- Effortless Pull Up Parking Throughout the Property
- Prominent Building Signage Opportunity
- Conveniently Located in Close Proximity to Two (2) Loop 101 Freeway Exits: Bell Road and Thunderbird Road
- Ideal Building for General Office or Medical Occupants
- Surrounded by a Variety of Restaurants, Shopping, & Entertainment



# OFFERING SUMMARY



**Sale Price:** \$2,495,000 (\$384.55/SF)



**Condo Size:** ±6,488 SF



**Association Dues:** \$1,657/Month



**Year Built:** 2004



**Zoning:** C-2, City of Peoria  
([View Zoning Details](#))



**Parking:** ±5.50/1,000 SF



**Parcel Numbers:**  
200-63-270  
200-63-271  
200-63-272  
200-63-273

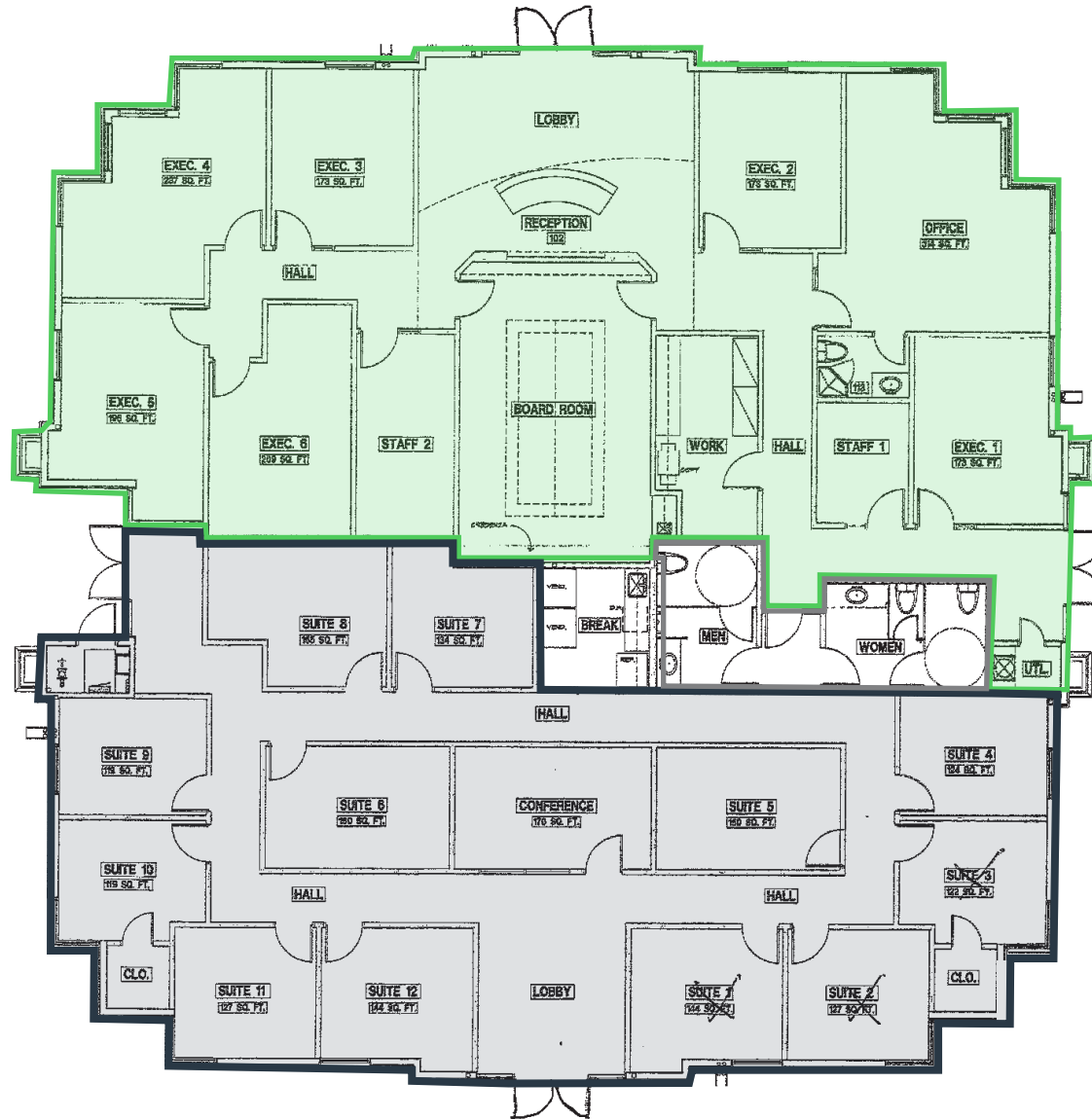


# FLOOR PLAN

[▶ VIEW VIRTUAL TOUR](#)

**±6,488 SF**

- Available For an Owner/User
- Month to Month Executive Suites
- Common Area



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# SITE PLAN



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# PROPERTY EXPENSES

## Estimated Property Expenses

	<b>Annual</b>	<b>Monthly</b>	<b>Per SF</b>
Association Dues	\$19,883	\$1,657	\$3.03
Electricity	\$15,726	\$1,310	\$2.40
Property Taxes (2023)	\$15,289	\$1,274	\$2.33
A/C Maintenance	\$1,780	\$148	\$0.27
<b>Total Expenses</b>	<b>\$52,677</b>	<b>\$4,390</b>	<b>\$8.03</b>

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**Arrowhead Towne Center**























**Arrowhead Crossing**
























# LOCATION HIGHLIGHTS



CLOSE PROXIMITY TO LOOP 101 FREEWAY



40+ RESTAURANTS & 5+ GROCERY STORES WITHIN 1 MILE



30+ RETAIL STORES WITHIN 1 MILE



30 MINUTES FROM PHOENIX SKY HARBOR

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023	10,298	109,823	308,365
2028	10,280	110,025	309,935



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	4,356	48,364	126,638
2028	4,364	48,576	127,428



## AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$100,083	\$81,564	\$82,357







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