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COMMERCIAL PADS FOR SALE OR GROUND LEASE

E/NEC 83RD AVE & OLIVE AVE

Peoria, AZ

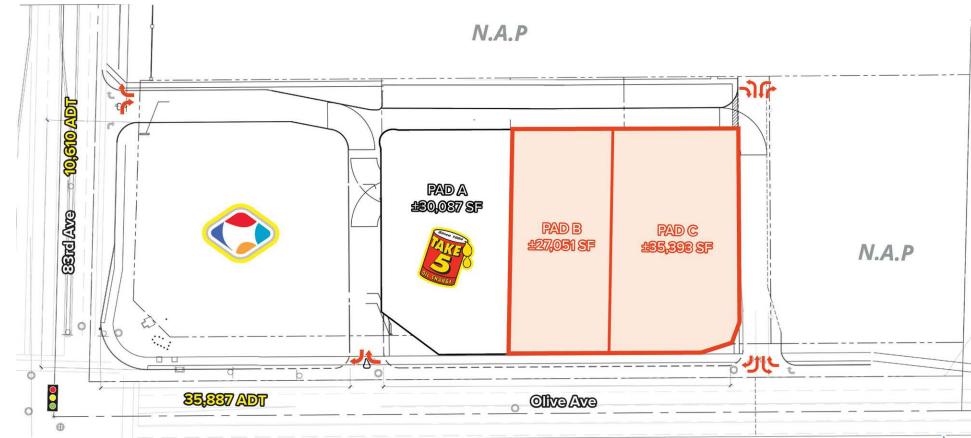


LOCATION DESCRIPTION

Discover the vibrant city of Peoria, AZ, where this property at 83rd Ave & Olive Ave is situated. This energetic area offers a prime opportunity for businesses seeking a bustling location with high visibility. Nearby, you'll find the Peoria Sports Complex, home to MLB spring training, as well as the popular shopping and dining destination, Park West and Westgate. With its convenient access to major roadways and a strong local economy, this location presents an enticing prospect for those looking to capitalize on the dynamic potential of the thriving Peoria market.

PROPERTY HIGHLIGHTS

- Commercial Pads Available for Sale or Ground Lease - Zoned: PAD
- Join Fry's Gas Station and Take 5 Oil Change
- High visibility on Olive Avenue with Excellent Traffic Exposure
- Situated within 1-mile of the Loop 101 & US 60
- Pad B - ±0.62 Acres - APN: 142-15-537
- Pad C - ±0.81 Acres - APN: 142-15-538



AREA CO-TENANTS

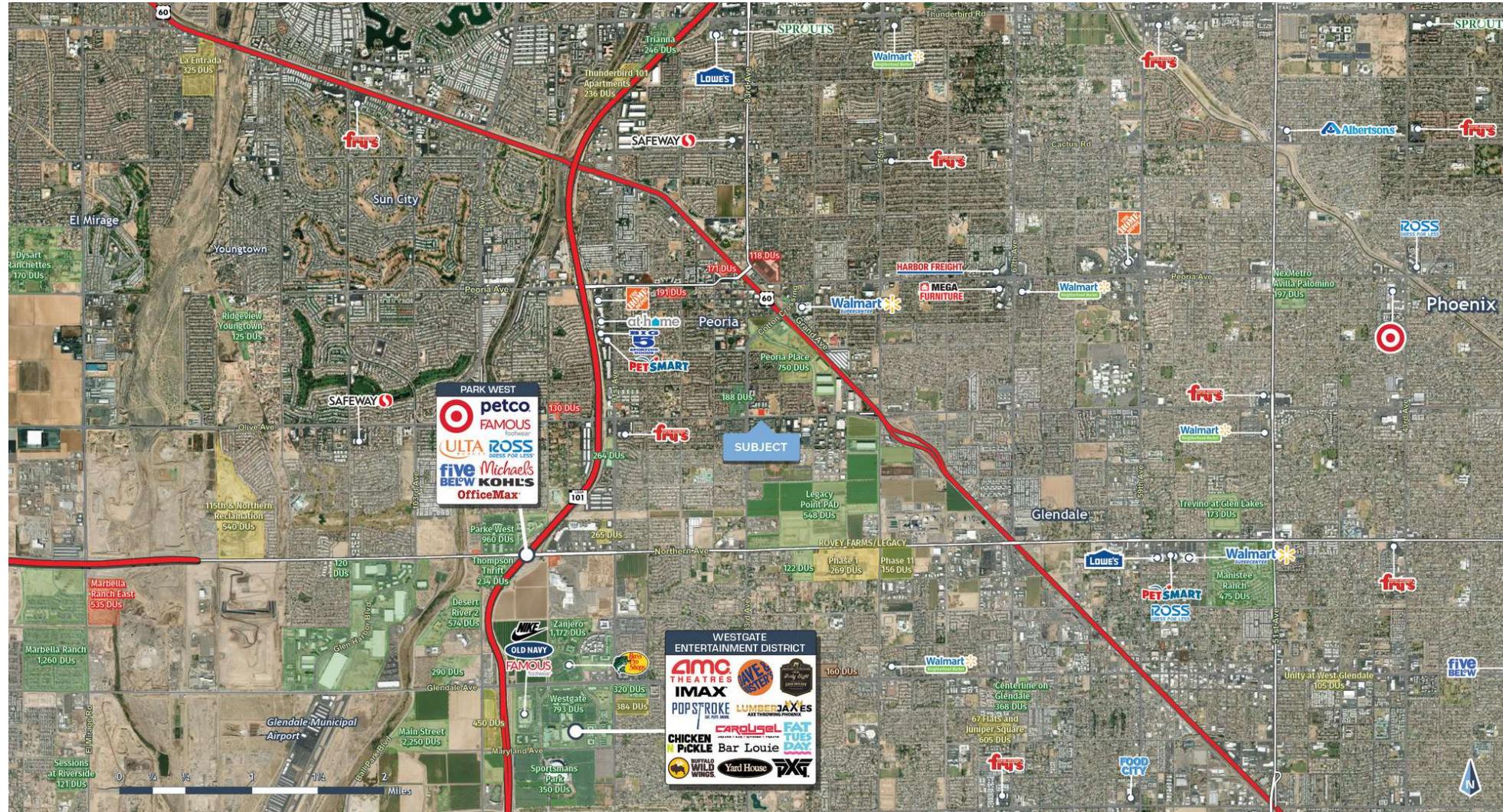


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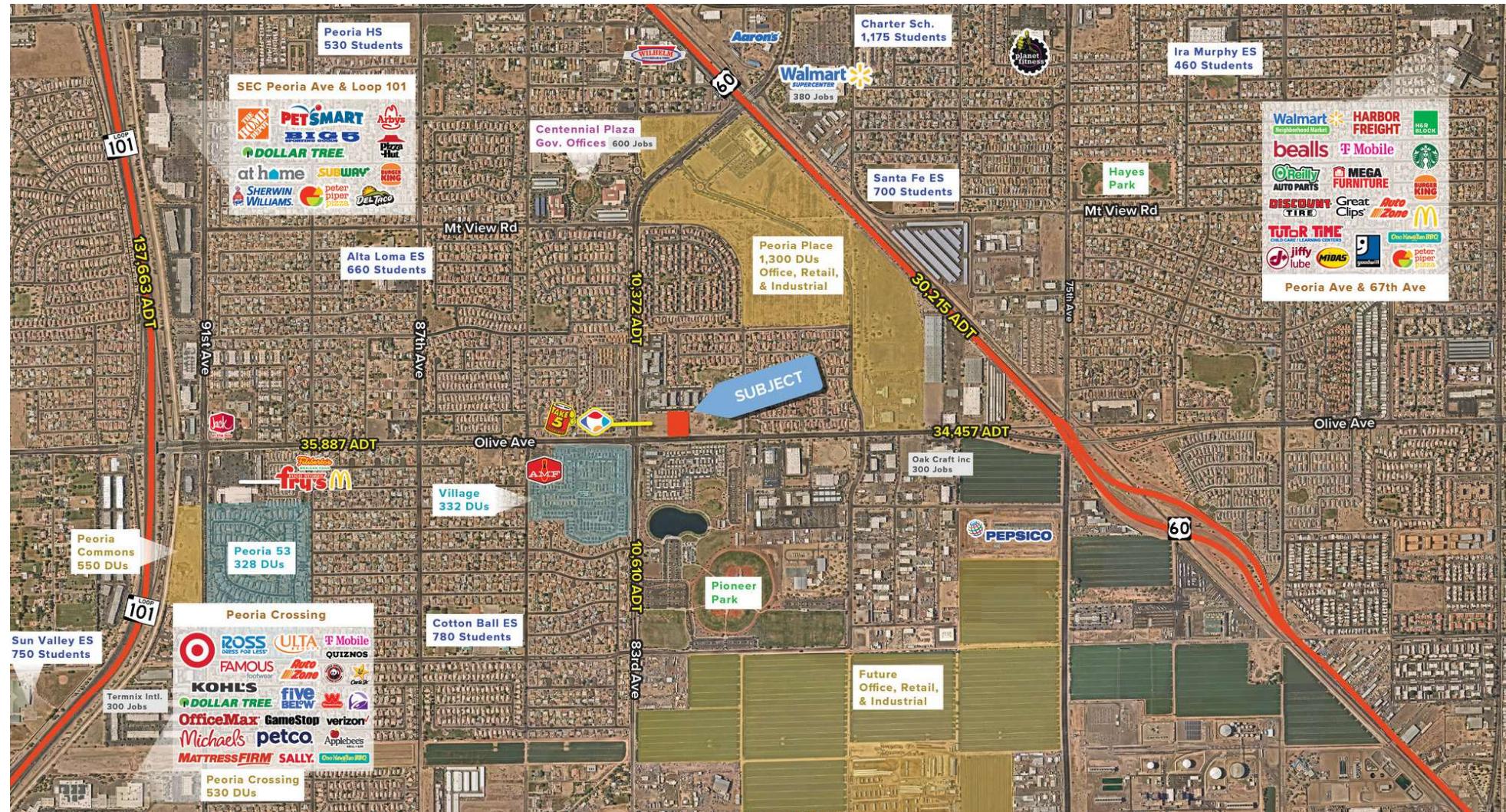


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Peoria, AZ



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	12,415	138,578	372,152
Median Age	35.4	36.9	37.8



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$87,521	\$72,273	\$71,252
Average	\$101,535	\$92,271	\$91,072



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	327	2,847	7,475
Employees	5,893	38,461	103,585
Daytime Population	12,822	119,257	334,284



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	33.9%	32.4%	31.8%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	59.3%	56.4%	53.9%
Services	14.2%	17.8%	18.6%
Blue Collar	26.6%	25.8%	27.5%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,103	51,176	136,282
Median Home Value	\$427,424	\$374,852	\$371,921

* 2025 Demographic data derived from ESRI