

Centennial Plaza  
Gov. Offices  
600 Jobs

Parc Roundtree  
Ranch - 275 DUs

**Walmart**  
SUPERCENTER  
380 Jobs

Peoria Place  
1,300 DUs  
Office, Retail,  
& Industrial

Vlux  
189 DUs

SUBJECTS

83rd Ave  
10,610 ADT



27,051 SF

35,393 SF

Villas  
153 DUs



35,887 ADT Olive Ave

PADS FOR SALE OR GROUND LEASE

# 83RD AVE & OLIVE AVE PADS

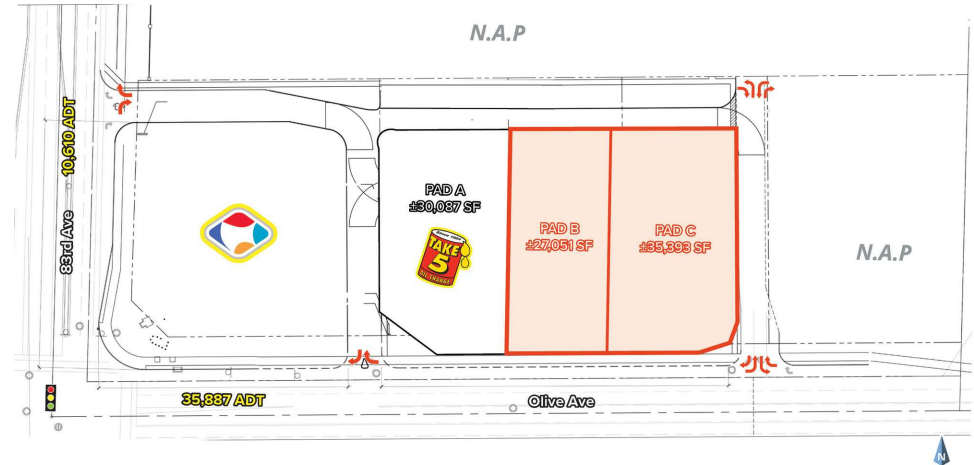
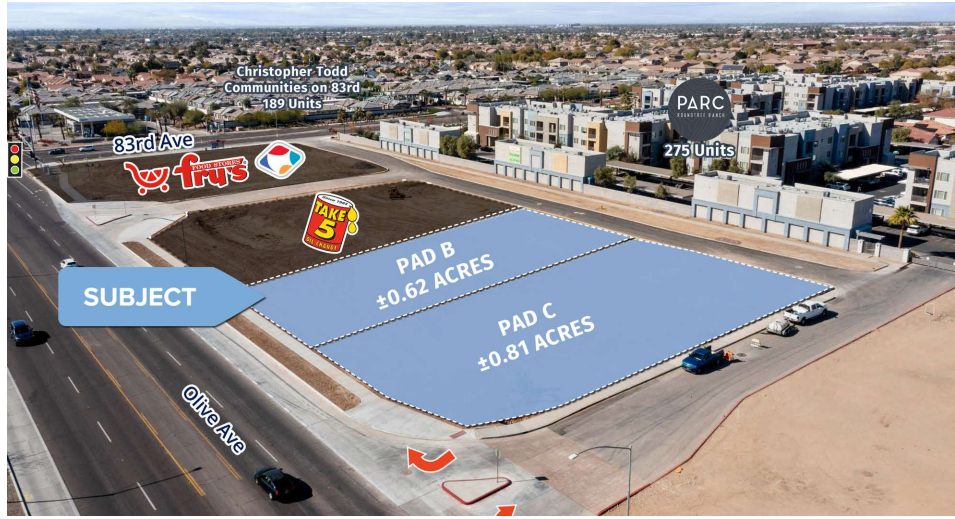
NEC 83RD AVE & OLIVE AVE | PEORIA, AZ 85345

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# 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

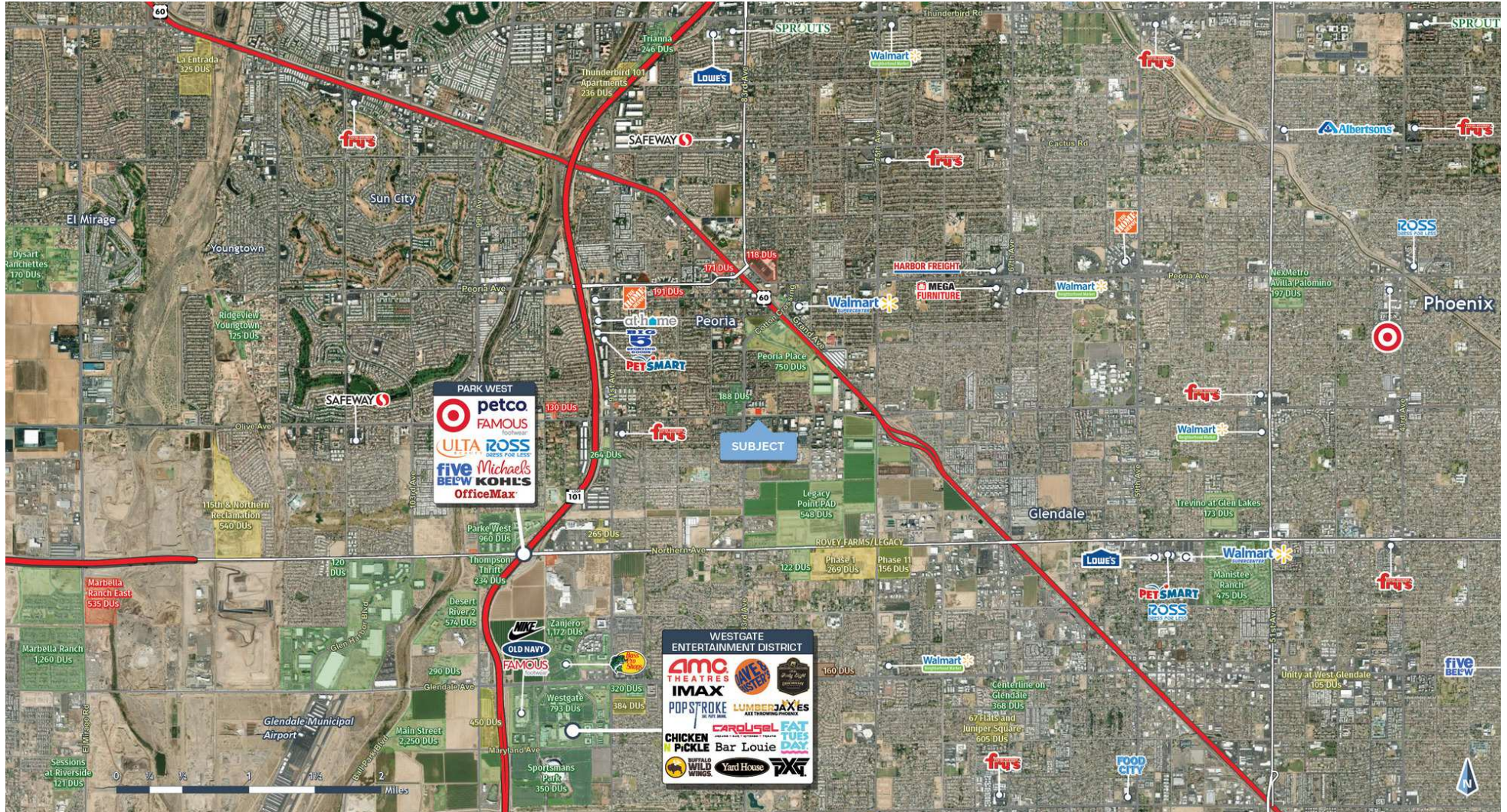
## AREA CO-TENANTS



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# E/NEC 83RD AVE & OLIVE AVE

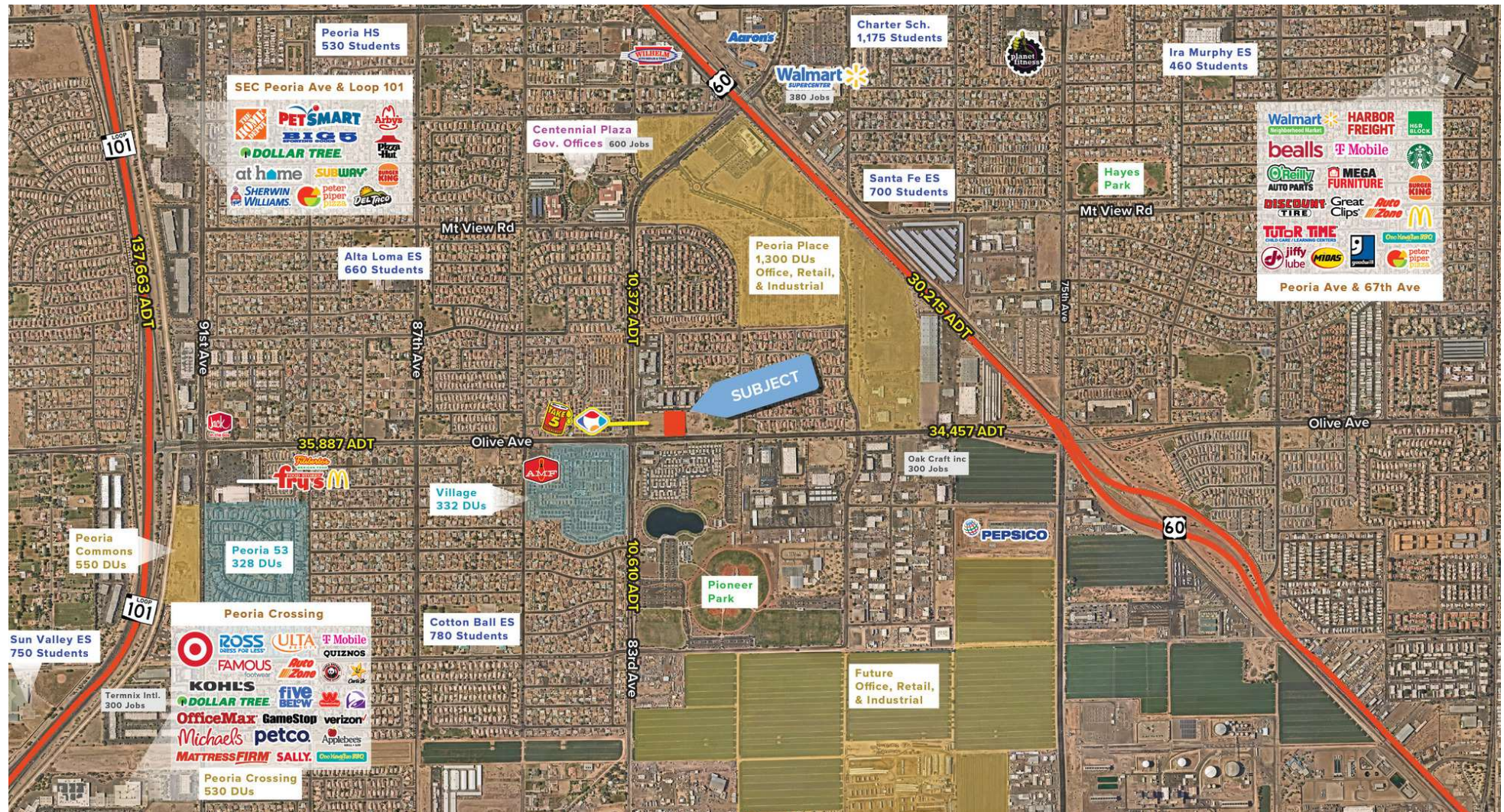
Peoria, AZ



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Peoria, AZ



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## E/NEC 83RD AVE & OLIVE AVE

Peoria, AZ



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**E/NEC 83RD AVE & OLIVE AVE**

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

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