



AVAILABLE FOR SUBLEASE

7380 W OLIVE AVE | BUILDING B
PEORIA, AZ 85345

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OFFERING DETAILS

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SUBLEASE RATE \$1.04/SF MG
Sublease through Dec. 31, 2027

AVAILABLE ±6,488 SF

BUILDING SIZE ±6,488 SF

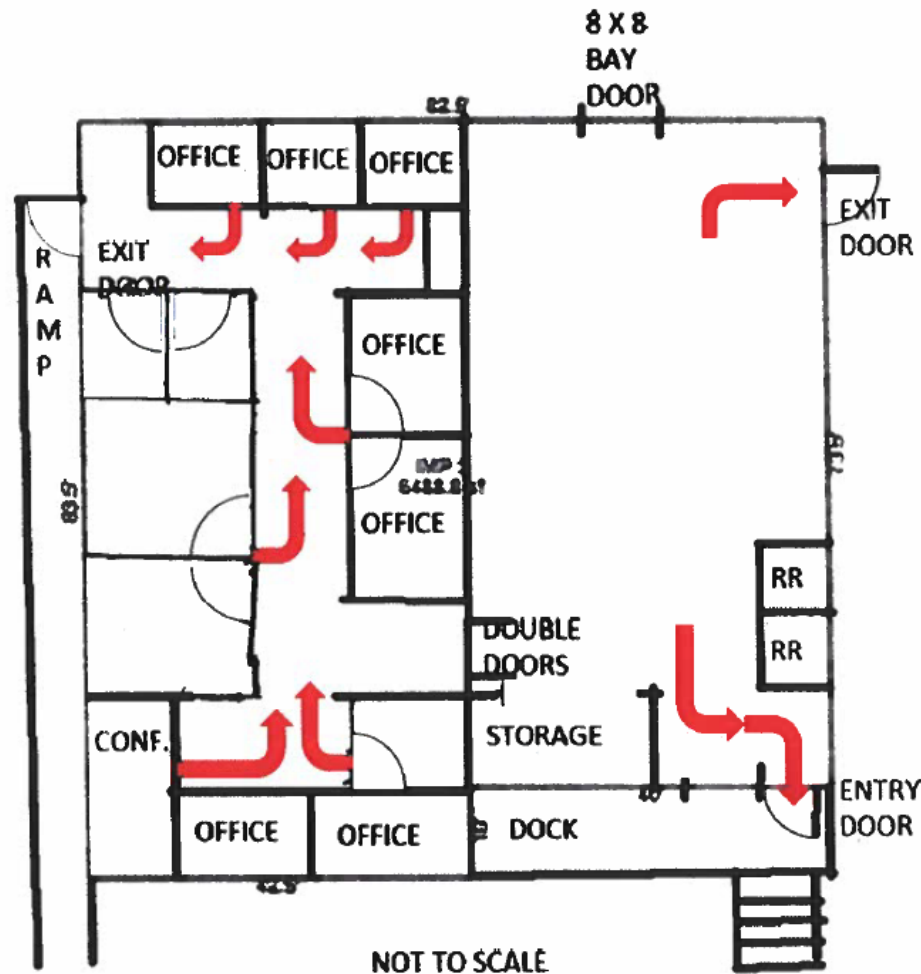
ZONING O-1, City of Peoria

PARCEL 143-10-005C

- 50% Office, 50% Warehouse
- Beautifully remodeled office portion
- Fenced & Gated
- 200 Amp, 3 Phase Power
- 100% AC
- 2 - 8' x 8' Bays, 1 Dock



FLOORPLAN



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.

AERIAL OVERVIEW

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POPULATION

	1 MILE	3 MILES	5 MILES
2023	14,782	151,431	395,784
2028	14,967	153,054	399,095

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,228	52,115	141,224
2028	5,305	52,722	142,574

AVERAGE HOUSEHOLD INCOME

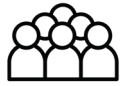
	1 MILE	3 MILES	5 MILES
2023	\$68,248	\$75,469	\$70,369

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PEORIA CITY OVERVIEW

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190K +
TOTAL POPULATION



\$80K +
AVG HH INCOME

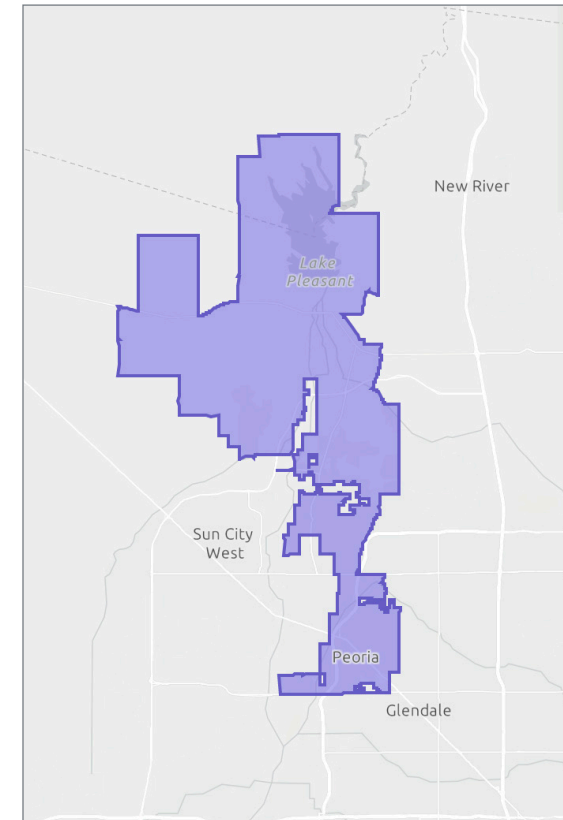
COMMITMENT TO SUSTAINABILITY

The City of Peoria developed a community engagement sustainability plan in 2021. The goal of Peoria's sustainability efforts include reducing the city's effect on the environment, conserving energy, and working as a community in order to thrive in the future. As of 2022, the city updated the sustainability plan, focusing on recycling, water conservation, wildlife-friendly natural spaces, growth of public trees, and much more.

A DIVERSE & INCLUSIVE WORKPLACE

The City of Peoria's diversity mission is to create an inclusive culture within an environment that fosters mutual respect of all individuals, creating a stronger community. Peoria's Planning and Development Department works with the community to shape the city's overall future, including the development of new neighborhoods and commercial centers throughout the community.

Source: [Peoriaaz.gov](https://peoriaaz.gov)



SITE

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