



## 9501 W Peoria Ave

Peoria, AZ 85308

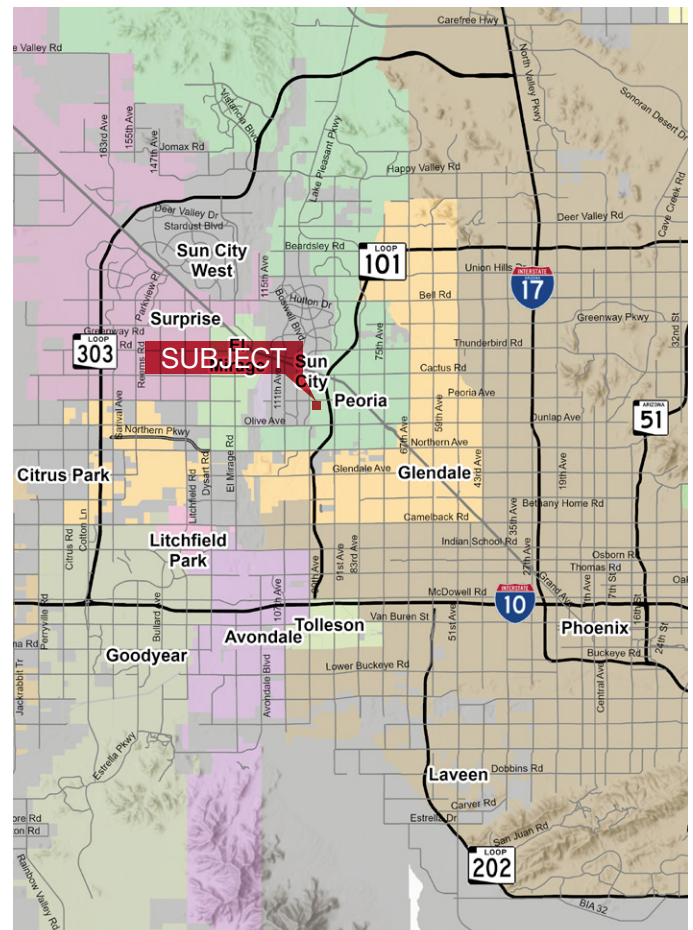
### Property Features

- Excellent frontage on Peoria Ave
- Ample parking with a ratio of 10 spaces per 1,000 SF
- Pull-up parking for convenience
- Well-maintained property
- New, well-established ownership group

### Available Suites

SUITE	SF	RATE	AVAILABILITY
Suite 101/102	2,480 SF	\$12-\$14 PSF	05/11/26
Suite 104	1,240 SF	\$12-\$14 PSF	02/28/26
Suite 107	1,240 SF	\$12-\$14 PSF	02/15/26**

*\*\*Suite 107 can be made available sooner upon request*



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## Property Information

Property Address:	9501 W Peoria Ave Peoria, AZ 85308
Lease Price	\$12.00 - 14.00 PSF, NNN
Tenant	Multi-Tenant
Building SF	16,470 SF
Primary Use	Office
Lot Size	1.47 Acres (15,043 SF)
Building Class	B
Year Built	1979
Parking	10/1,000 SF
Zoning	C-2
Construction Type	Reinforced Concrete
Parcel #	142-54-189



### Demographics

	1 Mile	3 Miles	5 Miles
Median Age	51.3	45.4	40.4
Population	13,959	111,656	296,935
Average HH Income	\$66,477	\$85,637	\$92,209

### Traffic Counts

	VPD
W Peoria Ave	15,790
101 Freeway	155,537



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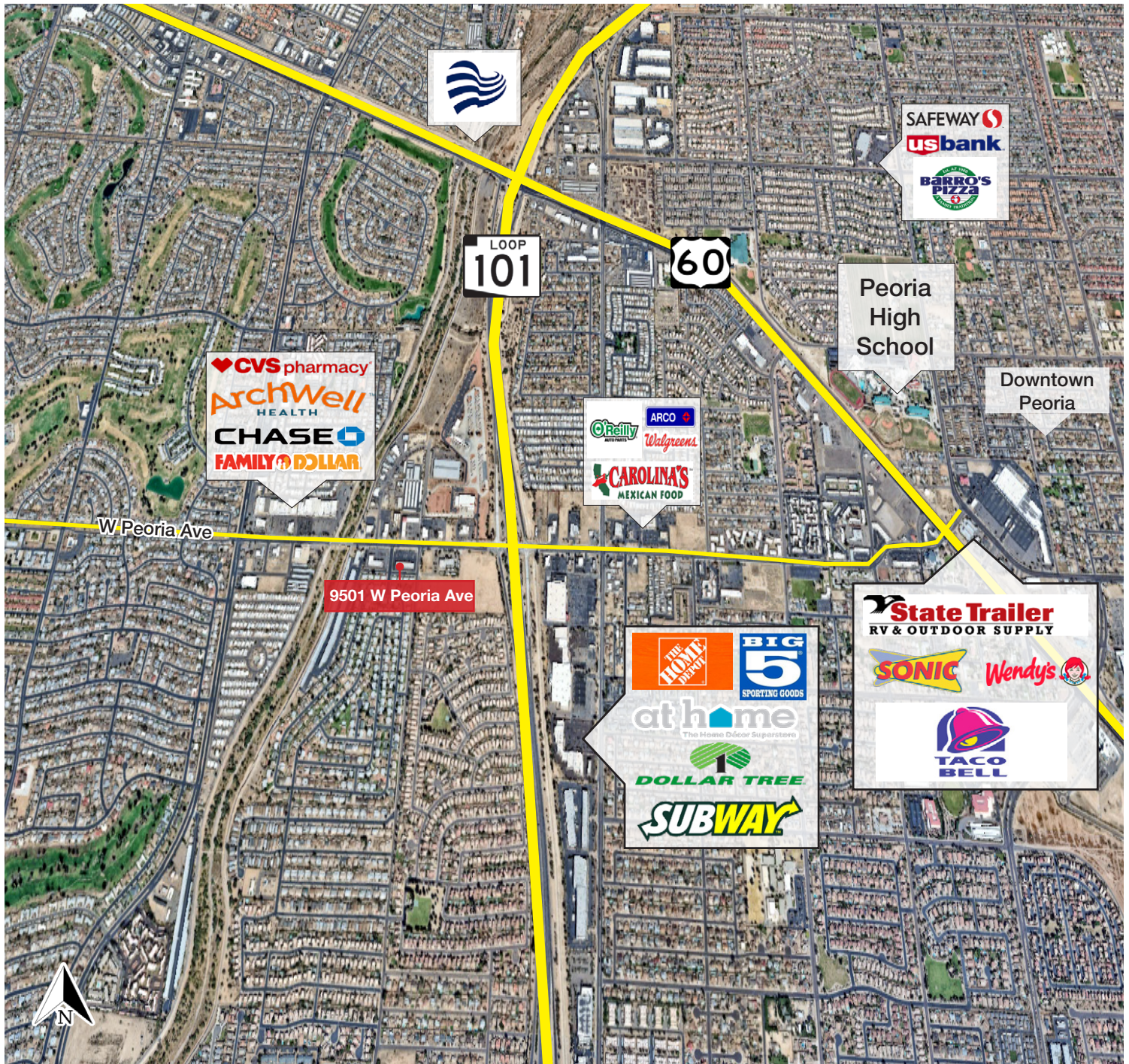
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### Retail Map



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