

AVAILABLE FOR SALE

9117-9123 W GRAND AVE | PEORIA, AZ



 **CAN BE OWNER USER OCCUPIED IN 50% OF BUILDING**
5,740 SF Multi-Tenant Office Building For Sale

Exclusive Contacts:

**THE LEROY
BREINHOLT
TEAM**

CORY SPOSI
D 480.621.4025
M 480.586.1195
csposi@cpiaz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

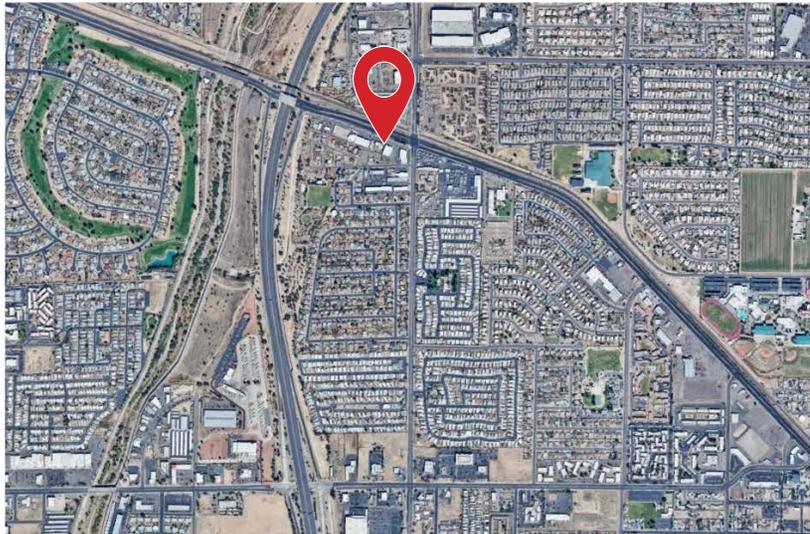
DAVID BEAN
D 480.214.1105
M 480.299.5964
dbean@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC INTERNATIONAL
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

Property Summary

Address	9117-9123 W Grand Ave, Peoria, AZ
Building Size	±5,740 SF
Location	W Grand Ave & Loop 101
Signage	Available
Suite Range	±1,920 SF - ±3,820 SF
Fenced Strg.	8,766 SF
Electricity	220 Vlt Single Phase/400 AMP
Year Built	1967
Gas	At Property Line
Electric Chrgr	1 - Level 2 Charger
Water/Sewer	City of Peoria



MULTI-TENANT OFFICE BUILDING FOR SALE

This versatile freestanding commercial property is located at W Grand Ave & Loop 101, this ±5,740 SF commercial property offers flexible suite configurations ranging from ±1,920 SF to ±3,820 SF, plus a generous ±8,766 SF fenced yard. Built in 1967 and equipped with 220V single-phase power (400 AMP), city utilities, and a Level 2 EV charger, the site is ideal for service-based businesses, contractors, or owner-users seeking visibility and functionality. Monument signage is available, and gas is conveniently located at the property line.



Exclusive Contacts:

THE **LEROY BREINHOLT** TEAM

CORY SPOSI
D 480.621.4025
M 480.586.1195
csposi@cpiaz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

DAVID BEAN
D 480.214.1105
M 480.299.5964
dbean@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

Rent Roll

TENANT	SUITE	TYPE	COMMENCEMENT	RATE	SD	TERM
AZ Family Connections	4	Gross	9/1/2025	\$400	Paid	1 Year
AZ Family Connections	4	Gross	9/1/2025	\$1,000	Paid	1 Year
Brant Medeiros	B	Gross	9/1/2025	\$1,800	Paid	1 Year
Eco Guard Pest	VA3	Gross	9/1/2025	\$500	\$500	MTM
Pro Seal Coating	VA2	Gross	6/1/2025	\$400	\$0	MTM
TMI Enterprises dba A1 Grage Door	11	Gross	8/1/2025	\$1,000	\$1,000	2 Years
Brad Turpin	3	Gross	9/15/2024	\$700		MTM
Arat Motors	VA1	Gross	6/1/2025	\$500	\$500	6 Months



AZ FAMILY CONNECTIONS



Exclusive Contacts:

THE LEROY
BREINHOLT
TEAM

CORY SPOSI
D 480.621.4025
M 480.586.1195
csposi@cpiaz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

DAVID BEAN
D 480.214.1105
M 480.299.5964
dbean@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

ABOUT PEORIA, ARIZONA

Peoria, Arizona is a dynamic and fast-growing city that blends suburban comfort with economic opportunity, making it one of the most desirable places to live and do business in the Greater Phoenix area.



Peoria is home to approximately 201,000 residents and continues to grow steadily, with a population increase of over 5% since 2020. The city offers a unique mix of natural beauty, modern amenities, and strategic infrastructure. Surrounded by the stunning Sonoran Desert, Peoria boasts access to Lake Pleasant Regional Park, an expansive trail system, and a variety of outdoor recreation options that appeal to both residents and visitors.

Peoria's economy is thriving, driven by major investments in infrastructure, education, and business development. The city has cultivated a reputation as a hub for innovation and entrepreneurship, with a strong focus on attracting high-wage industries such as advanced manufacturing, healthcare, and technology. The median household income in Peoria reached \$93,403 in 2023, reflecting a 7.66% year-over-year increase, while the median property value rose to \$429,400, up nearly 12% from the previous year. These figures underscore the city's economic vitality and its appeal to both homebuyers and investors.



Exclusive Contacts:

THE **LEROY BREINHOLT**
TEAM

CORY SPOSI
D 480.621.4025
M 480.586.1195
csposi@cpiaz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

DAVID BEAN
D 480.214.1105
M 480.299.5964
dbean@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



Exclusive Contacts:

**THE LEROY
BREINHOLT
TEAM**

CORY SPOSI
D 480.621.4025
M 480.586.1195
csposi@cpiaz.com

KELLI JELINEK
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

DAVID BEAN
D 480.214.1105
M 480.299.5964
dbean@cpiaz.com

CORY BREINHOLT
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com