



**FOR LEASE | FREESTANDING RESTAURANT BUILDING**

## Freestanding Restaurant Building W/ Northern Ave Frontage

9490 W Northern Ave | Peoria, AZ 85345

PRESENTED BY:

**Bryan Mortensen** Associate Broker | 602.621.3770 | [bryanm@lraphx.com](mailto:bryanm@lraphx.com)



# Freestanding Restaurant Building W/ Northern Ave Frontage

9490 W Northern Ave | Peoria, AZ 85345



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,441 SF
Available SF:	4,441 SF
Lot Size:	46,591 SF
Year Built:	2006
Zoning:	PAD

## PROPERTY OVERVIEW

Presenting a prime leasing opportunity at 9490 W Northern Ave in Peoria, AZ. This fully fixturized restaurant space offers immediate usability and is strategically located along bustling W Northern Ave, ensuring excellent visibility for any business. The property boasts ample, convenient parking for both customers and staff. With nearby attractions like the Desert Diamond Casino and proximity to major developments such as the VAI Resort and Mattel Adventure Park, this location presents unparalleled potential. Situated within the thriving Peoria Crossings shopping center and adjacent to Loop 101, this space offers easy access for customers from all directions. This prime property is the perfect foundation for your business's success.

## PROPERTY HIGHLIGHTS

- - Fully fixturized restaurant space ready for immediate use
- - Situated along bustling W Northern Ave, offering excellent visibility
- - Convenient and plentiful parking for customers and staff
- - Across from Desert Diamond Casino, attracting a steady flow of visitors

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# Consumer Spending Report

## Village Inn

9490 W Northern Ave, Peoria, AZ 85345

Building Type: **General Retail**  
 Secondary: **Restaurant**  
 GLA: **4,470 SF**  
 Year Built: **2006**  
 Total Available: **4,470 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$45.00**



2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$94,278</b>	<b>\$946,188</b>	<b>\$3,323,112</b>
<b>Total Apparel</b>	<b>\$5,014</b>	<b>\$48,888</b>	<b>\$180,779</b>
Women's Apparel	1,875	18,828	67,742
Men's Apparel	1,012	9,827	35,810
Girl's Apparel	371	3,426	13,444
Boy's Apparel	292	2,603	10,318
Infant Apparel	273	2,433	9,300
Footwear	1,191	11,771	44,165
<b>Total Entertainment &amp; Hobbies</b>	<b>\$13,637</b>	<b>\$143,242</b>	<b>\$491,365</b>
Entertainment	2,141	25,938	94,113
Audio & Visual Equipment/Service	3,103	31,100	107,431
Reading Materials	215	2,391	7,767
Pets, Toys, & Hobbies	2,372	24,876	83,609
Personal Items	5,806	58,935	198,446
<b>Total Food and Alcohol</b>	<b>\$26,744</b>	<b>\$266,186</b>	<b>\$950,885</b>
Food At Home	14,321	145,001	527,637
Food Away From Home	10,721	104,851	366,830
Alcoholic Beverages	1,703	16,334	56,418
<b>Total Household</b>	<b>\$14,933</b>	<b>\$150,424</b>	<b>\$508,383</b>
House Maintenance & Repair	2,760	35,979	121,112
Household Equip & Furnishings	6,200	59,180	200,682
Household Operations	4,402	41,604	141,830
Housing Costs	1,571	13,662	44,759



## Consumer Spending Report

### Village Inn

9490 W Northern Ave, Peoria, AZ 85345

2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$24,302</b>	<b>\$241,799</b>	<b>\$863,710</b>
Vehicle Purchases	11,730	117,969	426,515
Gasoline	6,732	67,372	243,123
Vehicle Expenses	408	4,770	16,457
Transportation	2,351	21,241	71,280
Automotive Repair & Maintenance	3,081	30,446	106,335
<b>Total Health Care</b>	<b>\$4,246</b>	<b>\$47,035</b>	<b>\$160,878</b>
Medical Services	2,610	27,642	95,272
Prescription Drugs	1,196	14,308	48,336
Medical Supplies	440	5,086	17,270
<b>Total Education/Day Care</b>	<b>\$5,402</b>	<b>\$48,614</b>	<b>\$167,114</b>
Education	3,285	29,224	102,009
Fees & Admissions	2,117	19,390	65,105



**Village Inn**  
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 Year Built: **2006**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>365</b>	<b>4,135</b>	<b>11</b>
Retail & Wholesale Trade	71	992	14
Hospitality & Food Service	46	1,226	27
Real Estate, Renting, Leasing	21	90	4
Finance & Insurance	14	60	4
Information	6	63	11
Scientific & Technology Services	26	148	6
Management of Companies	0	0	0
Health Care & Social Assistance	80	266	3
Educational Services	6	359	60
Public Administration & Sales	3	27	9
Arts, Entertainment, Recreation	10	406	41
Utilities & Waste Management	14	108	8
Construction	24	202	8
Manufacturing	9	45	5
Agriculture, Mining, Fishing	1	2	2
Other Services	34	141	4

# Demographic Detail Report

## Village Inn

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	8,575	84,380	325,032
2023 Estimate	8,306	83,045	321,152
2010 Census	6,375	71,929	285,877
Growth 2023 - 2028	3.24%	1.61%	1.21%
Growth 2010 - 2023	30.29%	15.45%	12.34%
<b>2023 Population by Age</b>	<b>8,306</b>	<b>83,045</b>	<b>321,152</b>
Age 0 - 4	567 6.83%	4,789 5.77%	19,485 6.07%
Age 5 - 9	566 6.81%	4,820 5.80%	20,146 6.27%
Age 10 - 14	571 6.87%	5,094 6.13%	21,864 6.81%
Age 15 - 19	566 6.81%	5,311 6.40%	22,751 7.08%
Age 20 - 24	568 6.84%	5,402 6.50%	22,653 7.05%
Age 25 - 29	646 7.78%	5,814 7.00%	23,742 7.39%
Age 30 - 34	715 8.61%	5,940 7.15%	23,785 7.41%
Age 35 - 39	688 8.28%	5,515 6.64%	21,992 6.85%
Age 40 - 44	611 7.36%	5,038 6.07%	20,017 6.23%
Age 45 - 49	540 6.50%	4,740 5.71%	18,424 5.74%
Age 50 - 54	512 6.16%	4,816 5.80%	18,077 5.63%
Age 55 - 59	480 5.78%	4,857 5.85%	17,686 5.51%
Age 60 - 64	424 5.10%	4,774 5.75%	16,897 5.26%
Age 65 - 69	333 4.01%	4,382 5.28%	15,082 4.70%
Age 70 - 74	244 2.94%	4,025 4.85%	13,421 4.18%
Age 75 - 79	148 1.78%	3,207 3.86%	10,419 3.24%
Age 80 - 84	76 0.92%	2,233 2.69%	7,110 2.21%
Age 85+	49 0.59%	2,290 2.76%	7,600 2.37%
Age 65+	850 10.23%	16,137 19.43%	53,632 16.70%
<b>Median Age</b>	<b>34.70</b>	<b>38.90</b>	<b>36.40</b>
<b>Average Age</b>	<b>35.30</b>	<b>40.20</b>	<b>38.30</b>





# Demographic Detail Report

<b>Village Inn</b>						
9490 W Northern Ave, Peoria, AZ 85345						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population By Race</b>	<b>8,306</b>		<b>83,045</b>		<b>321,152</b>	
White	6,515	78.44%	67,124	80.83%	263,663	82.10%
Black	635	7.65%	6,627	7.98%	25,502	7.94%
Am. Indian & Alaskan	244	2.94%	2,249	2.71%	8,595	2.68%
Asian	521	6.27%	3,812	4.59%	11,633	3.62%
Hawaiian & Pacific Island	30	0.36%	242	0.29%	905	0.28%
Other	361	4.35%	2,991	3.60%	10,854	3.38%
<b>Population by Hispanic Origin</b>	<b>8,306</b>		<b>83,045</b>		<b>321,152</b>	
Non-Hispanic Origin	5,544	66.75%	52,762	63.53%	169,848	52.89%
Hispanic Origin	2,762	33.25%	30,283	36.47%	151,304	47.11%
<b>2023 Median Age, Male</b>	<b>33.90</b>		<b>37.20</b>		<b>34.90</b>	
<b>2023 Average Age, Male</b>	<b>34.70</b>		<b>38.70</b>		<b>36.90</b>	
<b>2023 Median Age, Female</b>	<b>35.40</b>		<b>40.80</b>		<b>37.90</b>	
<b>2023 Average Age, Female</b>	<b>35.90</b>		<b>41.60</b>		<b>39.50</b>	
<b>2023 Population by Occupation Classification</b>	<b>6,489</b>		<b>67,284</b>		<b>255,107</b>	
Civilian Employed	4,413	68.01%	39,340	58.47%	149,351	58.54%
Civilian Unemployed	127	1.96%	1,300	1.93%	5,248	2.06%
Civilian Non-Labor Force	1,900	29.28%	26,496	39.38%	99,775	39.11%
Armed Forces	49	0.76%	148	0.22%	733	0.29%
<b>Households by Marital Status</b>						
Married	1,372		14,180		50,859	
Married No Children	703		8,229		27,266	
Married w/Children	669		5,951		23,593	
<b>2023 Population by Education</b>	<b>5,993</b>		<b>61,464</b>		<b>229,108</b>	
Some High School, No Diploma	491	8.19%	8,239	13.40%	42,048	18.35%
High School Grad (Incl Equivalency)	1,304	21.76%	16,108	26.21%	64,325	28.08%
Some College, No Degree	2,139	35.69%	21,213	34.51%	71,440	31.18%
Associate Degree	524	8.74%	3,835	6.24%	14,857	6.48%
Bachelor Degree	974	16.25%	8,114	13.20%	24,163	10.55%
Advanced Degree	561	9.36%	3,955	6.43%	12,275	5.36%



# Demographic Detail Report

<b>Village Inn</b> 9490 W Northern Ave, Peoria, AZ 85345						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>8,078</b>		<b>72,471</b>		<b>271,696</b>	
Real Estate & Finance	357	4.42%	3,103	4.28%	11,032	4.06%
Professional & Management	2,017	24.97%	15,788	21.79%	54,552	20.08%
Public Administration	189	2.34%	2,001	2.76%	6,310	2.32%
Education & Health	1,035	12.81%	8,755	12.08%	28,601	10.53%
Services	951	11.77%	8,029	11.08%	31,904	11.74%
Information	127	1.57%	823	1.14%	2,409	0.89%
Sales	1,058	13.10%	9,466	13.06%	36,411	13.40%
Transportation	36	0.45%	588	0.81%	2,856	1.05%
Retail	638	7.90%	5,022	6.93%	20,994	7.73%
Wholesale	38	0.47%	955	1.32%	3,738	1.38%
Manufacturing	321	3.97%	2,746	3.79%	10,402	3.83%
Production	485	6.00%	5,727	7.90%	23,795	8.76%
Construction	344	4.26%	4,033	5.56%	18,329	6.75%
Utilities	275	3.40%	2,848	3.93%	10,448	3.85%
Agriculture & Mining	36	0.45%	405	0.56%	1,335	0.49%
Farming, Fishing, Forestry	0	0.00%	209	0.29%	909	0.33%
Other Services	171	2.12%	1,973	2.72%	7,671	2.82%
<b>2023 Worker Travel Time to Job</b>	<b>4,274</b>		<b>37,870</b>		<b>144,077</b>	
<30 Minutes	2,394	56.01%	20,555	54.28%	75,012	52.06%
30-60 Minutes	1,416	33.13%	13,654	36.05%	53,974	37.46%
60+ Minutes	464	10.86%	3,661	9.67%	15,091	10.47%
<b>2010 Households by HH Size</b>	<b>2,268</b>		<b>27,059</b>		<b>99,079</b>	
1-Person Households	510	22.49%	7,480	27.64%	24,943	25.17%
2-Person Households	681	30.03%	8,515	31.47%	28,522	28.79%
3-Person Households	391	17.24%	3,983	14.72%	14,692	14.83%
4-Person Households	358	15.78%	3,435	12.69%	13,589	13.72%
5-Person Households	200	8.82%	1,993	7.37%	8,724	8.81%
6-Person Households	75	3.31%	947	3.50%	4,510	4.55%
7 or more Person Households	53	2.34%	706	2.61%	4,099	4.14%
<b>2023 Average Household Size</b>	<b>2.70</b>		<b>2.60</b>		<b>2.80</b>	
<b>Households</b>						
2028 Projection	3,247		32,092		113,622	
2023 Estimate	3,125		31,544		112,144	
2010 Census	2,268		27,059		99,079	
Growth 2023 - 2028	3.90%		1.74%		1.32%	
Growth 2010 - 2023	37.79%		16.57%		13.19%	



# Demographic Detail Report

<b>Village Inn</b>						
9490 W Northern Ave, Peoria, AZ 85345						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Households by HH Income</b>	<b>3,126</b>		<b>31,545</b>		<b>112,143</b>	
<\$25,000	640	20.47%	5,620	17.82%	21,444	19.12%
\$25,000 - \$50,000	679	21.72%	7,907	25.07%	29,071	25.92%
\$50,000 - \$75,000	452	14.46%	6,111	19.37%	22,290	19.88%
\$75,000 - \$100,000	529	16.92%	4,661	14.78%	15,413	13.74%
\$100,000 - \$125,000	409	13.08%	2,893	9.17%	10,420	9.29%
\$125,000 - \$150,000	130	4.16%	1,671	5.30%	5,948	5.30%
\$150,000 - \$200,000	190	6.08%	1,911	6.06%	4,805	4.28%
\$200,000+	97	3.10%	771	2.44%	2,752	2.45%
<b>2023 Avg Household Income</b>	<b>\$75,156</b>		<b>\$72,935</b>		<b>\$69,727</b>	
<b>2023 Med Household Income</b>	<b>\$63,777</b>		<b>\$58,730</b>		<b>\$55,516</b>	
<b>2023 Occupied Housing</b>	<b>3,125</b>		<b>31,544</b>		<b>112,144</b>	
Owner Occupied	1,490	47.68%	20,589	65.27%	69,821	62.26%
Renter Occupied	1,635	52.32%	10,955	34.73%	42,323	37.74%
<b>2010 Housing Units</b>	<b>3,120</b>		<b>32,265</b>		<b>117,579</b>	
1 Unit	1,709	54.78%	25,262	78.30%	88,745	75.48%
2 - 4 Units	112	3.59%	1,498	4.64%	6,282	5.34%
5 - 19 Units	807	25.87%	3,200	9.92%	12,870	10.95%
20+ Units	492	15.77%	2,305	7.14%	9,682	8.23%
<b>2023 Housing Value</b>	<b>1,490</b>		<b>20,588</b>		<b>69,820</b>	
<\$100,000	130	8.72%	2,754	13.38%	8,467	12.13%
\$100,000 - \$200,000	191	12.82%	6,237	30.29%	23,435	33.56%
\$200,000 - \$300,000	430	28.86%	7,054	34.26%	25,141	36.01%
\$300,000 - \$400,000	261	17.52%	2,314	11.24%	7,113	10.19%
\$400,000 - \$500,000	116	7.79%	1,102	5.35%	2,965	4.25%
\$500,000 - \$1,000,000	342	22.95%	953	4.63%	2,252	3.23%
\$1,000,000+	20	1.34%	174	0.85%	447	0.64%
<b>2023 Median Home Value</b>	<b>\$298,604</b>		<b>\$218,472</b>		<b>\$211,964</b>	
<b>2023 Housing Units by Yr Built</b>	<b>3,363</b>		<b>35,046</b>		<b>124,099</b>	
Built 2010+	777	23.10%	3,810	10.87%	9,557	7.70%
Built 2000 - 2010	1,734	51.56%	7,257	20.71%	20,485	16.51%
Built 1990 - 1999	255	7.58%	8,131	23.20%	23,046	18.57%
Built 1980 - 1989	478	14.21%	6,096	17.39%	26,614	21.45%
Built 1970 - 1979	90	2.68%	4,271	12.19%	25,334	20.41%
Built 1960 - 1969	20	0.59%	4,667	13.32%	13,517	10.89%
Built 1950 - 1959	0	0.00%	383	1.09%	3,777	3.04%
Built <1949	9	0.27%	431	1.23%	1,769	1.43%
<b>2023 Median Year Built</b>	<b>2004</b>		<b>1991</b>		<b>1986</b>	

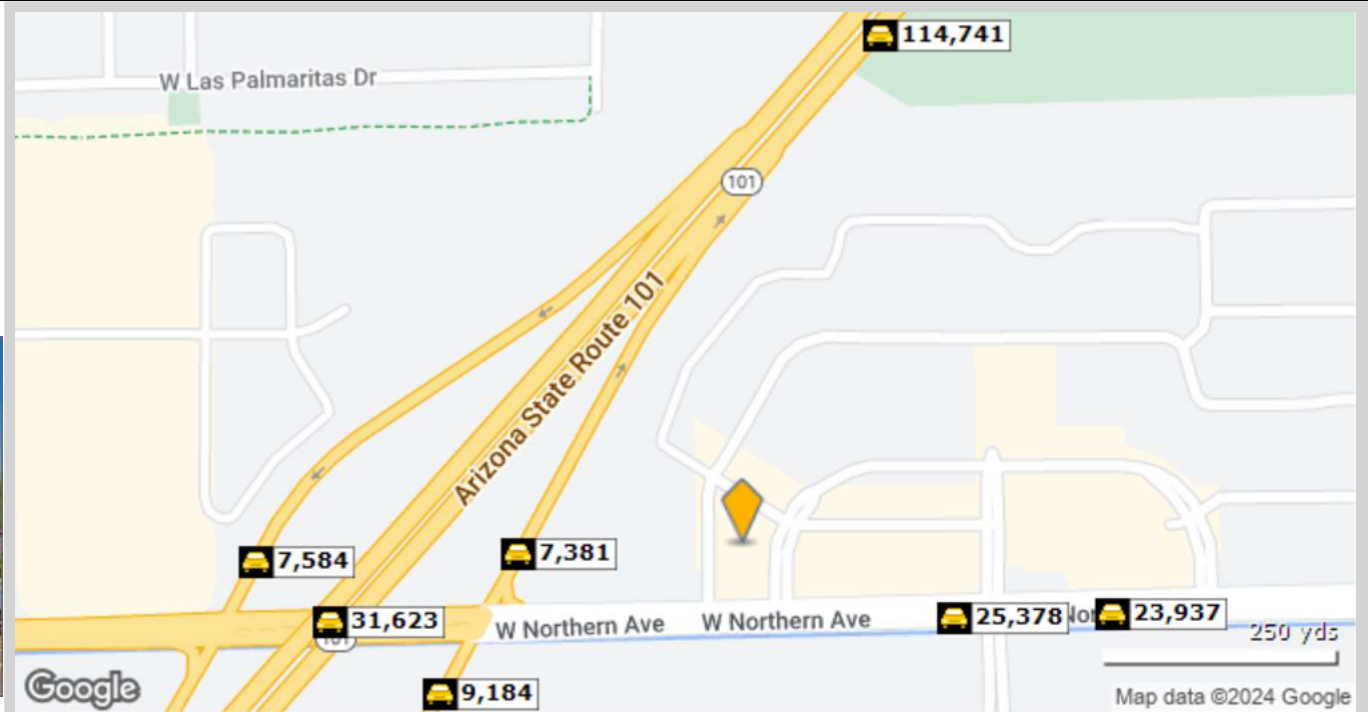


# Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 SR-101 Exit 8 G-Ramp	Agua Fria Fwy	0.00	2020	7,381	AADT	.14
2 West Northern Avenue	Target Corporation	0.03 E	2020	25,941	MPSI	.14
3 West Northern Avenue	Target Corporation	0.03 E	2022	25,378	MPSI	.14
4 SR-101 Exit 8 A-Ramp	Agua Fria Fwy	0.00	2020	9,184	AADT	.21
5 W Northern Ave	Target Corporation	0.05 E	2022	23,730	MPSI	.23
6 W Northern Ave	Target Corporation	0.05 E	2021	23,937	MPSI	.23
7 West Northern Avenue	Agua Fria Fwy	0.01 SW	2020	34,876	MPSI	.26
8 West Northern Avenue	Agua Fria Fwy	0.01 SW	2022	31,623	MPSI	.26
9 SR-101 Exit 8 C-Ramp	Agua Fria Fwy	0.00	2020	7,584	AADT	.30
10 Agua Fria Fwy	W Northern Ave	0.49 SW	2020	114,741	MPSI	.33



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U.S. Armed Forces	49	150	756
<b>Households</b>			
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Growth 2010 - 2023	37.79%	16.57%	13.19%
Owner Occupied	1,490 47.68%	20,589 65.27%	69,821 62.26%
Renter Occupied	1,635 52.32%	10,955 34.73%	42,323 37.74%
<b>2023 Households by HH Income</b>	3,126	31,545	112,143
Income: <\$25,000	640 20.47%	5,620 17.82%	21,444 19.12%
Income: \$25,000 - \$50,000	679 21.72%	7,907 25.07%	29,071 25.92%
Income: \$50,000 - \$75,000	452 14.46%	6,111 19.37%	22,290 19.88%
Income: \$75,000 - \$100,000	529 16.92%	4,661 14.78%	15,413 13.74%
Income: \$100,000 - \$125,000	409 13.08%	2,893 9.17%	10,420 9.29%
Income: \$125,000 - \$150,000	130 4.16%	1,671 5.30%	5,948 5.30%
Income: \$150,000 - \$200,000	190 6.08%	1,911 6.06%	4,805 4.28%
Income: \$200,000+	97 3.10%	771 2.44%	2,752 2.45%
<b>2023 Avg Household Income</b>	\$75,156	\$72,935	\$69,727
<b>2023 Med Household Income</b>	\$63,777	\$58,730	\$55,516

