

Premier Hard-Corner Retail Opportunity

\$33.28/SF | **\$1,290,000**



Property Overview

Located at the signalized intersection of 87th Avenue and Peoria Avenue, this ±1.0-acre parcel offers exceptional access and visibility in a thriving retail corridor. The property sits just minutes from Loop 101, surrounded by strong residential neighborhoods and established national retailers.

Highlights:

- + Signalized hard corner with excellent access and visibility
- + Surrounded by dense residential housing and retail traffic
- + Ideal for drive-thru QSR, coffee, or convenience user
- + All utilities to site

PROPERTY TYPE	RETAIL / DRIVE-THRU PAD
Land Size	±1.0 Acre
Zoning	C-2 (Intermediate Commercial District)
Price	\$1,290,000
Frontage	Peoria Avenue & 87th Avenue
Parcel #	142-37-977



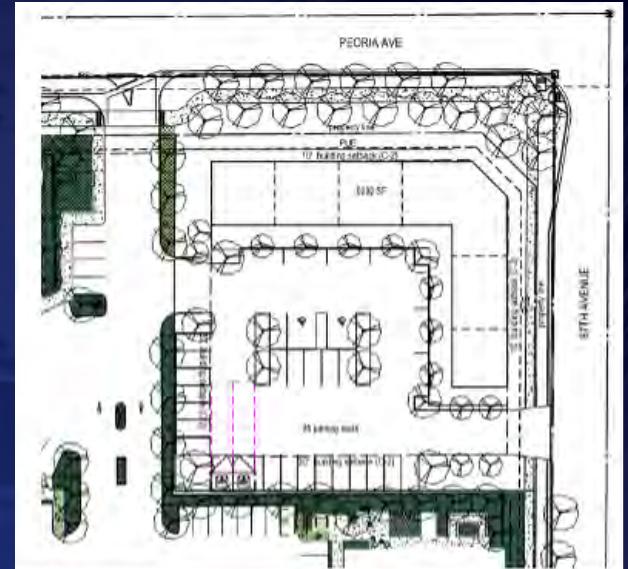
OPTION 1

Proposed Maxed-Out Retail Site (No Drive-Through End Cap)

This concept maximizes the site's build-able area while maintaining strong visibility and efficient land utilization. The configuration delivers a full retail build-out positioned to capitalize on the high-traffic corner at 87th Avenue and Peoria Avenue.

Key Features:

-  ±8,750 SF total building area (based on 35 parking spaces × 250 SF per space zoning requirement)
-  High-visibility retail frontage at the signalized intersection
-  Efficient site design maximizing usable square footage
-  Excellent street presence and pedestrian accessibility
-  No drive-thru end cap, which limits tenant flexibility but allows for a larger retail footprint



Concept Summary:

An ideal configuration for multi-tenant retail, service, or medical users seeking maximum exposure and full utilization of the site. The layout emphasizes corner presence and clean access circulation, creating a strong impression for customers entering from both major arterials.

OPTION 2

Proposed Drive-Thru Site Plan

(±3,518 SF Building Footprint)

This site plan concept introduces a freestanding drive-thru configuration ideal for a quick-service restaurant (QSR) or coffee user. The layout offers efficient circulation, optimal visibility, and full drive-thru functionality at a high-traffic signalized intersection.

Key Features:



±3,518 SF proposed building footprint



Full drive-thru access with efficient stacking and site circulation



Potential for dual ingress/egress and shared access points



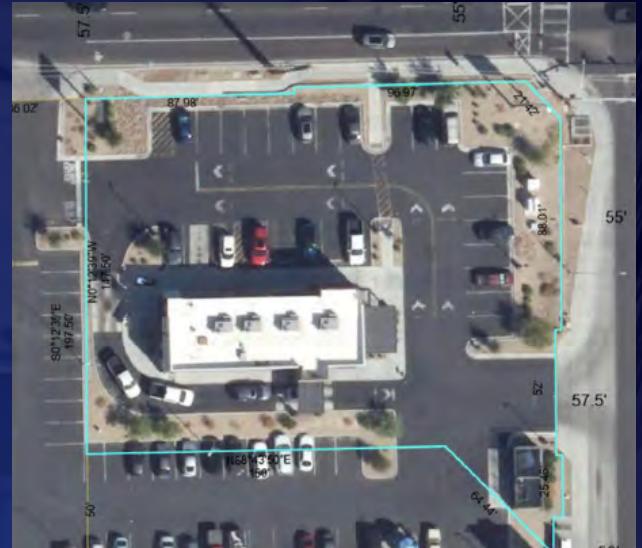
39 parking stalls
(11/1,000 SF parking ratio)



Corner visibility along Peoria Avenue and 87th Avenue



Designed for peak-hour efficiency and seamless traffic flow



Concept Summary:

This configuration delivers a high-performing, single-tenant drive-thru opportunity with premium visibility and accessibility. Ideal for national QSR or coffee brands seeking maximum exposure and convenience within a rapidly growing trade area.

Demographics

Demographic data reflects a mature and stable market supported by high population density, above-average household incomes, and significant daytime employment. These factors combine to sustain long-term retail performance in the Peoria corridor.



POPULATION



OCCUPATION (2024 - 5 MILES RADIUS)



HISTORICAL POPULATION GROWTH (2020-2025)

3 Mile Radius
5.8%

Location Summary

This prime corner site offers exceptional accessibility and visibility within the heart of Peoria's west valley corridor. Positioned along two major arterials — Peoria Avenue and 87th Avenue — the property benefits from consistent local and commuter traffic, making it an ideal location for retail, restaurant, or service-oriented uses.

TRANSPORTATION & ACCESS HIGHLIGHTS

Major Roadways

- + Immediate access to **Peoria Avenue** ($\pm 33,000$ VPD) and **87th Avenue** ($\pm 16,000$ VPD)
- + Just **2 miles** from **Loop 101 (Agua Fria Freeway)**, providing direct connection to I-10, US-60, and major West Valley destinations
- + Convenient east-west connectivity via Peoria Avenue linking to **Downtown Peoria, Glendale, and Sun City**

Public Transit



Served by Valley Metro Bus Route 106 (Peoria/Glendale Line) and Route 83 (83rd Avenue Line), providing convenient commuter access

Bus stops located within walking distance of the site on both Peoria Avenue and 87th Avenue

Area Connectivity

Well-connected to major employment centers, schools, and retail destinations



Airports



Phoenix Sky Harbor International Airport
approx. 25 miles southeast (~30 minutes)

Phoenix-Goodyear Airport
approx. 20 miles southwest

Glendale Municipal Airport
approx. 8 miles south



Nearby Amenities

The property sits within a thriving retail and residential corridor offering excellent consumer draw and accessibility. Major national and regional brands surround the intersection, creating consistent daily traffic from local residents, commuters, and nearby employees. The immediate trade area features a diverse mix of shopping, dining, services, and community amenities—all supporting strong retail performance and long-term growth.

Community & Services

1 2.5 MILES | 5 MINUTES

Banner Health: A major healthcare provider in the area; the industry is a key driver in Peoria's economy

2 1.8 MILES | 4 MINUTES

Rio Vista Community Park: Local community park featuring playgrounds, trails and sports fields, adding family-friendly value to the area

3 1.5-2.0 MILES | 5-6 MINUTES

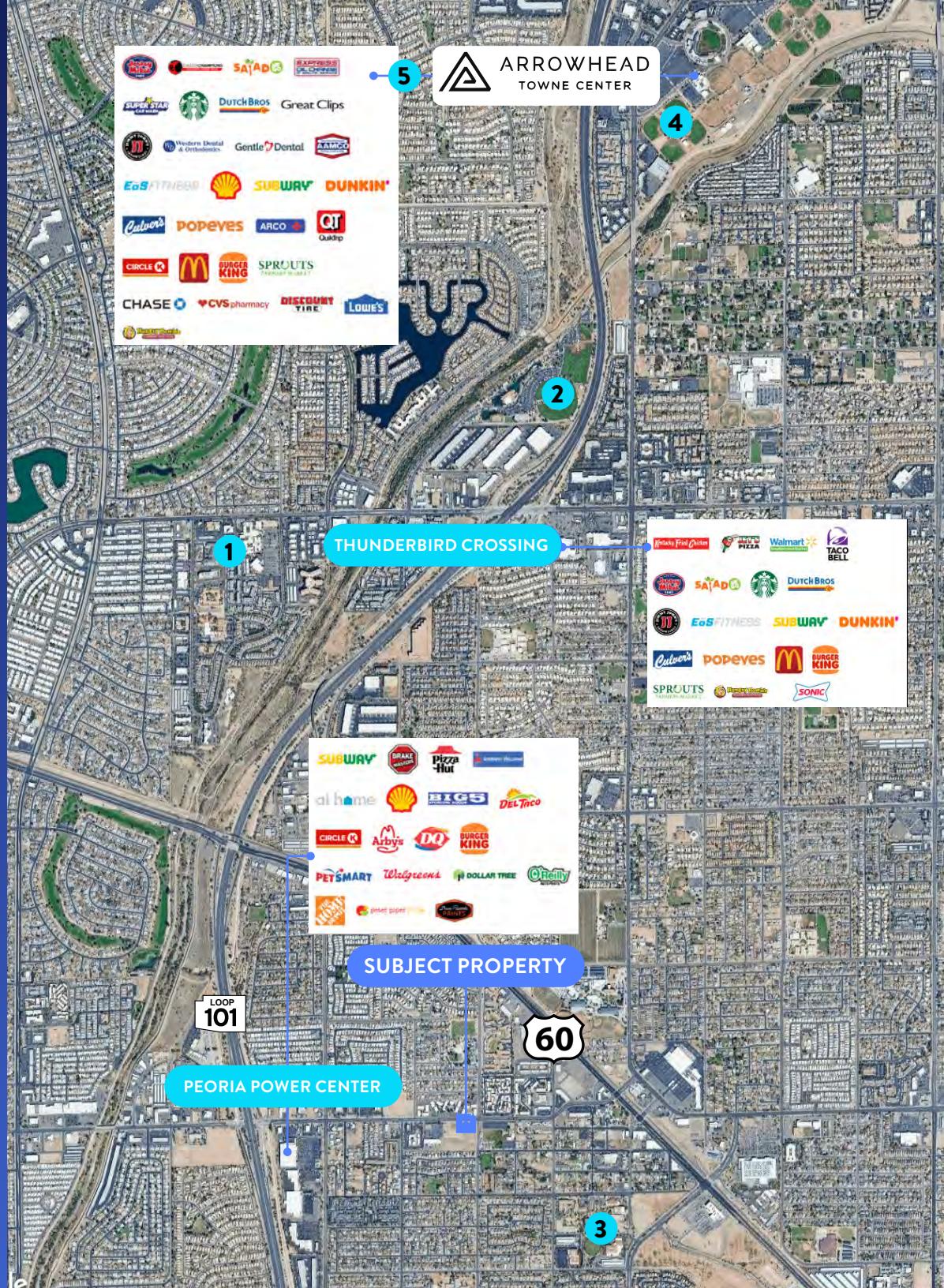
Peoria Municipal Complex: City offices and public safety

4 6-7 MILES | 12-14 MINUTES

Peoria Sports Complex: Spring training home of the Seattle Mariners & San Diego Padres

5 4-5 MILES | 8-10 MINUTES

Arrowhead Towne Center: Regional shopping destination just 10 minutes east





Thank You

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