



10995 - 11001 NORTH 99TH AVENUE

PEORIA, ARIZONA 85345

Freestanding Pad Building and In-Line Space Available

+/- 813 - 4,800 Square Feet

Great Visibility

Frontage Along 99th Avenue

Ample Parking

Excellent Ingress/Egress

Great Co-Tenancy

Monument Signage Available

Close Proximity to Loop 101, Peoria Ave & Sun City Retirement Community

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	65.9	47.2	41.4
POPULATION:	10,775	107,285	268,726
AVERAGE HH INCOME:	\$53,030	\$70,265	\$77,742

TRAFFIC COUNTS	VPD
N 99TH AVENUE:	11,418
W PEORIA AVENUE:	15,683

YEAR BUILT	1979
LOT SIZE	3.99 AC
ZONING	C-2, Peoria
PARCEL NUMBER	142-52-395

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

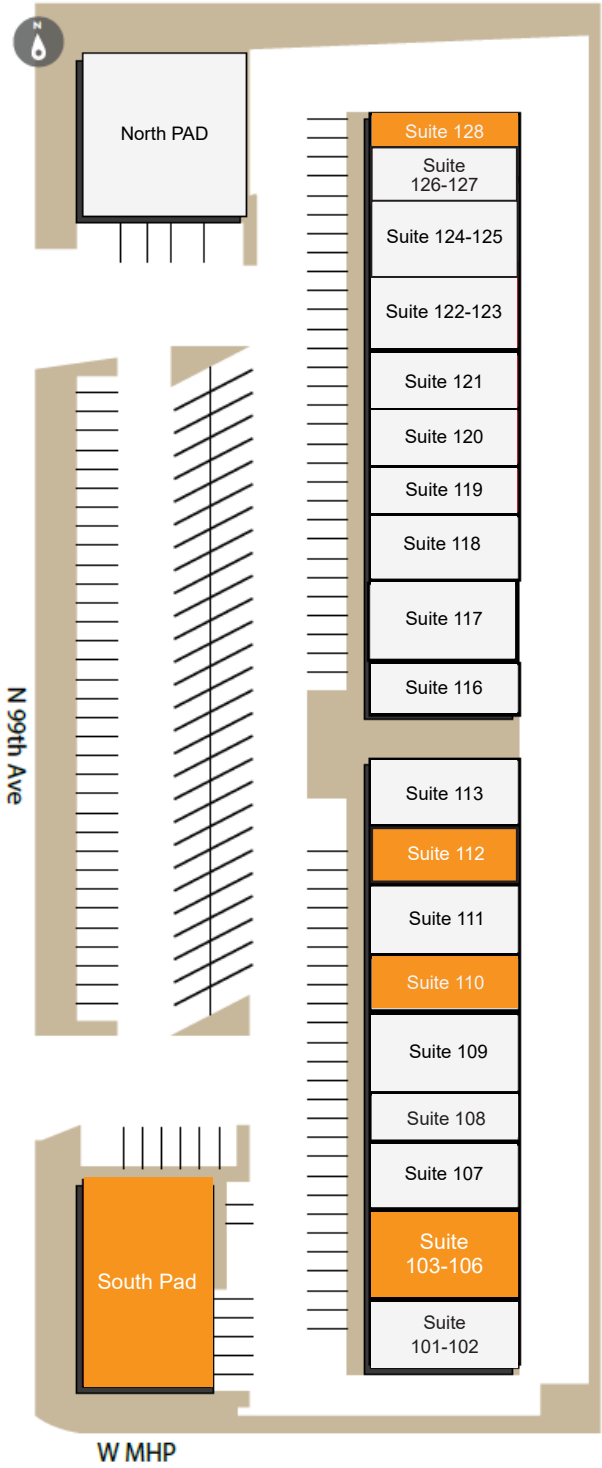
2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

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Senior Associate

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SUITE	TENANT	SIZE (SF)	RATE
North PAD	Bibiano's Mexican Restaurant	3,800	
South PAD	AVAILABLE	4,800	\$12.00 PSF + NNN
101-102	Ministerio Getsemani	2,214	
103-106	AVAILABLE	4,454	\$12.00 PSF + NNN
107	Blue Tide Massage Spa	1,107	
108	Creative Culture Studio	1,107	
109	Madison Grey Photography	1,382	
110	AVAILABLE 4/1/2026	831	\$18.00 PSF + NNN
111	Cisco Floor Coverings	1,107	
112	AVAILABLE	1,107	\$18.00 PSF + NNN
113	Copper Star Dentistry	1,300	
116	AFA Sports Performance	1,300	
117	Medicare Health Plan Advisors	1,107	
118	Cherise Kiel Photography	1,107	
119	Remedy Kettlebell Club	1,107	
120	Lucky 7 Smoke Shop	1,107	
121	Sandy's Grooming	1,000	
122-1213	New Life Worship Center	2,324	
125	Iglesia de Dios Graca y Poder	2,240	
126-127	Arizona Development Center	2,214	
128	AVAILABLE	1,107	\$18.00 PSF + NNN



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PAD Building



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Suite 103



Suite 128



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