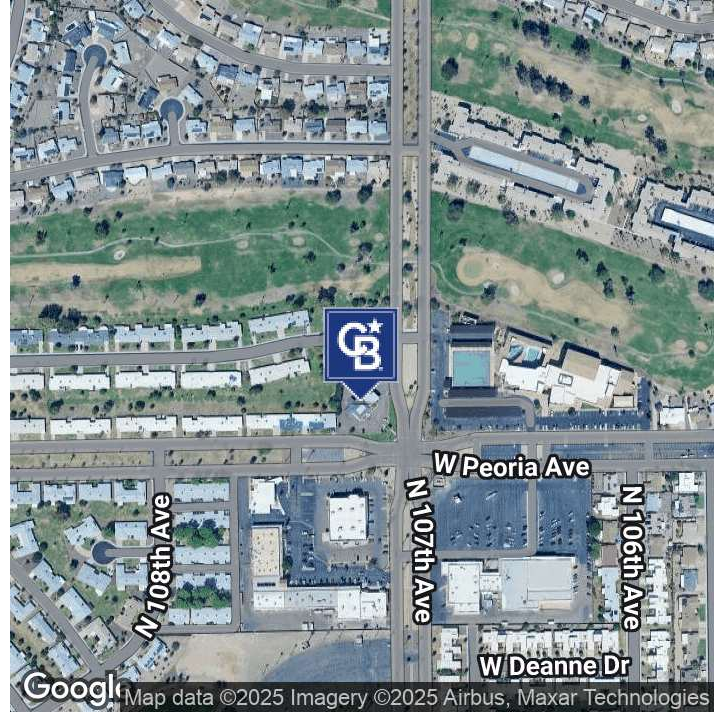


LEASE

10702 WEST PEORIA AVENUE
10702 West Peoria Avenue Sun City, AZ 85351



Lease Rate **\$15.00 SF/YR**

OFFERING SUMMARY

Building Size:	4,436 SF
Lot Size:	0.66 Acres
Year Built:	1966
Renovated:	2017
Zoning:	C-2
Market:	Phoenix, AZ
Traffic Count:	14,000

PROPERTY HIGHLIGHTS

- Prime location near West Gate and Downtown Peoria
- Stand alone building
- Hard corner signaled intersection
- Access from Peoria and 107th Ave
- Office layout with reception/waiting area, 10 offices, breakroom and conference room
- 14,000 VPD
- 22-25 parking space's
- Ideal for professional or medical office
- Redevelop opportunity for QSR or Sit down restaurant
- Former Mental Health Center and Bank
- Sublease starting \$5545/M + NNN

Candace Eldridge
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(602) 316-7978



COLDWELL BANKER
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REALTY

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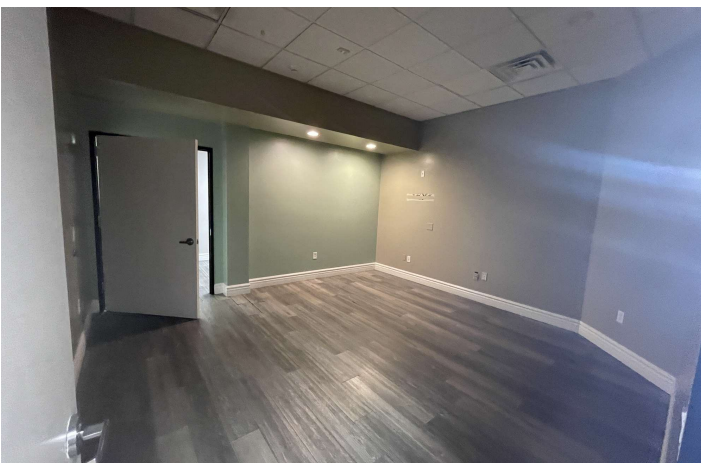
PROPERTY DESCRIPTION

4436 SF former behavioral health office has 4 large perimeter offices with windows, 5 smaller interior offices, 1 conference room, 2 restrooms, break room and large waiting room with built in reception desk. The floor plan provides an ideal canvas for a wide range of business needs. With convenient parking and easy access, the property ensures a seamless experience for employees and clientele. Whether it's for retail, office, or another commercial venture, this space presents an exceptional opportunity for growth and success. Don't miss the chance to make this impressive property the new home for your business. Currently offering as a Sublease through January of 2028, lock in at 2023 lease rates and save some money.



LOCATION DESCRIPTION

Discover an unparalleled business environment in Sun City, AZ! Located in the vibrant West Phoenix market, the area surrounding the property is teeming with exciting possibilities for office and retail tenants. Enjoy nearby amenities, including the renowned Sun City Executive Golf Course and the bustling retail and dining hub at West Gate Entertainment Center. With close proximity to Loop 101 this location provides excellent connectivity to the greater Phoenix metro area, making it a strategic location for your business and ensuring a seamless experience for employees and clients alike. Embrace the dynamic energy of the thriving West Valley market and elevate your business to new heights from this unbeatable location.



SITE DESCRIPTION

4436 Square Foot building is positioned facing the signaled intersection hard corner with access from Peoria Ave or 107th st. Its unique positioning would be ideal for a drive thru restaurant, bank or other drive thru concept. 22 parking space's also make it ideal for sit down restaurant, or retail strip center. last used as a behavior health facility and formerly a bank this building has some unique space! Vault is still there!

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