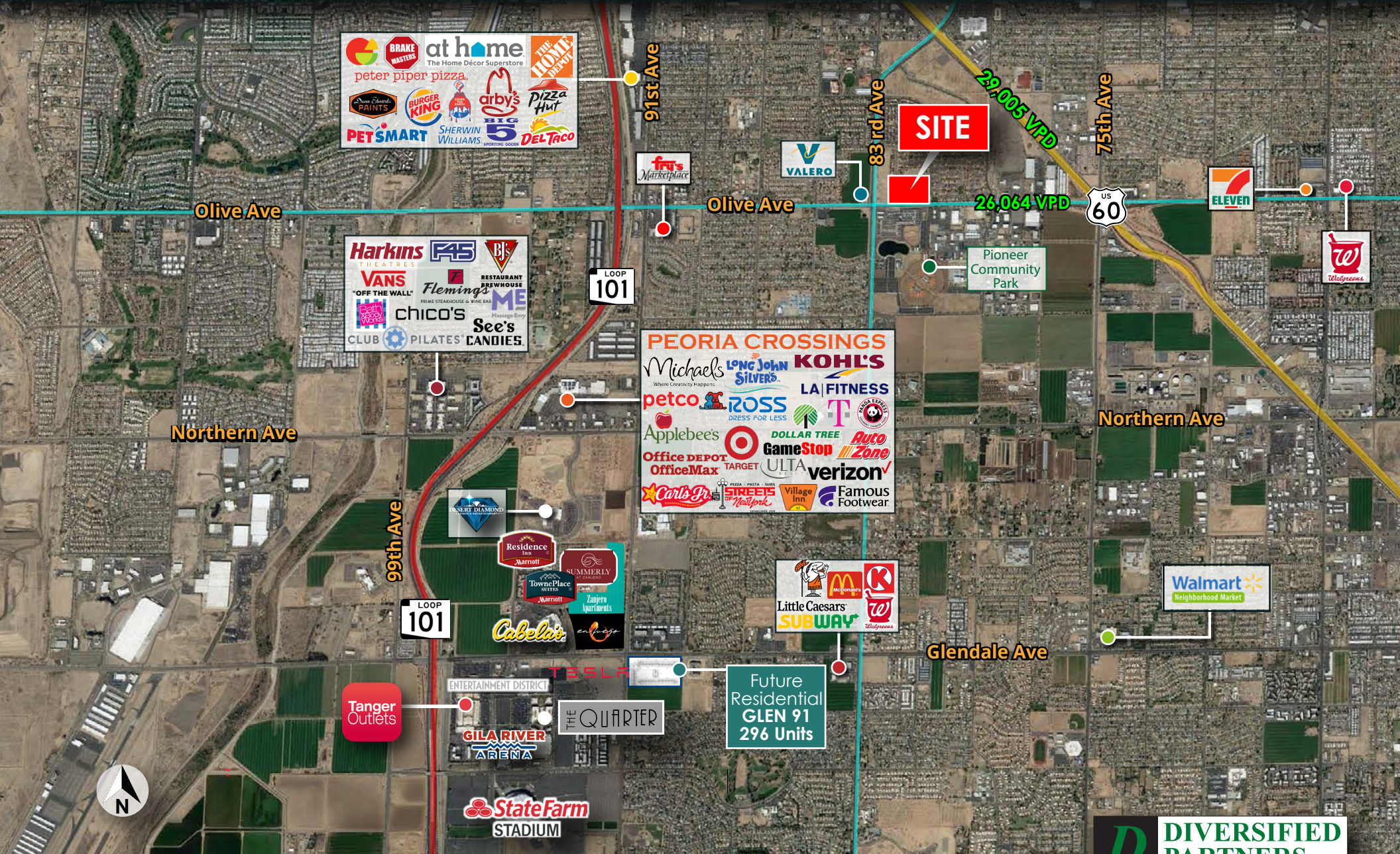


PAD AVAILABLE for GROUND LEASE OR BTS

NEC 83rd Avenue & Olive Avenue | Peoria, AZ



JACK RODRIGUES | Cell: (408) 763-9085 | jack.rodriguez@dpcrc.com

DELANEY MCGROARTY | Cell: (909) 524-9669 | delaney.mcgroarty@dpcrc.com

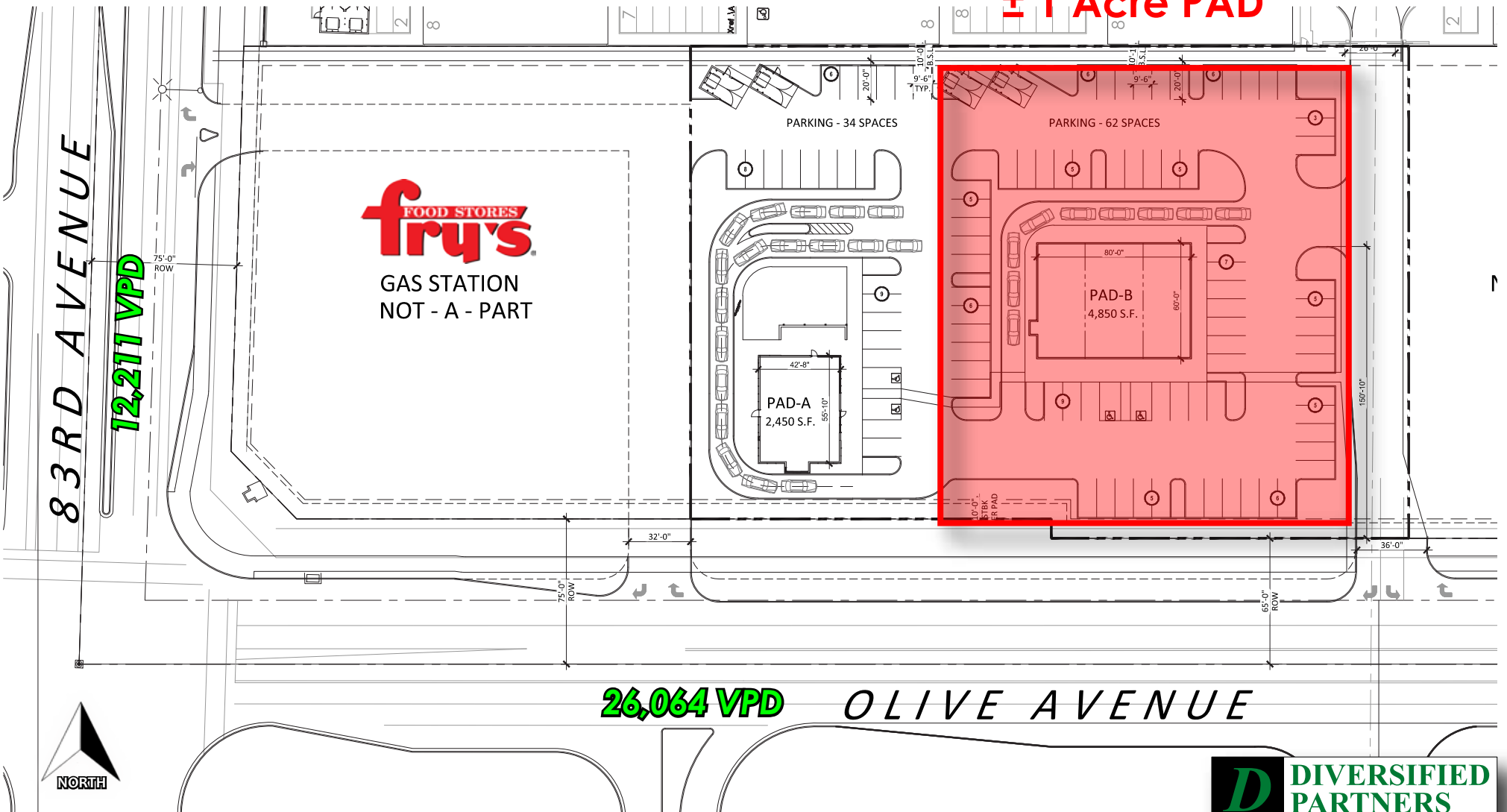
7339 E. McDonald Drive | Scottsdale, AZ 85250
 O: 480.947.8800 | www.dpcrc.com

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conceptual site plan

Available
± 1 Acre PAD



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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

D **DIVERSIFIED PARTNERS**
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demographics 2024

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	12,493	136,005	359,138
PROJECTED POPULATION (2029)	14,417	141,946	368,202
AVERAGE HOUSEHOLD INCOME	\$90,263	\$89,699	\$90,111
DAYTIME POPULATION	7,575	67,376	186,823
MEDIAN AGE	33.1	35.1	36.9
TOTAL BUSINESSES	370	3,489	9,711



traffic counts: 83rd Avenue | 12,211 VPD ● Olive Avenue | 26,064 VPD

Contact:

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property highlights

- ± 1 Acre PAD
- Over 38,000 VPD at the intersection
- Approximately one mile from Loop 101 & Olive Avenue full diamond interchange
- Close proximity to Pioneer Community Park with multiple sports fields, a dog park and a new recreational fishing lake
- Less than 5 Miles from Peoria Sports Complex featuring the Seattle Mariners and San Diego Padres Spring Training