

Peoria Pet Resort & Dog Boarding

Presented by
IGOTSMARTER

8028 W Thunderbird Rd, Peoria, AZ 85381



Price: \$24.00 /SF/YR

This is a rare opportunity to lease a fully built-out pet resort in the heart of Peoria, AZ. Located in a thriving area, this 9,870 sq. ft. facility is turnkey-ready for pet care operators looking to establish or expand their business.

Features Include:

State-of-the-Art Design: The space is fully equipped for pet care operations, offering an efficient layout that caters to boarding, daycare, and grooming needs.

Outdoor Amenities: Includes five separate yards for outdoor play and exercise.

Custom-Built Pool: A stunning \$200,000 built-in swimming pool, perfect for canine water therapy, training, and play.

Ample Parking: 50 parking spaces provide convenience for clients and staff.

High Visibility: Located in a bustling area with excellent traffic counts and easy access for customers.

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- \$200,000 Pool and Lazy River for Dog Use
- 6 fully Enclosed Yards
- Fully Built Out Pet Resort Dog Boarding
- All FF&E Included in Lease
- 120+ Dog Capacity
- Full Grooming Area with all FF&E



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Aerial

Listing space

1st Floor

Space Available	9,870 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Premier Pet Resort Available for Lease in Peoria, Arizona
Property Highlights
\$200,000 Pool with Lazy River – A one-of-a-kind feature that sets this facility apart and enhances the experience for pets and their owners.
6 Spacious Yards – Separate outdoor play areas to safely accommodate pets of all sizes and activity levels.
Grooming Area – Fully outfitted for professional grooming services.
19 Luxurious Suites & 85 Kennels – Accommodations for 120+ dogs, designed to provide a high-end boarding experience.
Turnkey Facility – Fully furnished and equipped, with no additional cost for furniture, fixtures, or equipment.
Lease Terms
Seeking a strong operator with solid financials.
Lease Rate: \$24.00 per square foot per year, absolute triple net.
New HVAC units and water heaters have been installed, with maintenance and repairs the operator's responsibility.
This facility, located in vibrant Peoria, Arizona, is ready for the right operator to step in and thrive.

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Property Photos



Large Yard



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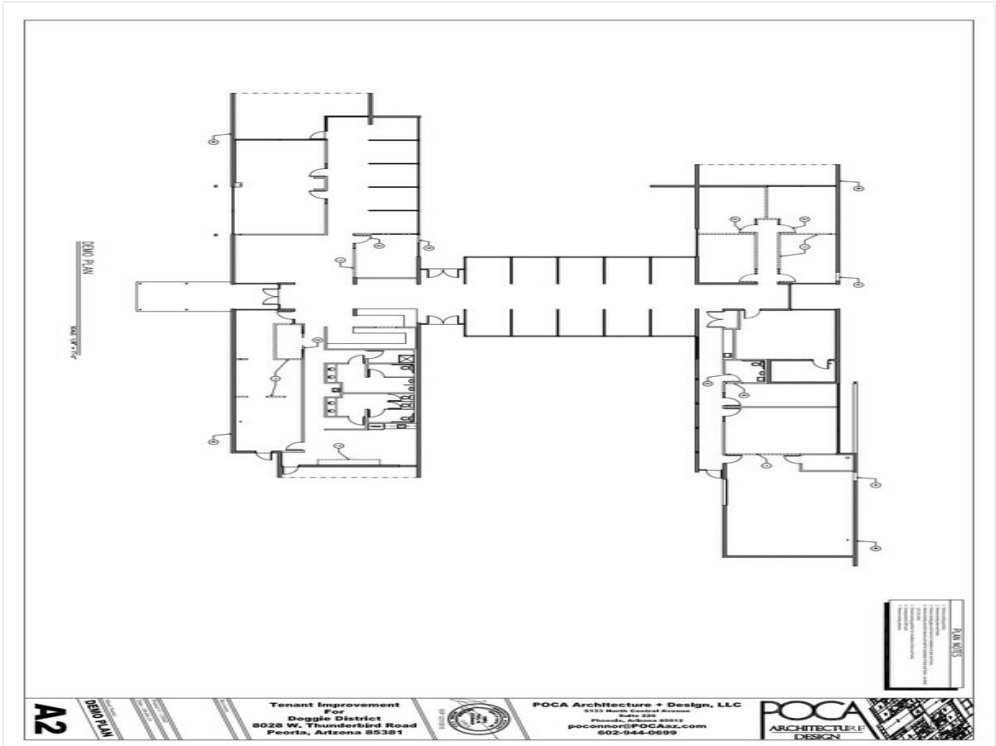
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Property Photos



Building Photo



floor plan peoria

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Small Dog Kennels



Pool Yard

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Large Dog Room



Medium Dog Room

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Property Photos



Suites



Outside

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Property Photos



Break Room



grooming

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Small Yard



Small Yard

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Location

