



Shopping Center For Lease

Sun Air Plaza

9635 W. PEORIA AVE
PEORIA, AZ 85345

PRESENTED BY:

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PROPERTY SUMMARY

SUN AIR PLAZA

9635 W. PEORIA AVE
PEORIA, AZ 85345

OFFERING SUMMARY

LEASE RATE:	\$1,500.00 per month (MG)
BUILDING SIZE:	15,916 SF
AVAILABLE SF:	1,200 SF
LOT SIZE:	1.51 Acres



PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to offer for lease the property located at 9635 W Peoria Ave. This vibrant neighborhood shopping center spans approximately 15,916 square feet and features various entertainment options throughout the complex. The property includes a spacious parking lot with ample parking available. Conveniently situated near the 101 Freeway and W Peoria, providing easy access to the highway.

LEASE SPACES



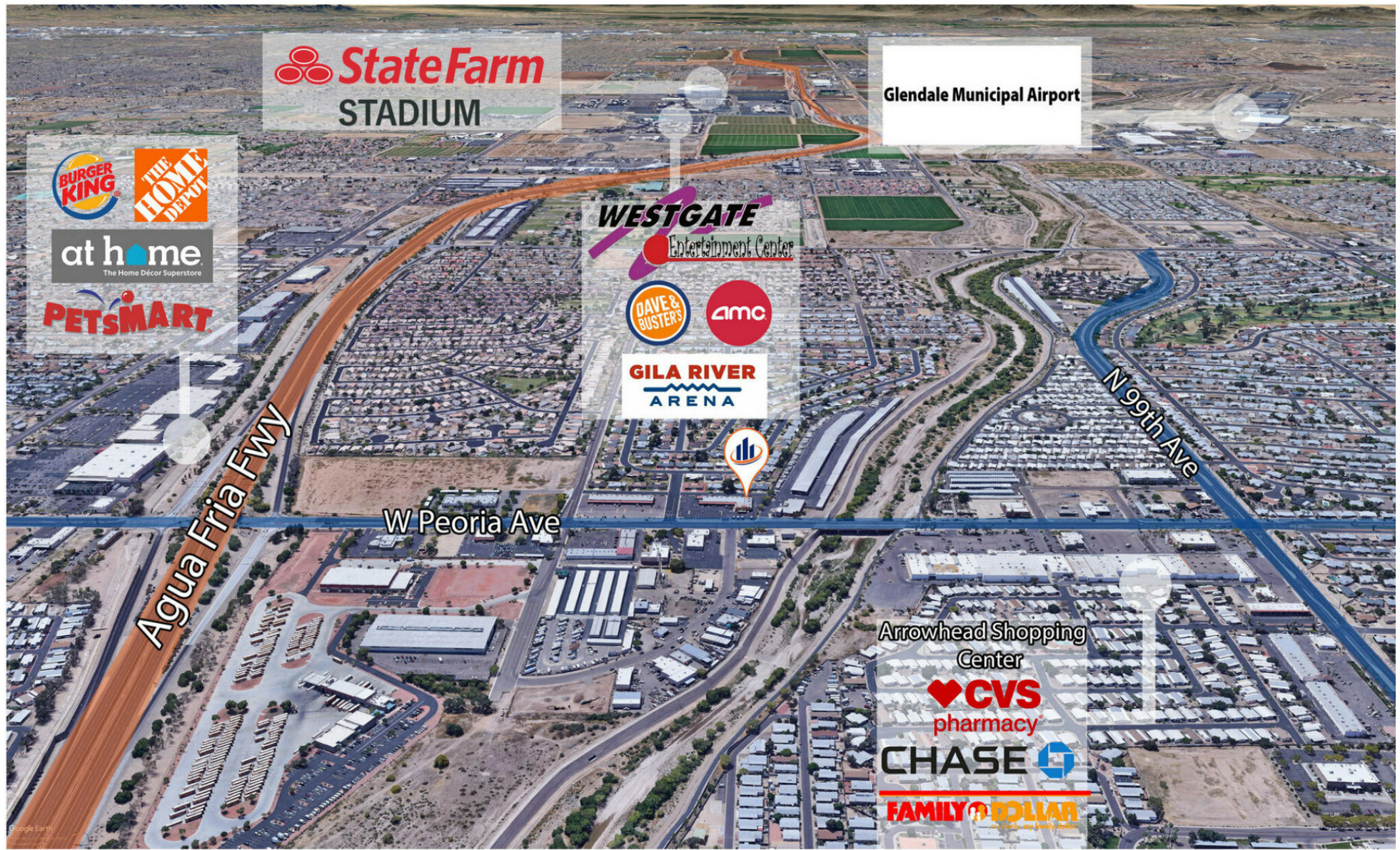
LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 SF	LEASE RATE:	\$1,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#107	Available	1,200 SF	Modified Gross	\$1,500 per month	-

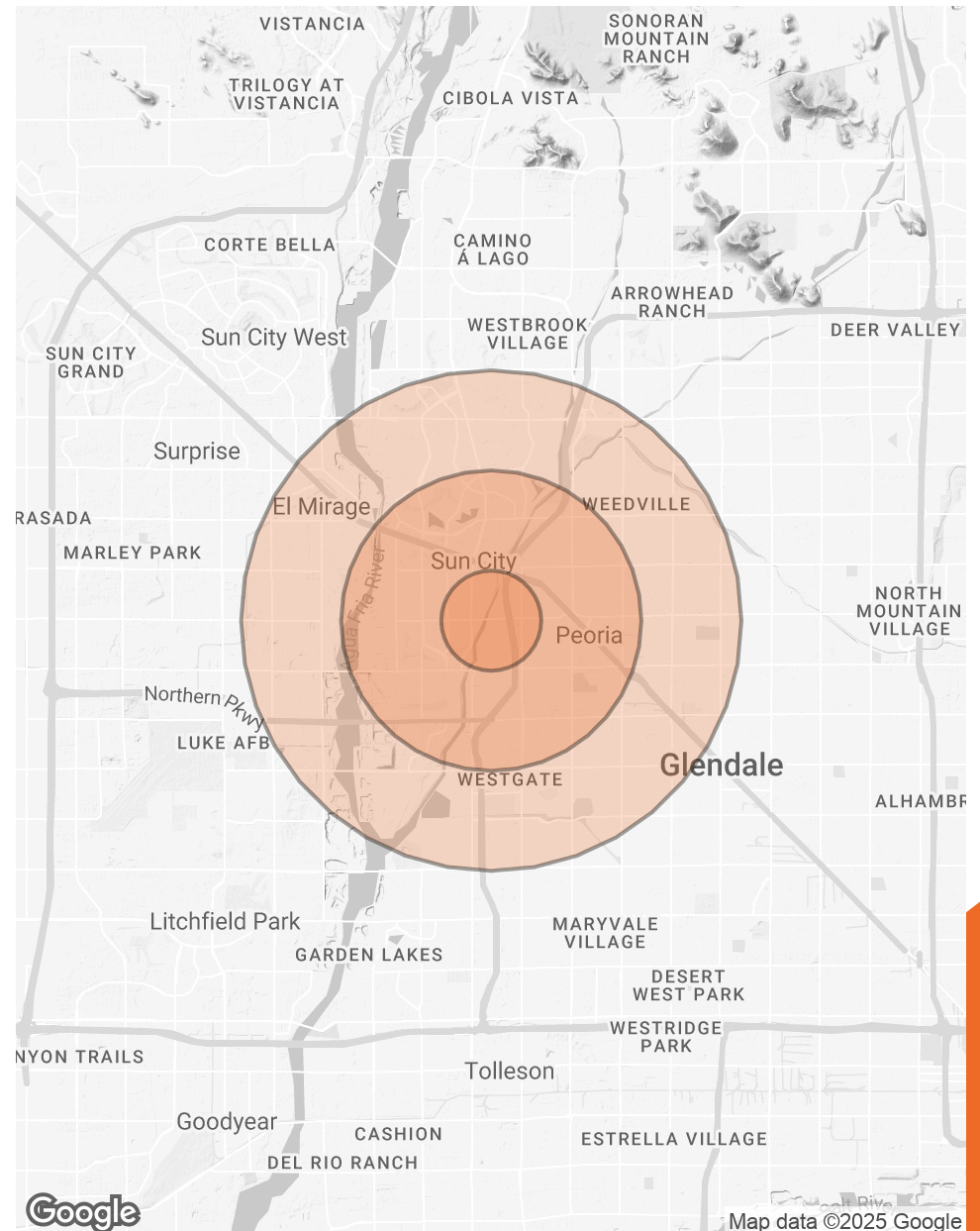
LOCAL RETAILERS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,758	90,475	236,302
AVERAGE AGE	48.2	45.4	39.9
AVERAGE AGE (MALE)	46.1	44.0	38.7
AVERAGE AGE (FEMALE)	49.8	46.8	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,376	39,789	92,584
# OF PERSONS PER HH	2.0	2.3	2.6
AVERAGE HH INCOME	\$39,802	\$52,745	\$57,980
AVERAGE HOUSE VALUE	\$144,836	\$174,370	\$188,326

2020 American Community Survey (ACS)



CITY OF PEORIA

Located approximately 30 minutes northwest of downtown Phoenix, Peoria was originally established as an agricultural community but has rapidly grown into a modern city that offers natural beauty and a high quality of life in the Sonoran Desert. Peoria is home to many amenities including the second-largest lake in Arizona, open-air shopping and entertainment districts, and the Peoria Sports Complex. The city grants convenient access to Loop 101 and Phoenix Sky Harbor Airport.



200,800+
PEOPLE LIVE IN
PEORIA, AZ



3.8%
UNEMPLOYMENT
RATE



\$103,265
AVERAGE
HOUSEHOLD INCOME



35%
OF RESIDENTS HAVE A
BACHELOR'S OR HIGHER
EDUCATION



PEORIA RANKINGS

BEST PLACES TO LIVE IN ARIZONA
- RANKING ARIZONA

BEST CITIES FOR BUSINESS
- AZ BIG MEDIA

#1 PUBLIC GOLF COURSE IN ARIZONA
- RANKING ARIZONA

TOP 20 CITIES FOR STAYCATIONS
- WALLETHUB

TOP 50 HAPPIEST CITIES IN AMERICA
- WALLETHUB

TOP 20 BOOMTOWNS IN AMERICA
- SMARTASSET

BEST WINTER DESTINATIONS IN THE U.S.
- EXPEDIA

Source: <https://worldpopulationreview.com/us-cities/carefree-az-population>, <https://www.azcommerce.com/a/profiles/ViewProfile/39/Carefree/>, <https://www.oint2homes.com/US/Neighborhood/AZ/Peoria-Demographics.html>, <https://www.peoriaaz.gov/residents/about-peoria/#~:text=Ranking%20Arizona%2C%202022%20.No.%20Ranking%20Arizona%2C%202021>

CITY OF PEORIA ATTRACTIONS



ENTERTAINMENT

The city's mix of premier attractions coupled with its relaxed nature provides unique experiences for Peoria visitors and residents. Visit Park West Shopping Center for a variety of shopping and dining destinations. Head to Historia Old Town to experience symbolic artwork, historic buildings, and museums. Searching for fun for all ages? Visit The P83 Entertainment District, complete with a Harkins Theater, shopping, sports, and dining ranging from casual to upscale.



OUTDOOR ACTIVITIES

Peoria is very well known for its outdoor amenities which highlight the state's natural beauty. Visitors and residents alike can enjoy the Peoria sunshine by visiting one of the highest-ranked public golf courses in Arizona, Quintero Golf Club. For a scenic adventure, take a trip to Lake Pleasant, with over 10 miles of hiking trails, two marinas with rentals and restaurants, and classes including paddleboard yoga & kayaking.

DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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FOR MORE INFORMATION:



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