

# Peoria Station

6811 W Peoria Ave, Peoria, AZ 85345



## Property Info

- + Highly trafficked community center surrounded by well-established neighborhoods in all directions
- + Shop space and ground lease PADs available
- + Join Mega Furniture, Rush Fun Park, Phoenix Fitness, Peter Piper Pizza, Tutor Time, O'reilly Auto Parks, Discount Tire, KFC, Taco Bell, and Jiffy Lube
- + Traffic Counts:

Peoria Ave: 25,100 VPD  
67th Ave: 23,400 VPD  
Source: City of Glendale, 2023



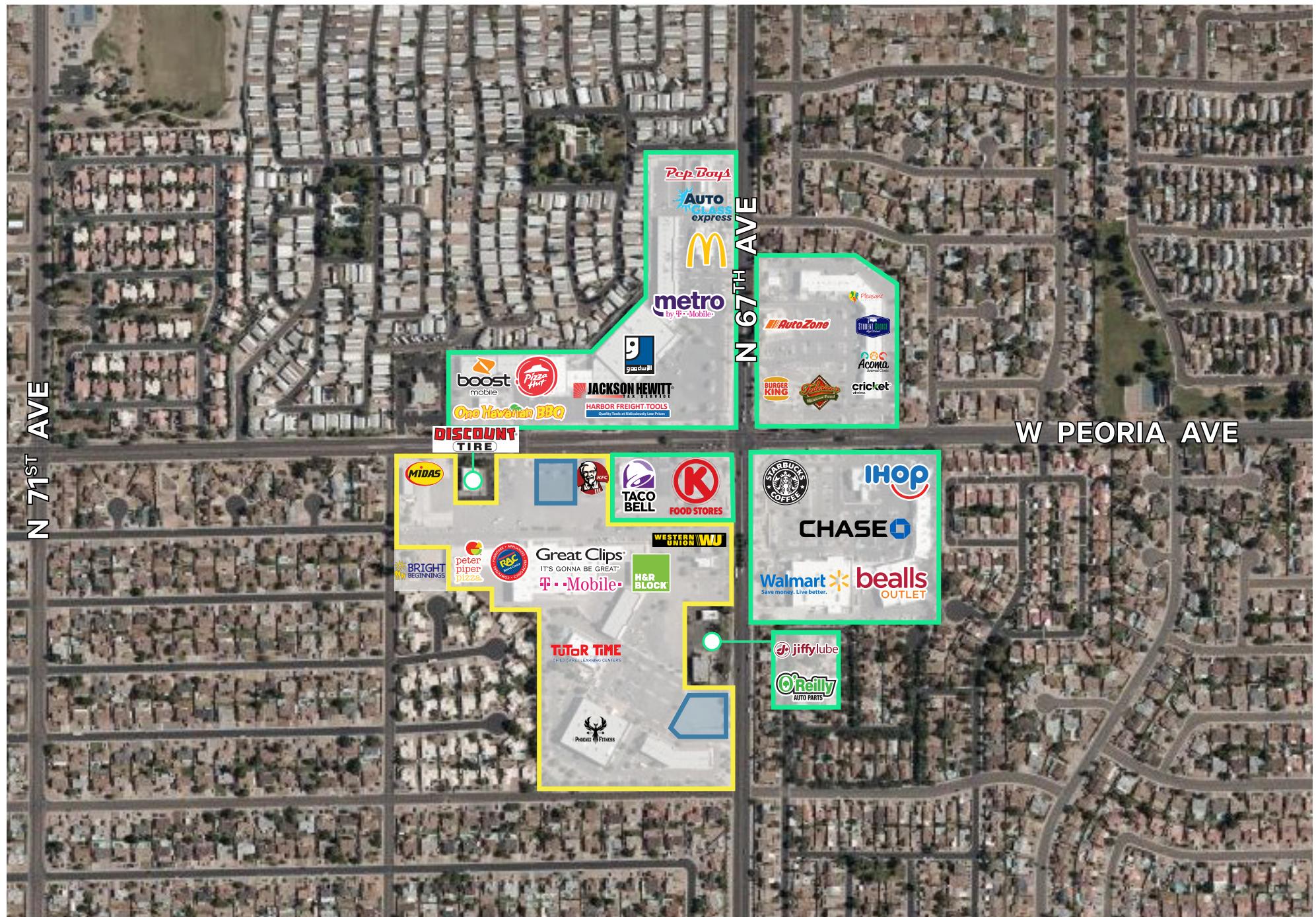
## Demographics

Source: ESRI, 2024	1 mile	3 miles	5 miles
2024 Population	19,747	150,335	411,228
2029 Population	19,729	152,853	418,570
Daytime Population	14,342	125,711	370,518
Avg. Home Value	\$389,483	\$450,849	\$374,320
Avg. HH Income	\$92,691	\$94,533	\$88,773

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For Lease



# Site Plan

For Lease



SUITE	TENANT	±SF
149	Peter Piper Pizza	11,067
101	VACANT	2,400
105	VACANT	1,760
C109	VACANT	4,197
PAD K2	Rush Fun Park	25,767
PAD K1	Mega Furniture	35,024
D101	Great Clips	1,200
D102	Carniceria	4,163
D109	Lotus Nails	900
D111	Ice Cream	900
D115	T-Mobile	2,700
D117	Godspeed Studios	1,800
D119	VACANT	1,800
D121	VACANT	1,800
109	Checkmate	1,720
PAD F	China Place	1,885
10270-101	VACANT	1,625
10270-102-105	LEASED	5,725
10270-106	VACANT	5,000
PAD J	Turtor Time	11,752
PAD I	Phoenix Fitness	40,916
A111	VACANT	1,455
A112	VACANT	1,580
VACANT (Divisible)		12,000

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## Contact Us

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