



RETAIL PROPERTY FOR LEASE

AGUA FRIA PLAZA

SEC 91st Ave & Olive Ave | Peoria, AZ 85345

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LOCATION DESCRIPTION

Loop 101 & Olive Ave | Peoria

PROPERTY HIGHLIGHTS

- Anchored by Fry's Food & Drug - Recently Remodeled
- Easy access to a full diamond interchange at Loop 101 & Olive Avenue
- Close proximity to some of the West Valley's premier destinations such as Westgate, State Farm Stadium, Desert Diamond Casino and Crystal Lagoons Island Resort coming soon!
- New Housing Planned & Under Construction in Area

AREA COTENANTS



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LEGEND

Available

Coming Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 - 1,200 SF	Lease Rate:	CONTACT FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
A101	BATTERIES PLUS	2,080 SF	-
A103	Coming Available	900 SF	COMING AVAILABLE APRIL 2024
A104	FARMER'S INSURANCE	1,020 SF	-
A105A	THE VALLEY BUZZ	1,156 SF	-
A105B	FOOTHILLS SPORTS MEDICINE	3,485 SF	-
A109	PINKY NAILS & SPA	1,839 SF	-
A111	THE UPS STORE	1,400 SF	-
A112	NATIONWIDE VISION	1,560 SF	-
B113	CELEBRITY TUX & TAILS	1,200 SF	-
B114	BEAUTY PARLOUR SALON	1,200 SF	-
B115	DOLCE YOGURT WATER & ICE	1,200 SF	-
B116	TRUE BLENDS BARBERSHOP	1,200 SF	-
B117	MEDSKIN	1,360 SF	-
B118	SMOKER'S VILLAGE	1,200 SF	-
B119	Available	1,200 SF	-

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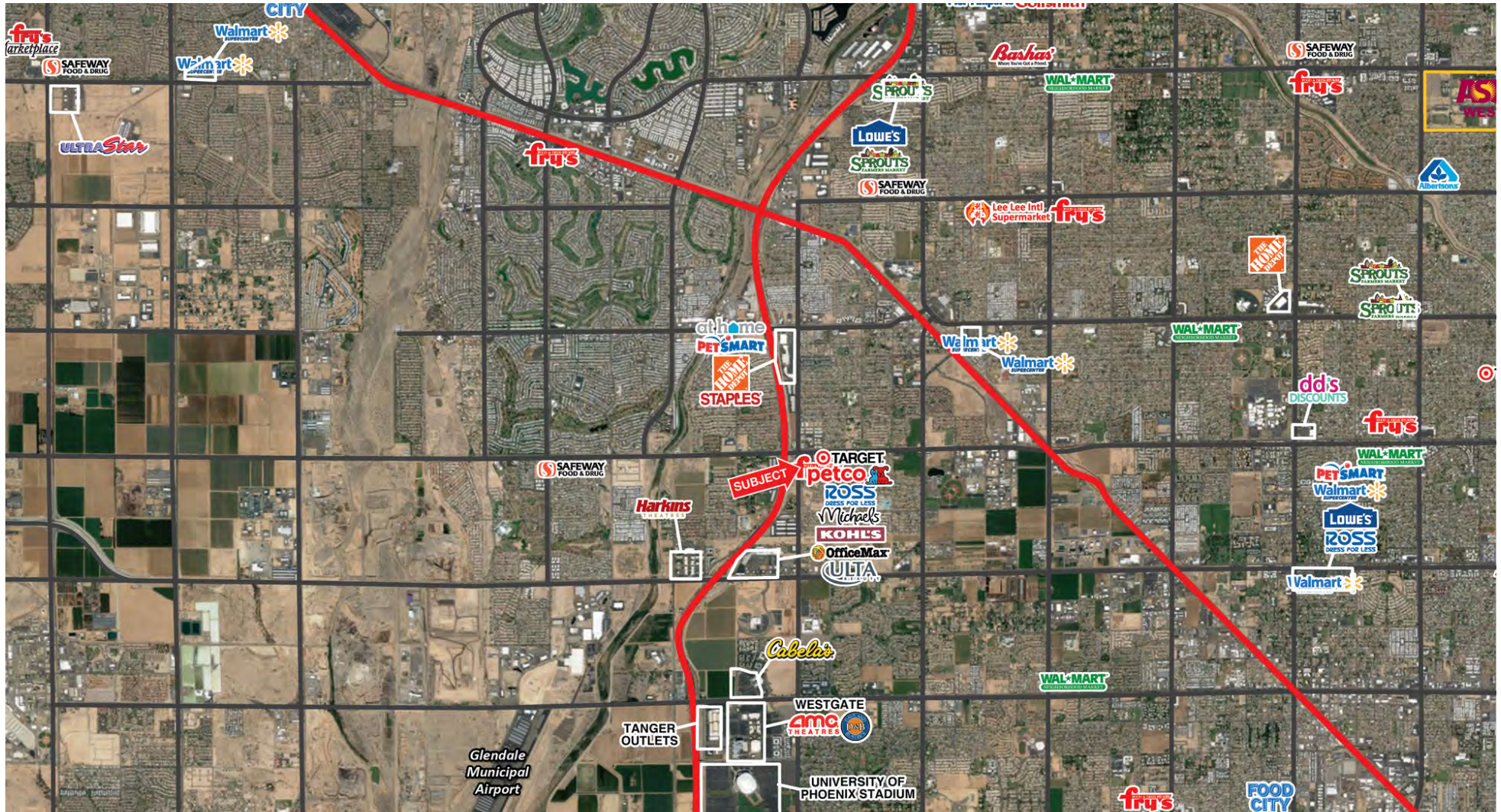
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SUITE	TENANT	SIZE	DESCRIPTION
B120	DESERTVIEW DENTAL	2,700 SF	-
B123	WINGSTOP	2,100 SF	-
B125	GNC	1,200 SF	-
B126	BEST CHINA - CHINESE RESTAURANT	2,400 SF	-
B128	CRICKET WIRELESS	900 SF	-
B129	FOOT REFLEXOLOGY	1,200 SF	-
B130	LA MICHOACANA	1,500 SF	-
B131	PAPA JOHNS PIZZA	1,500 SF	-
B132	SUBWAY	1,200 SF	-
B134	RAMIRO'S MEXICAN RESTAURANT	1,500 SF	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	14,600	110,467	322,920
Median Age	35.9	39.5	36.7



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average	\$86,314	\$77,239	\$77,772



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Employees	3,733	30,746	77,874



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	33%	32%	31%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Area Total	7,581	52,757	148,566



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,981	42,556	116,859
Median Home Value	\$282,405	\$236,694	\$242,949

*2020 Demographic data derived from ESRI

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