

# FOR SALE & LEASE

8320 W MARINERS WAY | PEORIA, AZ 85381  
**ACROSS FROM PEORIA SPORTS COMPLEX**



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# PROPERTY OVERVIEW



## PRICING:

Call Broker for Details



## BUILDING SIZE:

±11,638 SF



## LOT SIZE:

±0.35 AC



## PARCEL:

200-53-351

## PROPERTY HIGHLIGHTS

- Freestanding Second Generation Restaurant Building
- Located near Peoria Stadium
- Proximity to Peoria Sports Complex, home of the spring training for the San Diego Padres & Seattle Mariners



# AERIAL OVERVIEW



101

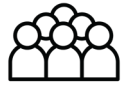
SPRING TRAINING

PEORIA SPORTS COMPLEX





# PEORIA CITY OVERVIEW



**190K +**  
TOTAL POPULATION



**\$80K +**  
AVG HH INCOME

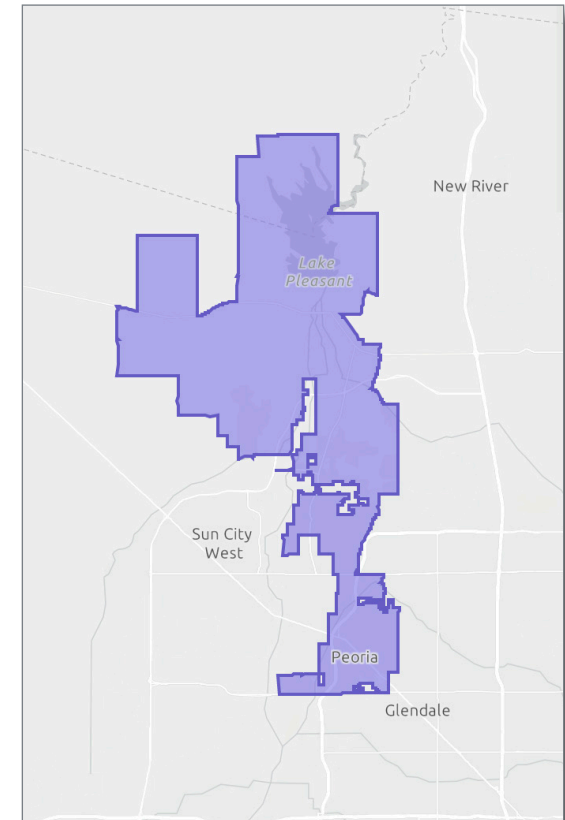
## COMMITMENT TO SUSTAINABILITY

The City of Peoria developed a community engagement sustainability plan in 2021. The goal of Peoria's sustainability efforts include reducing the city's effect on the environment, conserving energy, and working as a community in order to thrive in the future. As of 2022, the city updated the sustainability plan, focusing on recycling, water conservation, wildlife-friendly natural spaces, growth of public trees, and much more.

## A DIVERSE & INCLUSIVE WORKPLACE

The City of Peoria's diversity mission is to create an inclusive culture within an environment that fosters mutual respect of all individuals, creating a stronger community. Peoria's Planning and Development Department works with the community to shape the city's overall future, including the development of new neighborhoods and commercial centers throughout the community.

Source: [Peoriaaz.gov](https://peoriaaz.gov)





# THE NEIGHBORHOOD

## PROFESSIONAL SPORTS HUB

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Peoria and the greater Phoenix region are home to a number of professional sports teams.



The Peoria Sports Complex is adjacent to Stadium Point and the spring training home of the San Diego Padres and Seattle Mariners. This complex was the first two-team Major League Baseball spring training and player development facility in the country. Built in 1994, the complex has served as a model for other facilities of its kind. Peoria recently invested over \$31 million on upgrades to the stadium including a state-of-the-art jumbotron, two new clubhouses, interactive playgrounds and more. The Peoria Sports Complex is in the heart of the vibrant P83 Entertainment District, and hosts year-round training camps and city and community events.

Please see [www.peoriasportscomplex.com](http://www.peoriasportscomplex.com) for additional information





# PEORIA IS THE PLACE

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**No. 1 City to  
Live in AZ**  
(Money Magazine)



**Top 15 Safest  
Cities in the U.S.**  
(Wallethub)



**10th Best City to Raise  
a Family in the U.S.**  
(Wallethub)



**4th Best Place to Get  
a Job in the U.S.**  
(Wallethub)



**6th Wealthiest  
City in AZ**  
(PHX Business Journal)



**\$79,700 Median  
Household Income**



**No. 1 City to Live,  
Work & Play**  
(AZ Big Media)



**6th Largest City  
in Arizona**



**37.2 Median Age**



**3,973 Companies  
in Peoria**



**191,000 Population**



**179 Sq. Miles**



# AMENITIES

## ARROWHEAD TOWNE CENTER

Dillard's	Apple Store
JCPenney	Foot Locker
Macy's	American Eagle
Sephora	Express
Coach	AMC
Oakley Store	Starbucks
Bath & Body Work	Opa Life Greek Cafe
Sunglass Hut	Little Tokyo
Dick's Sporting Goods	Panda Express
Champs Sports	Chompie's Restaurant
Cheddar's	Massage Envy

## GLENDALE

## ARROWHEAD MARKETPLACE

Best Buy	Bank of America
Dollar Tree	Pacific Seafood Buffet
Salt Creek Home Furniture	Raising Cane's
Party City	Einstein Bros. Bagels
Office Max	The UPS Store

## P83

FedEx	The Cheesecake Factory
Cyber Gear	Famous Dave's
Harkins Theaters	Serra Gaucha
Mordern Round	P. F. Chang's
Headquarters Grill	Giordano's
Osaka P83	The Social on 83rd
Texas Roadhouse	Ducati
Big's American Bar and Grill	Chipotle Mexican Grill
Buca di Beppo	Mama BBQ
Bubb's 33	Abuelo's Maxican
Hash Kitchen	Go AZ Motor Sports

## ARROWHEAD CROSSING

Target	Noodles and Company
HomeGoods	Peter Piper Pizza
Ross Dress For Less	Panera Bread
Joann Fabrics	Five Guys
Sally Beauty	Which Wich
T. J. Maxx	Leo's Island BBQ
Hobby Lobby	Baskin-Robbins
Old Navy	Chili's Grill & Bar
D&W	On the Border
Nordstrom Rack	Olive Garden
Staples	Red Lobster
Men's Wearhouse	Applebee's
Ulta	Starbucks
Pier 1	In-N-Out Burger
McAllister's Deli	

# STADIUM POINT

## PEORIA

- Restaurants
- Retail
- Hotels
- Fitness
- Banks
- Entertainments



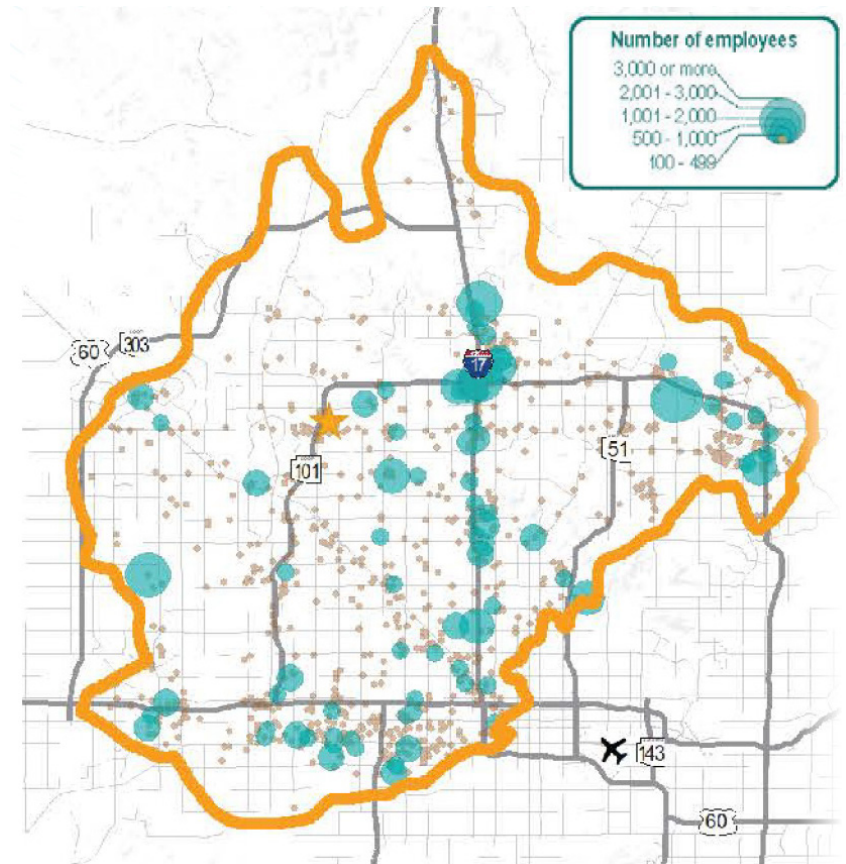
# QUALITY OF LIFE IN PEORIA

To business owners, vacationers, and homebuyers, Peoria has long been one of the most desirable locations to live and work. Featured in Money Magazine, USA Today, Wall Street Journal, Forbes, Seattle Times, Expedia, Phoenix Business Journal and more, Peoria has earned a reputation for an amenity-rich quality of life. Peoria has been nationally recognized for its high performing school district and awardwinning infrastructure, sustainability program, parks, and public safety. North Peoria, the P83 Entertainment District, Peoria Sports Complex and historic Old Town Peoria have top-notch shopping, chef-driven restaurants, entertainment and a thriving arts scene.

## AMENITIES

- 2 Public Libraries
- 3 Public Pools
- A+ Schools
- 39 Parks
- 31 Miles of Trails
- 20 Public Art Pieces
- Two Live Performance Theaters
- 5 Golf Courses
- Lake Pleasant Regional Park

## EMPLOYER LOCATIONS IN THE COMMUTE SHED



Phoenix and Scottsdale are both within a 30-minute commute of Peoria.

**TOTAL EMPLOYERS**  
**25,237**

**TOTAL JOBS**  
**663,170**



# COLLEGES AND UNIVERSITIES THAT SERVE PEORIA



**135,729**

**Students**

Seven year in a row #1 University in US for Innovation per US News.



**25,000**

**Students**

75% of graduates study STEAM, Business and Healthcare.



**500,000**

**Students**



**#1**

**Private Digital Media Arts program in US**



**ESTRELLA MOUNTAIN  
COMMUNITY COLLEGE**

A MARICOPA COMMUNITY COLLEGE

**15,000**

**Planned growth to 40,000 students**



**MIDWESTERN UNIVERSITY**

**1,000**

**Medical School graduates annually in Optometry, Osteopathic, Pharmacy & Veterinary medicine**

## PEORIA UNIFIED SCHOOL DISTRICT CAREER AND TECHNICAL EDUCATION (CTE) PROGRAMS

- Business, marketing and management
- Environment and agricultural systems
- Industrial, manufacturing and engineering systems
- Communication and information systems
- Health services
- Human services and resources

## BASIS PEORIA HIGH SCHOOL (CHARTER)

- Ranked #5 Best High School and #4 Best Charter highschool in the US - U.S. News & World Report, 2017.



# COST OF LABOR

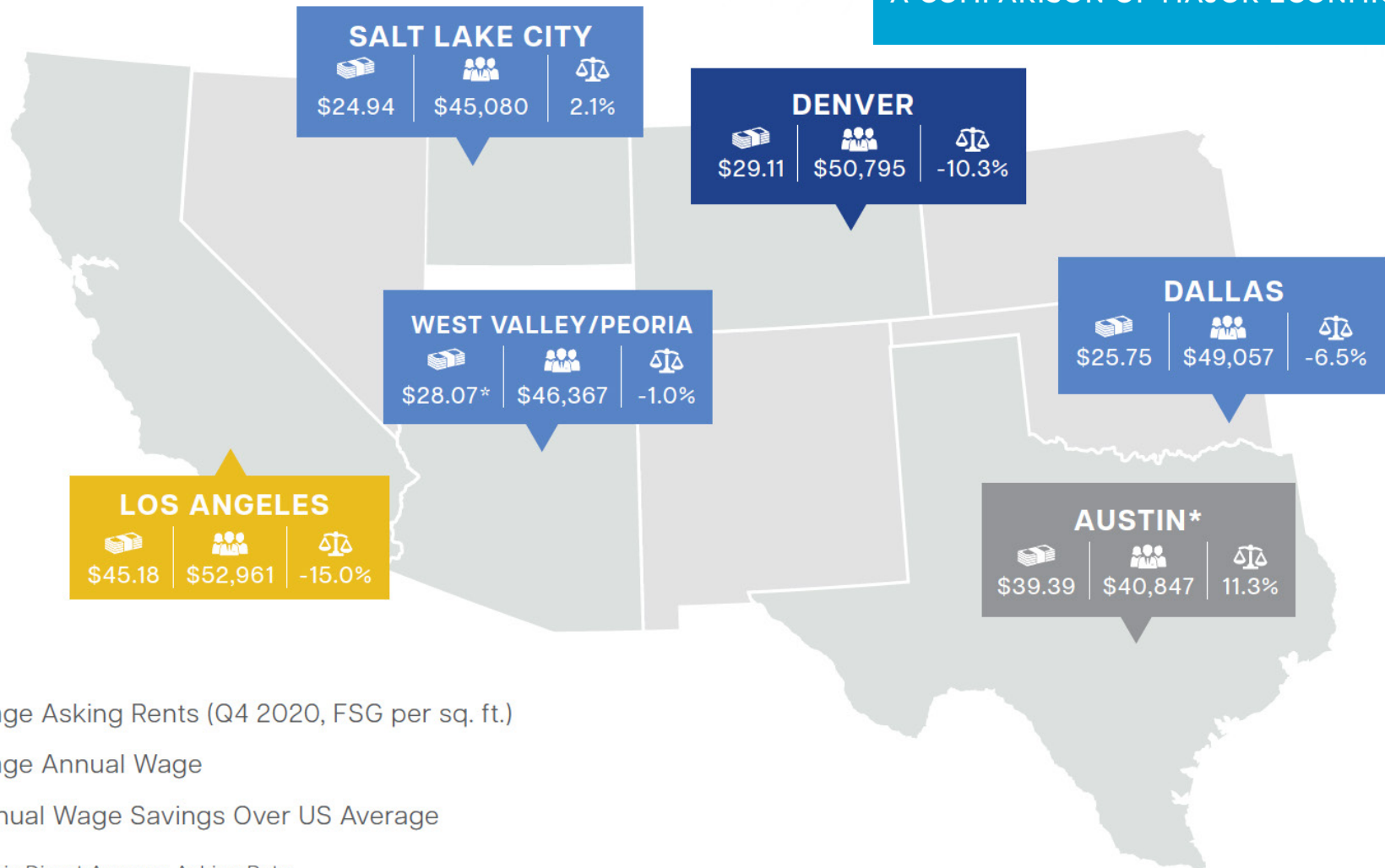
Phoenix's West Valley, which includes Peoria, professional services costs are roughly on pace with the national average. This compares to markets like Denver and Los Angeles, where the same labor costs are 10.3% and 15% above the national average.

Least Expensive  
(\$20 PSF)

## RENT SCALE

Most Expensive  
(\$50 PSF)

## COST OF DOING BUSINESS: A COMPARISON OF MAJOR ECONOMIC HUBS



## LEGEND

- Average Asking Rents (Q4 2020, FSG per sq. ft.)

- Average Annual Wage

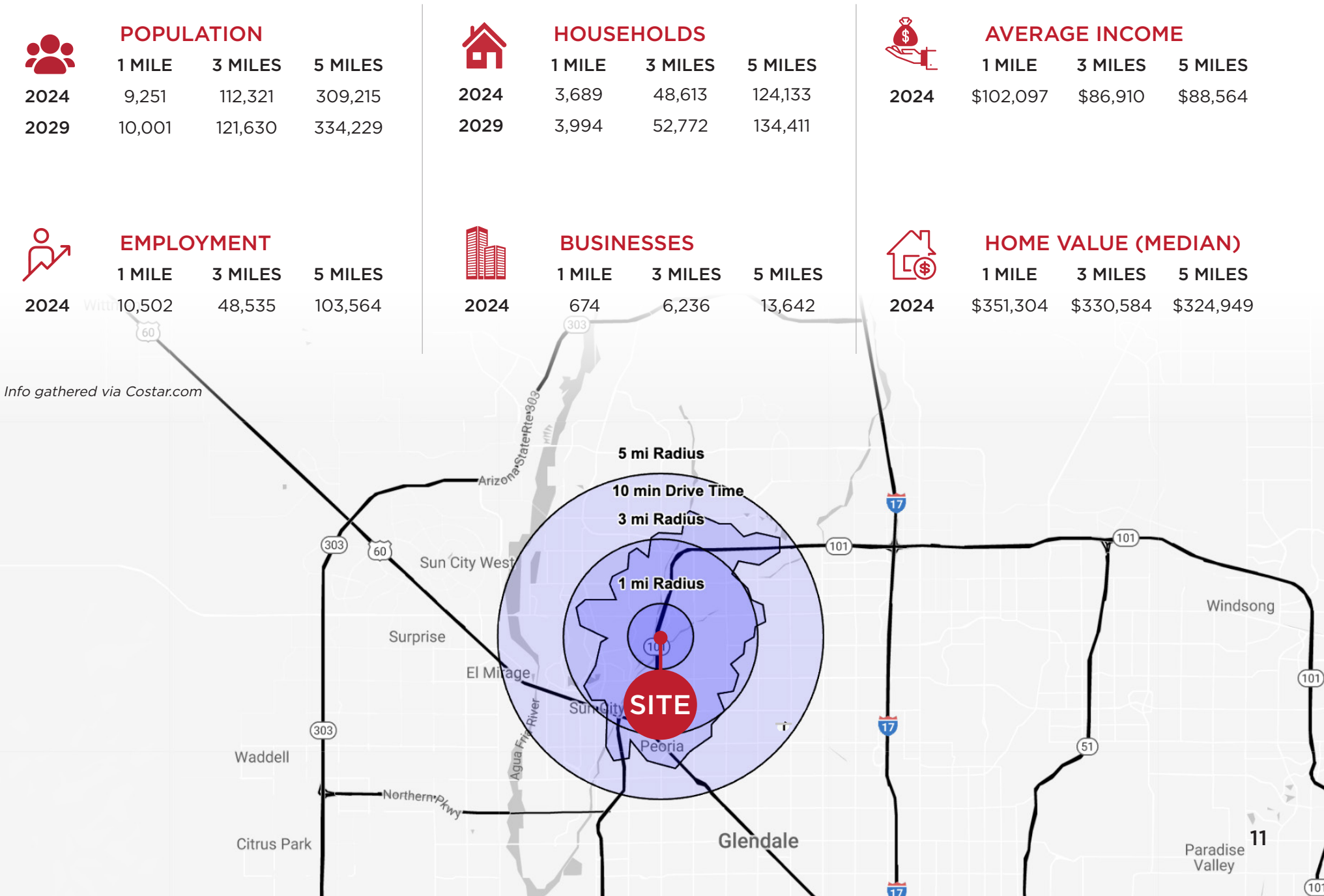
- % Annual Wage Savings Over US Average

\* Metro Phoenix Direct Average Asking Rate



# DEMOGRAPHICS

8320 W MARINERS WAY | PEORIA





A light gray map of the Phoenix metropolitan area serves as the background. It shows major highways like I-10, I-19, and SR-51, along with city names such as Phoenix, Tempe, Mesa, Gilbert, Chandler, Glendale, and Peoria. The map is centered on the city of Phoenix.

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