

TLAQUEPAQUE OFFICE PLAZA

4150 W Peoria Ave, Phoenix, AZ 85029

MIXED-USE AVAILABLE FOR LEASE



CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

CAMCRE.COM



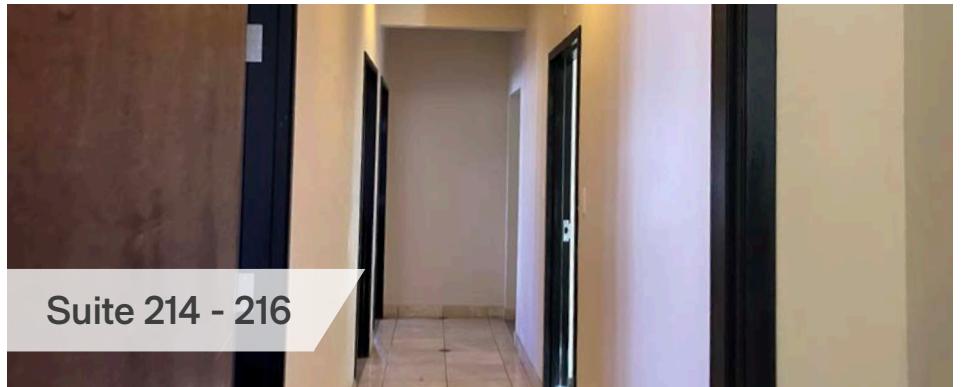
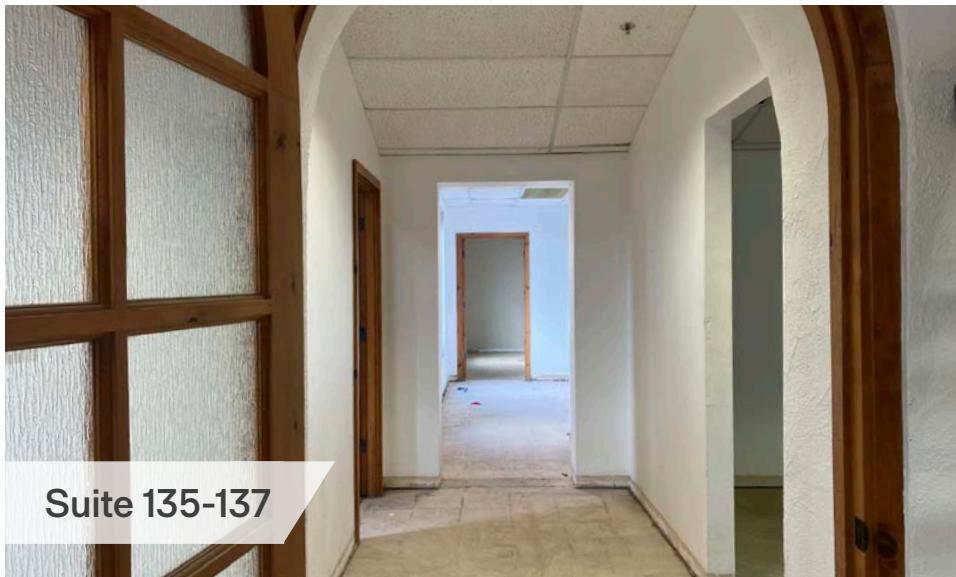
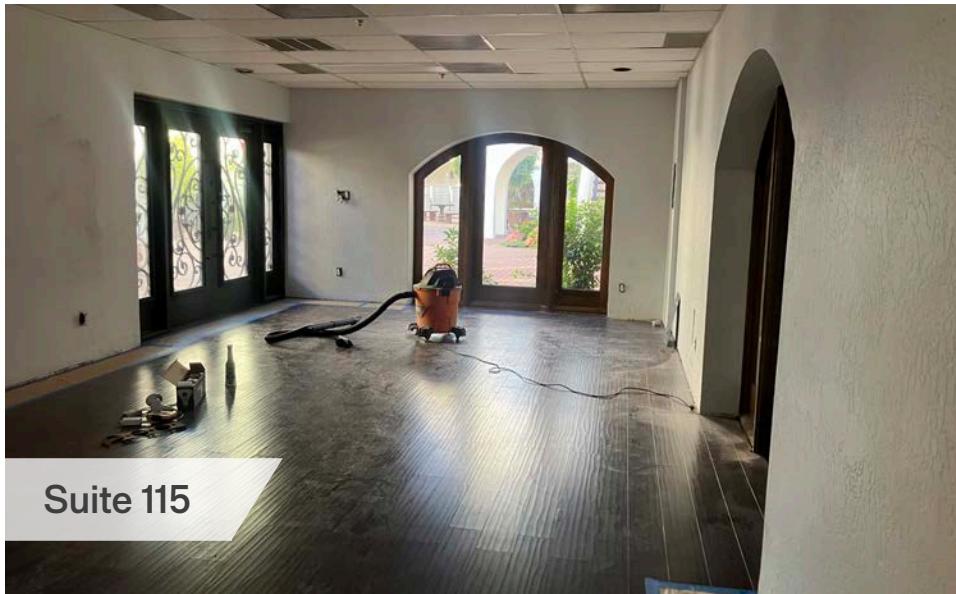
PROPERTY FEATURES

PROPERTY TYPE	Office Flex/Medical and Retail
BUILDING CLASS	B
AMENITIES	Courtyards, patios, balconies, and fountains with outdoor seating
LOCATION	Easy access to Interstate 17, and one block east of 43rd Avenue
RENTAL RATE	\$16.00 - \$24.00 /SF/YR
TRAFFIC COUNTS	±53,630 VPD on W Peoria ±31,869 VPD on N 43rd Ave

AVAILABILITY

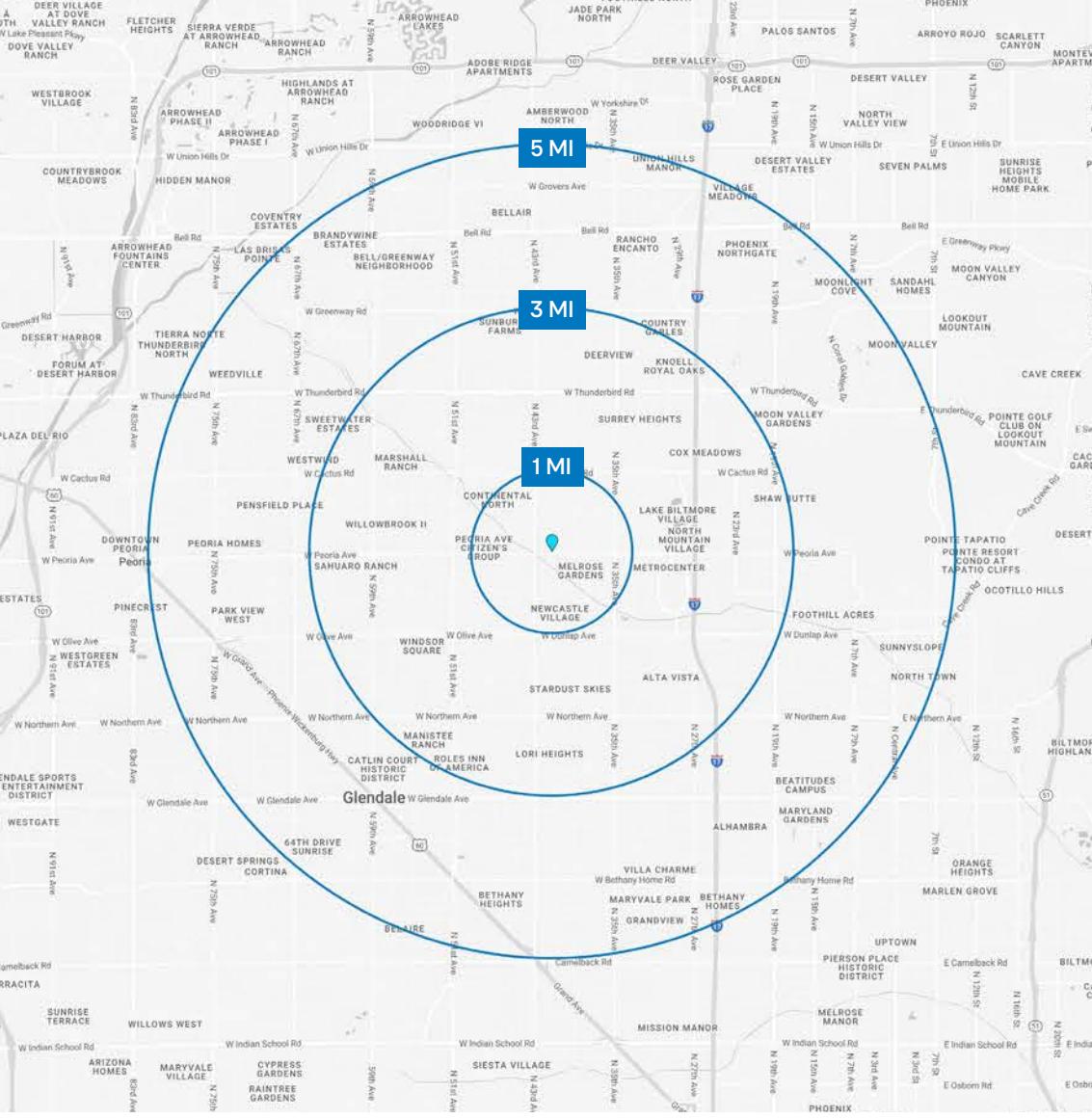
Suite 115	630 SF	First Floor
Suite 135-137	1,234 SF	First Floor
Suite B128	1,681 SF	First Floor
Suite B130	1,483 SF	First Floor
Suite 214-216	2,083 SF	Second Floor
Suite 218	994 SF	Second Floor
Suite 222	1,524 SF	Second Floor

CAMCRE.



DEMOCRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	19,453	177,527	453,024
Proj. Pop. (2030)	20,863	191,270	487,97
Daytime Population	3,271	52,910	130,317
Median Age	36.8	35.9	35
Household	1-Mile	3-Mile	5-Mile
Total Households	6,593	64,351	160,448
Proj. Households (2030)	7,072	69,478	173,249
Avg. Household Size	2.8	2.6	2.7
Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$81,148	\$71,847	\$74,216
Med. HH Income	\$71,254	\$55,643	\$56,757



FOR MORE INFORMATION, CONTACT

CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

602.489.7990
CAMCRE.COM

CONFIDENTIALITY STATEMENT 2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.