

TLAQUEPAQUE OFFICE PLAZA

4150 W Peoria Ave, Phoenix, AZ 85029

MIXED-USE AVAILABLE FOR LEASE



CAMCRE.

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4150 W PEORIA AVE, PHOENIX, AZ 85029



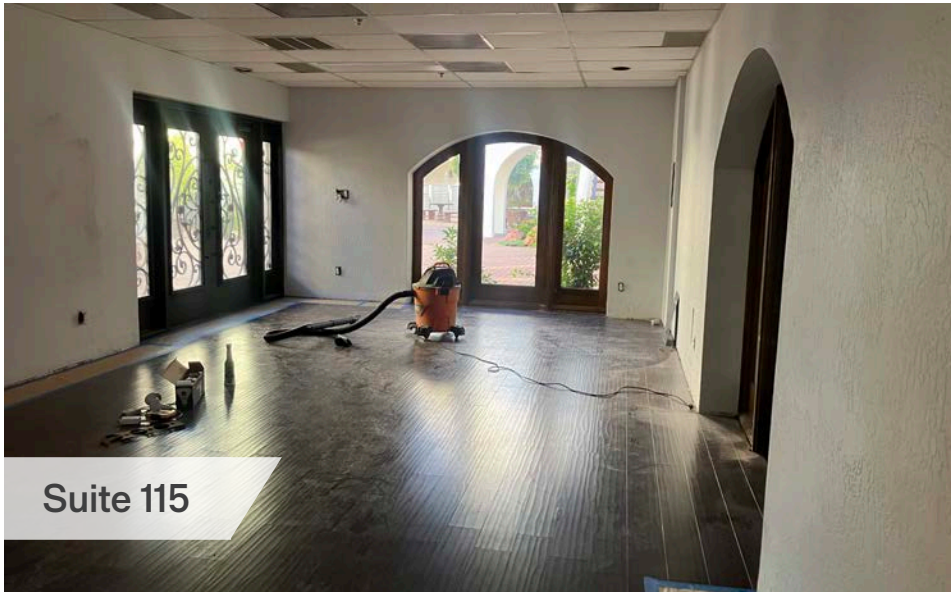
PROPERTY FEATURES

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

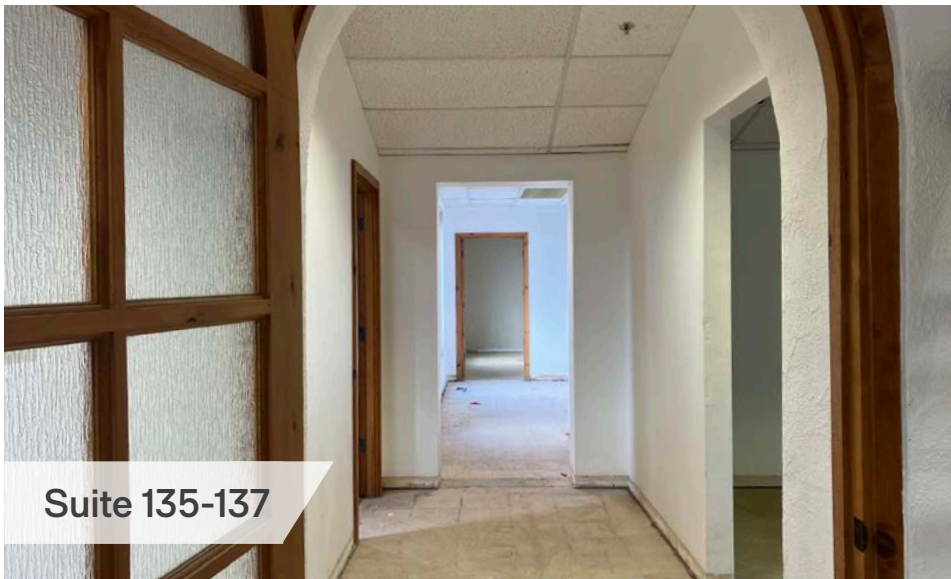
AVAILABILITY

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

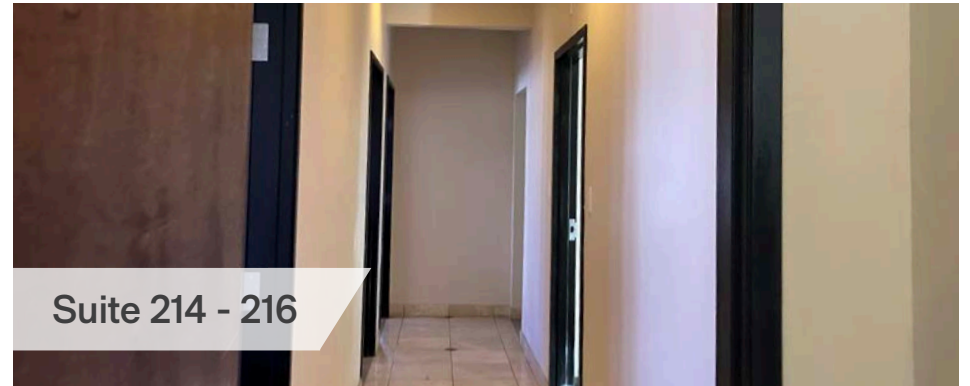
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Suite 115



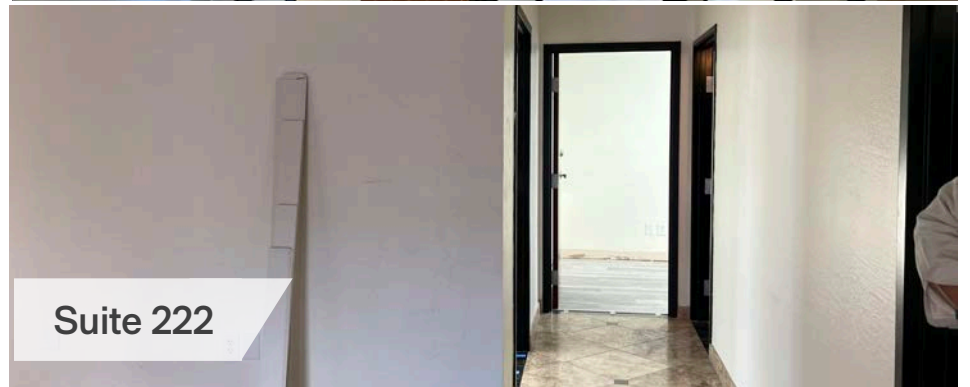
Suite 135-137



Suite 214 - 216



Suite 218



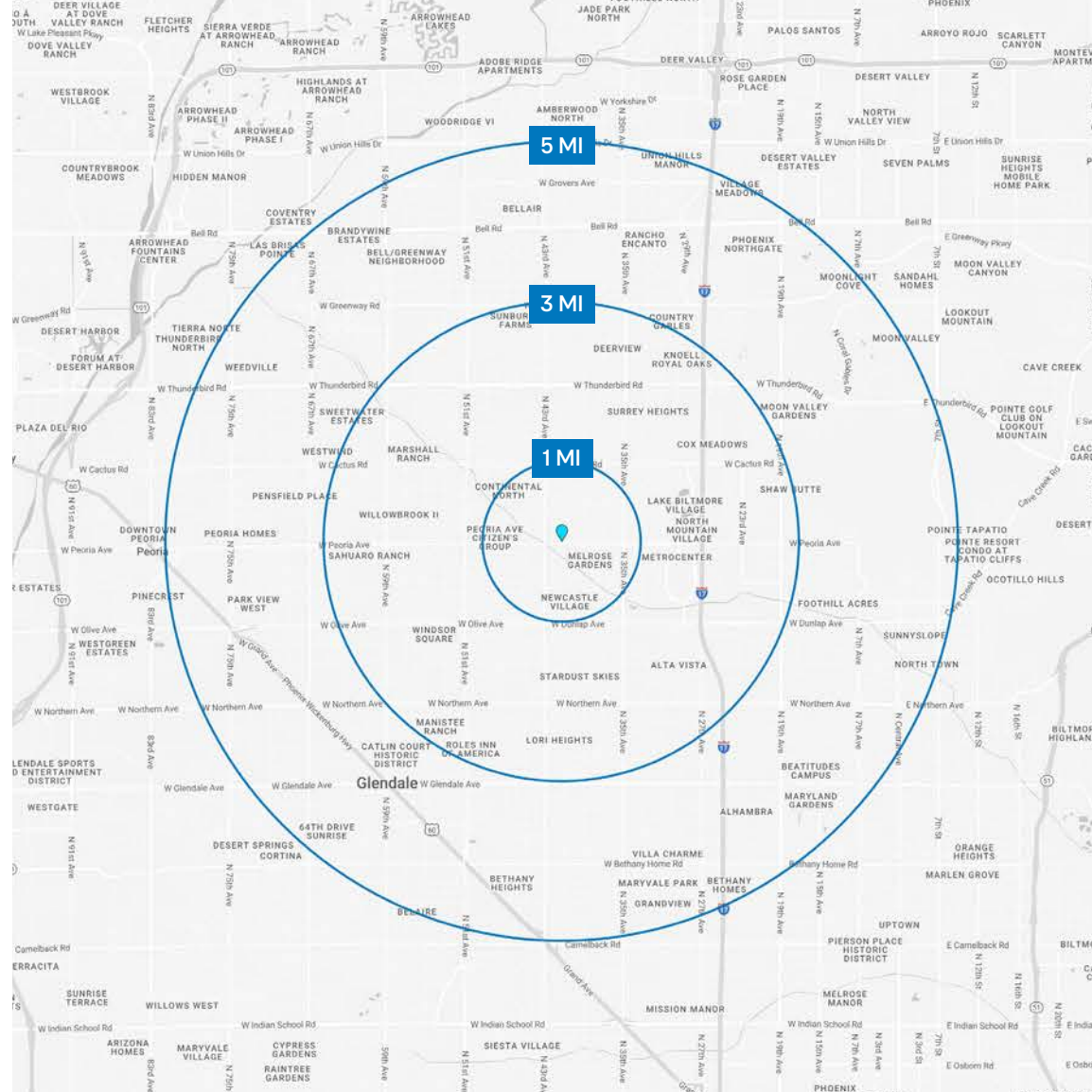
Suite 222

DEMOGRAPHICS

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

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