

FOR LEASE | ±25,000 SF



8160 N 91st Ave | Peoria, AZ

CBRE



PROPERTY OVERVIEW

- This former Lifetime Fitness facility is being fully transformed into a modern, single-tenant medical office building, a rare opportunity for a large medical user seeking a flagship West Valley location.
- The property offers expansive, customizable space ideal for a healthcare group looking to consolidate or expand operations into one of the region's most rapidly growing markets.
- Featuring exceptional visibility and accessibility, the site provides strong frontage along Peoria Avenue and easy access from the Loop 101 and major arterials.
- Its strategic position in the heart of Peoria ensures convenient reach to Glendale, Surprise, Sun City and surrounding communities, serving a broad and expanding patient base.
- Purpose-built conversion from a former fitness facility into a premier single-tenant medical office
- Large floorplate and flexible configuration to accommodate surgery centers, specialty care, imaging, rehabilitation, or multi-department practices
- Outstanding visibility with prominent building signage opportunities along Peoria Avenue
- Abundant surface parking providing convenient access for both patients and staff
- Modern infrastructure supporting high-volume medical operations and future technology integration
- Fully ADA-compliant access and updated building systems throughout

PROPERTY SUMMARY

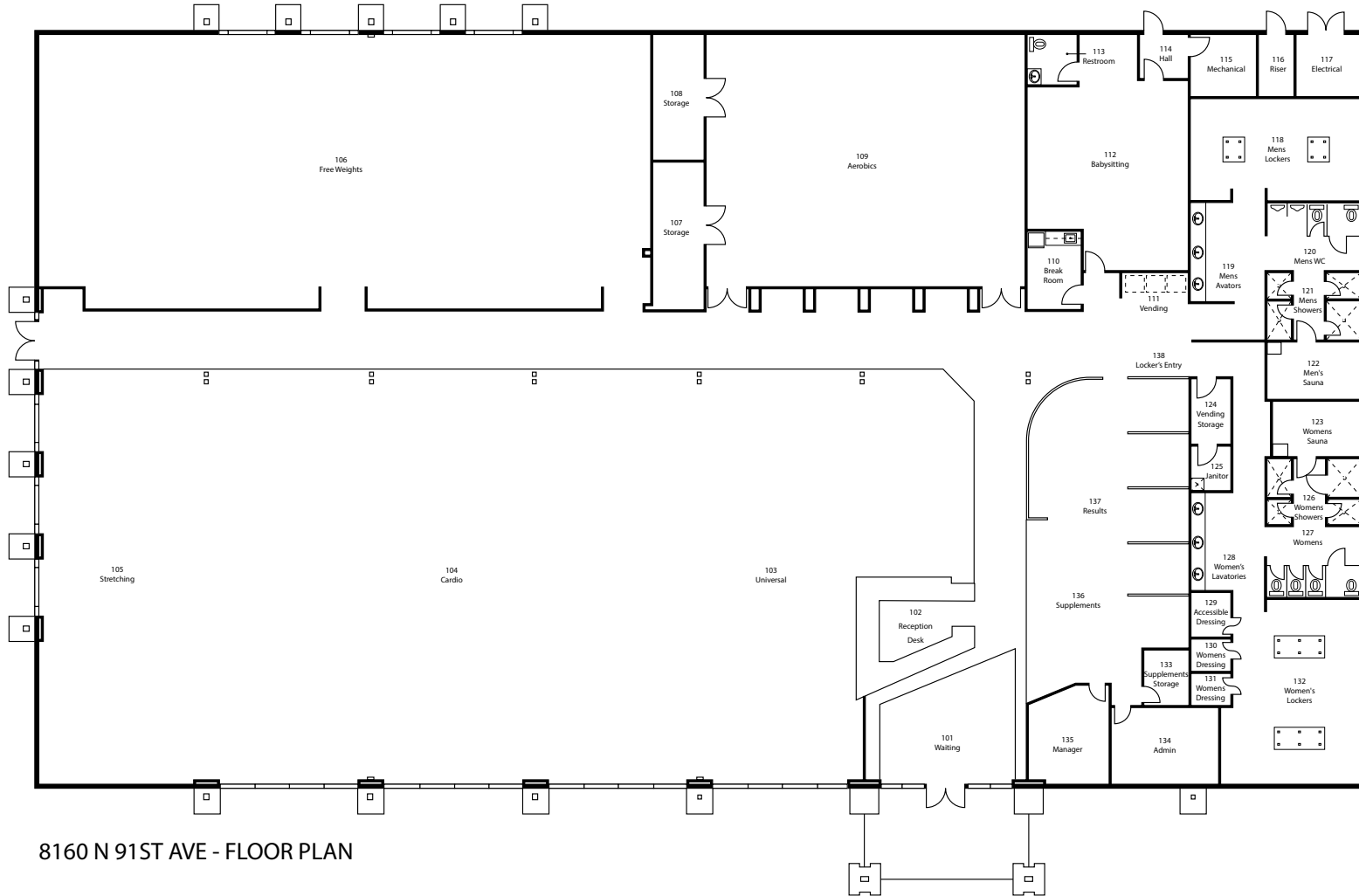
FOR LEASE

Type	Medical Office
Project SF	±25,000 SF
Available SF	±10,000 - 25,000 SF
Lease Rate	\$28.00/SF NNN
NNN OpEx	\$4.44 PSF
Tenant Improvement	Generous TI Allowance
Year Built	2007
Site Area	±2.52 AC
Zoning	PAD, City of Peoria
Stories	1-story
Parking Ratio	5.04/1,000 SF
Signage	Building



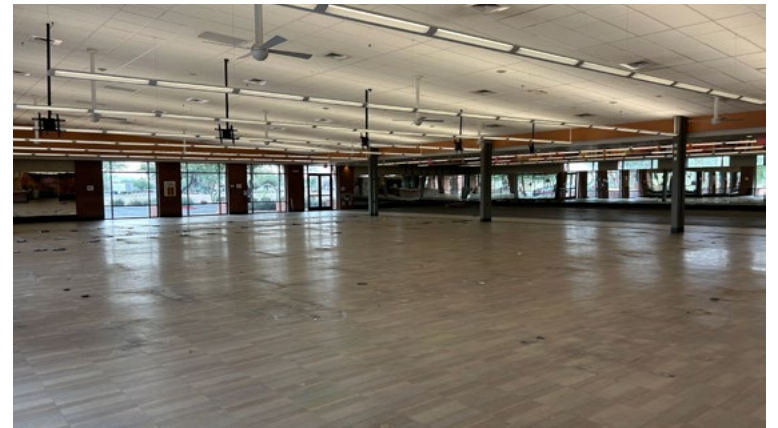
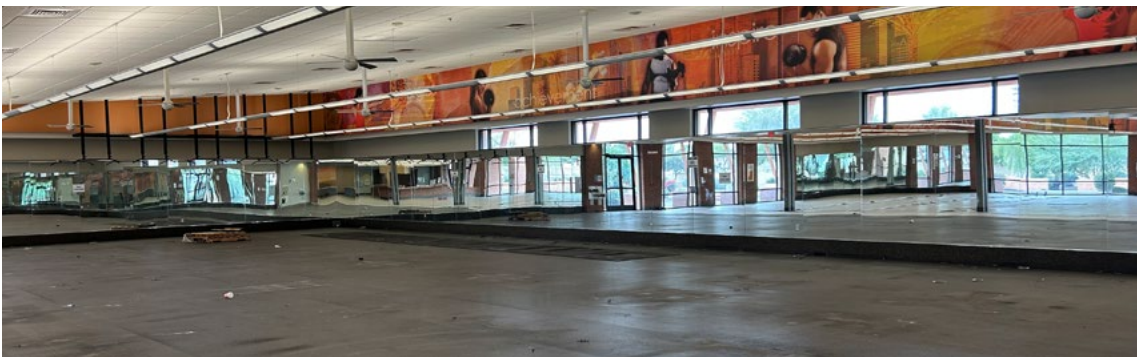
AVAILABLE

±5,000 - ±25,000 SF



8160 N 91ST AVE - FLOOR PLAN

INTERIOR PHOTOS



HIGHLIGHTS

- Positioned within the emerging West Valley medical corridor, minutes from Banner Boswell, Banner Thunderbird and HonorHealth facilities
- Immediate access to Loop 101 and major Peoria arterials for seamless regional connectivity
- Surrounded by dense residential growth, retail amenities, and supportive services, offering excellent patient convenience and referral potential
- Ideal for large medical groups or specialty providers seeking a strategic West Valley presence with room to scale



DEMOGRAPHICS

2025	2 mile	5 mile	10 mile
Population	36,458	293,250	1,171,406
Daytime Population	50,970	294,736	1,229,201
Median Household Income	\$77,839	\$71,891	\$76,091
Median Age	38.1	36.4	36.5
Traffic Counts	Loop 101 - Agua Fria Freeway ±108,341 VPD		

**8160
N 91ST AVE**



Dignity Health
St. Joseph's Westgate
Medical Center

WESTGATE
ENTERTAINMENT DISTRICT



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