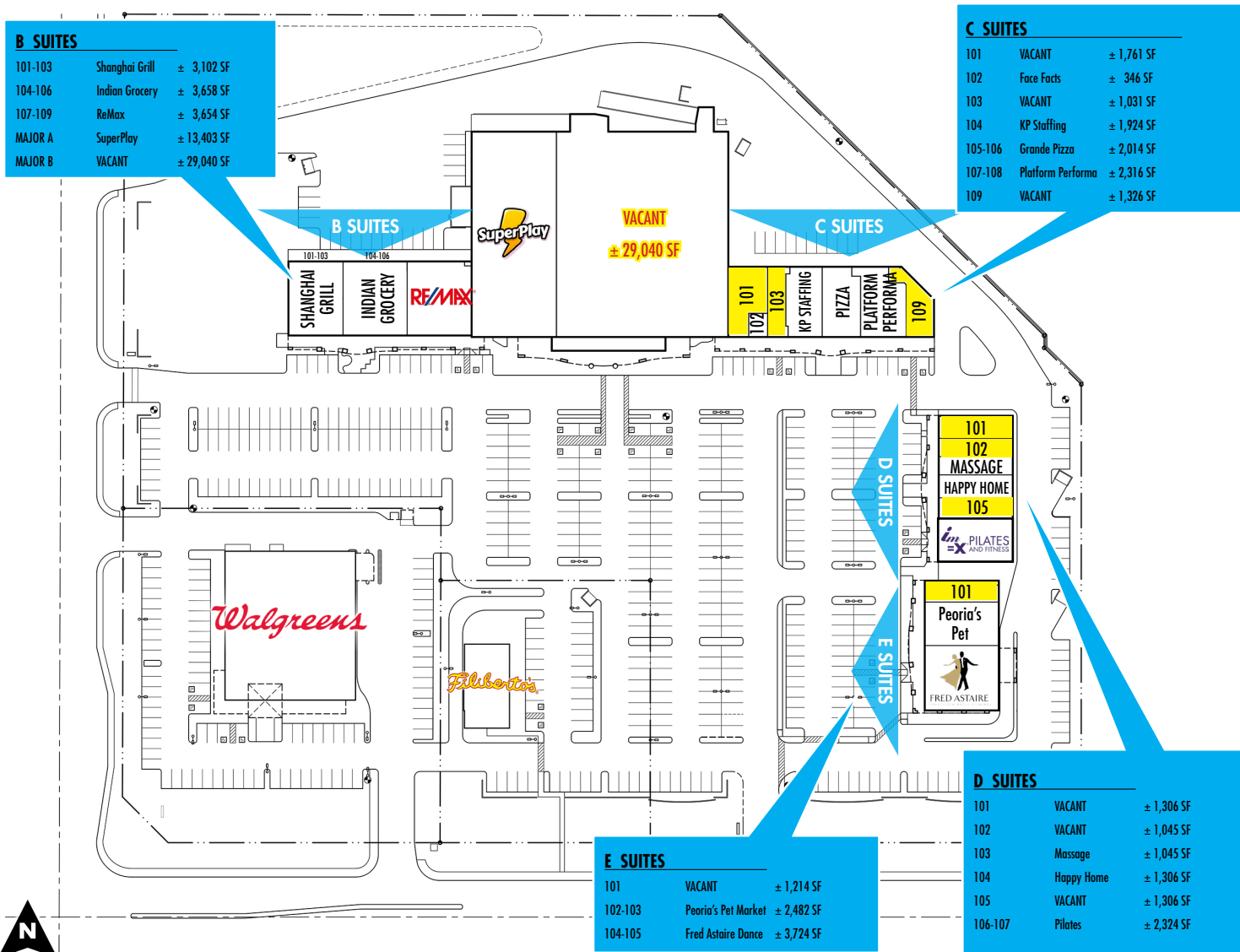


NEC 91st Ave & Union Hills Dr • Peoria, Arizona



91ST AVE & UNION HILLS SHOPPING CENTER

Northeast Corner of 91st Avenue & Union Hills Drive | Peoria, Arizona

± 29,040 SF ANCHOR • ±1,045 TO 3,658 SF RETAIL/OFFICE SPACE AVAILABLE • FOR LEASE



DEMOGRAPHICS (Source: Sites USA)

	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	12,959	104,230	249,389
Projected Population (2030)	12,084	101,062	241,689
Estimated Avg. Household Income (2025)	\$102,478	\$115,897	\$115,311
Projected Avg. Household Income (2030)	\$102,083	\$116,143	\$115,196
Average Household Size	2.9	3.0	3.1
Total Daytime Employees	2,263	28,083	67,355
Median Age	57.4	49.3	45.9

TRAFFIC COUNTS

91st Ave (N/S)	12,600 vpd
Union Hills Dr (E/W)	24,600 vpd
Total Vehicles per Day	37,200 vpd



For further information, contact:

STEVE BONNELL
(602) 390-4406
steve.bonnell@derito.com

JOHN PALMIERI
(480) 322-1779
john.palmieri@derito.com

9120 East Talking Stick Way, Suite E-1
Scottsdale, Arizona 85250
O: 480.834.8500 | F: 602.381.1981
www.derito.com

PROJECT HIGHLIGHTS

- FOR LEASE: ± 1,045 to 29,040 SF Retail/Office
- FOR SALE: ± 38,526 SF PAD
- Prime Northwest Phoenix trade area
- Signalized intersection
- One (1) mile west of Loop 101 (Agua Fria Fwy)
- Ample parking with easy ingress/egress
- Major tenants at the intersection are:



DE RITO PARTNERS, INC

DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

