

Versatile Flex/Industrial Space For Lease

8945 W Bloomfield Rd | Peoria, AZ 85381

±9,984 SF of Available
Flex/Industrial Space

Leasing Brochure



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

8945 W Bloomfield Rd
Peoria, AZ 85381



PROPERTY HIGHLIGHTS

Property Highlights

- **Proximity to Major Highways: US-60 & Loop 101**- Convenient access to both major transportation corridors, providing strong regional connectivity throughout the Northwest Phoenix metro.
- **High Clear Height** – Industrial configuration with 18' clear height, allowing for efficient racking, storage, and operational flexibility.
- **Association Maintained Common Areas** – Common areas are maintained by the association, ensuring consistent upkeep and reducing maintenance responsibilities for tenant.
- **Versatile Use** – Flexible layout suitable for a variety of industrial or service-related uses, accommodating different operational needs.
- **Ownership Will BTS 5% Office** – Owner will BTS 5% office, allowing tenants to customize a functional office component within the space.



LEASING OVERVIEW

June 1st, 2026

Availability

\$1.25/SF/MO

Lease Rate

NNN

Lease Type

\$0.30/SF/MO

Additional Charges*

Property Summary

Address 8945 W Bloomfield Rd, Peoria, AZ 85381

RBA ±9,884 SF

Year Built 2007

Clear Height ±18'

Sprinklers Yes

Zoning PAD

Parcel ID 200-97-414

Power 800 Amps | 277/480V | 3 Phase

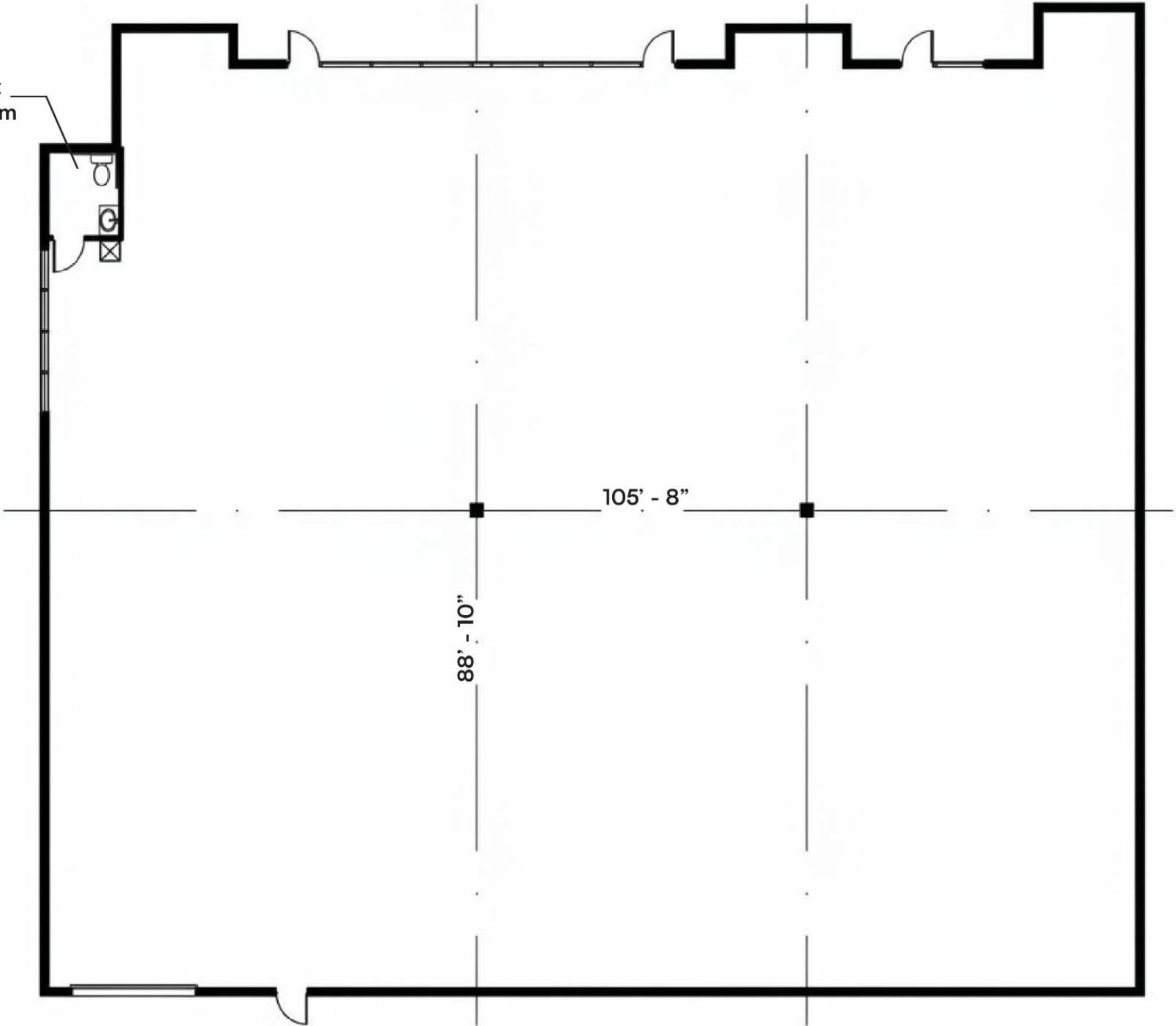
Loading One 8'x12' Grade Level Roll Up Door

Additional Charges* Real Estate Taxes, CAM, Insurance & TPT



FLOOR PLAN

Unisex Restroom



PROPERTY PHOTOS





THUNDERBIRD MINI-STORAGE

101



Subject Property



60

W Cactus Rd ± 18,000 VPD



± 51,000 VPD



N 91st Ave ± 13,000 VPD



101

60

Google Earth

Peoria, AZ

Market Demographics



200,000
Total Population

73,800
Number of Households

\$95,800
Median HH Income

91,800
Employed Population

76%
Homeownership Rate

91,800
Median Age

Local Market Overview

Peoria is a rapidly growing suburban city located in the northwest portion of the Phoenix metropolitan area, one of the fastest-expanding regions in the United States. The community has experienced steady population growth over the past two decades and now supports a population of roughly 200,000 residents. Continued residential development and strong migration into the Phoenix metro area have positioned Peoria as a desirable destination for households seeking quality housing, access to employment centers, and proximity to outdoor recreation.

The city benefits from its strategic location within Maricopa County, offering convenient connectivity to major employment hubs throughout the Phoenix metro via Loop 101, Loop 303, and nearby Interstate corridors. This regional accessibility allows residents to commute easily to employment centers in Phoenix, Glendale, and Scottsdale while enjoying a suburban lifestyle. As a result, Peoria has evolved into an attractive residential base for professionals working across the broader Valley.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	107,545	308,013	1,235,873
Current Year Estimate	111,458	312,257	1,258,551
2020 Census	110,206	304,487	1,229,786
Growth 2020-Current Year	1.14%	2.55%	2.34%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	47,924	127,796	458,083
Current Year Estimate	48,832	127,316	457,789
2020 Census	47,164	121,050	435,651
Growth 2020-Current Year	3.54%	5.18%	5.08%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$91,564	\$96,262	\$103,951

Phoenix, Arizona MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 8945 W Bloomfield Rd, Peoria, AZ, 85381 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.