

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



±53,683 VPD on W Peoria Ave
±30,617 VPD on N 43rd Ave



Rent Rates \$18 - \$30 PSF
Motified Gross Lease



Distinctive Spanish-style courtyard
office plaza with strong street
presence and monument signage

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AVAILABILITY

Suite 101-101A	574 SF	First Floor
Suite 109-110	7,833 SF	First Floor
Suite 115	630 SF	First Floor
Suite 119	170 SF	First Floor
Suite 121	1,141 SF	First Floor
Suite 122	2,397 SF	First Floor
Suite 136-137	520 SF	First Floor

Suite B114	1,483 SF	Basement
Suite B117	1,681 SF	Basement
Suite B128	1,681 SF	Basement
Suite B130	1,483 SF	Basement

Suite 214-216	2,083 SF	Second Floor
Suite 228	1,073 SF	Second Floor
Suite 229	1,243 SF	Second Floor

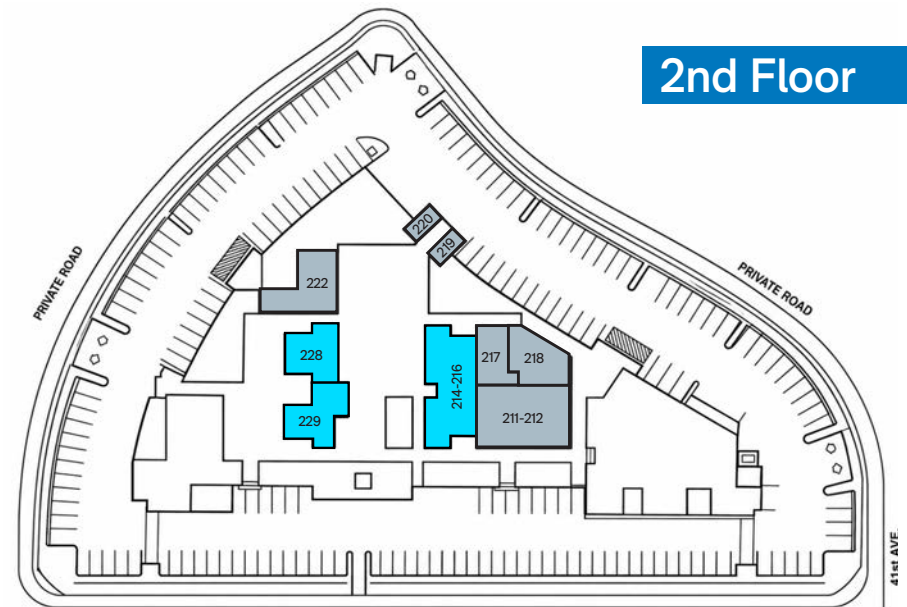
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1st Floor



2nd Floor



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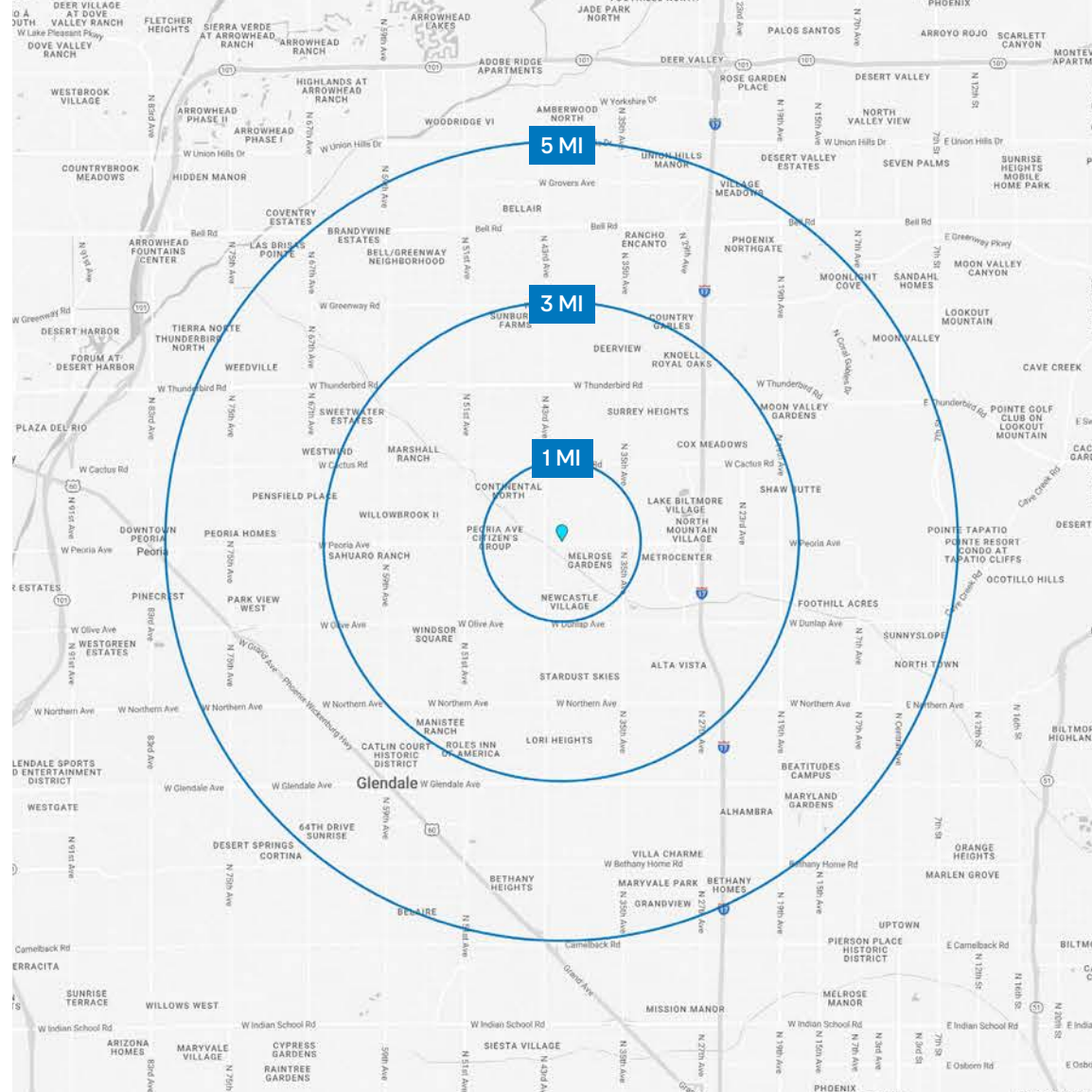


DEMOGRAPHICS

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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