

SUNFLOWER PLAZA

± 900 - 2,762 SF RETAIL AVAILABLE FOR LEASE



8738 West Cholla Street | Peoria, Arizona 85345

FOR MORE LEASING INFORMATION:



LEO PATAQ

Senior Associate

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PROPERTY OVERVIEW

AVAILABLE SPACE
900-2,762 SF

ZONING
C-2

PARCEL
142-45-155



- ▶ Multi-Tenant Retail Center Anchored by Nick's Furniture and Salvation Army
- ▶ Over 30,000 VPD Along Grand Ave
- ▶ Ample Parking + New Paved Parking Lot
- ▶ Located Next to Peoria High School
- ▶ Nearby Access to Highway Route 101

LEASE RATE:

CALL FOR PRICING

BUILDING SIZE (GBA):

16,300 SF

LOT SIZE:

1.25 ACRES

YEAR BUILT:

1984

MAIN STREETS:

**GRAND AVENUE
87TH AVENUE**



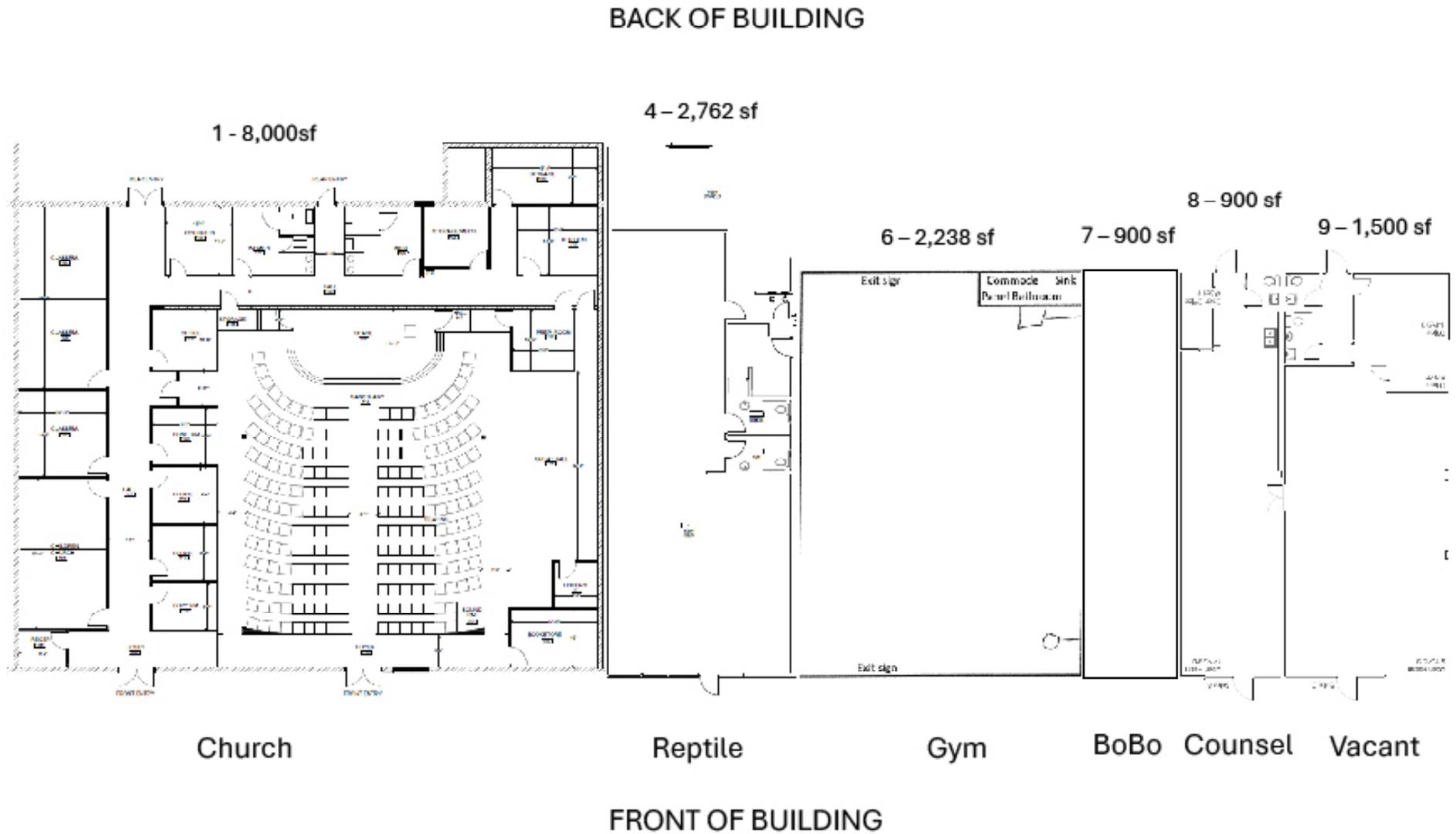


WEST GRAND AVE 30,163 VPD

TENANT ROSTER

The Door Christian Fellowship Church of Peoria	8,00 SF
AVAILABLE 06/01/2026	2,762 SF
LLLReptile	2,238 SF
Bo Bo China - Restaurant	900 SF
AVAILABLE - DO NOT DISTURB TENANT	900 SF
VACANT	1,500 SF

SUITE FLOOR PLAN



INTERSECTION SNAPSHOT



PEORIA ARIZONA

Peoria, Arizona is a vibrant West Valley city that blends desert beauty with modern living. Known for its stunning mountain views, upscale neighborhoods, and strong sense of community, Peoria offers an exceptional quality of life just minutes from downtown Phoenix. With over 330 days of sunshine each year, residents enjoy endless outdoor recreation - from hiking and boating at Lake Pleasant to championship golf courses and expansive parks. Peoria is also a hub for sports and entertainment, serving as the spring training home of the Seattle Mariners and San Diego Padres and hosting year-round events at the Peoria Sports Complex.



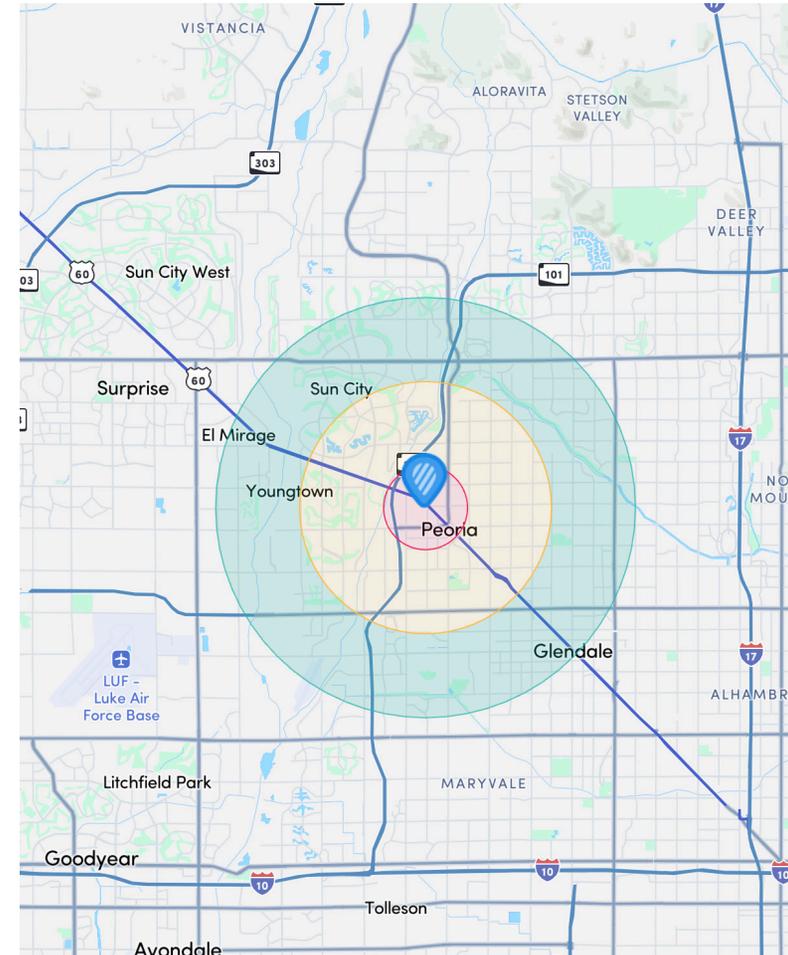
5 MILE DAYTIME POPULATION
350,189



5 MILE AVG HOUSEHOLD INCOME
\$93,899

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	29,319	227,384	498,725
Employees:	10,012	60,832	141,005
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	7,975	64,015	143,146
Average Size:	2.3	2.6	2.5
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$68,326	\$87,770	98,928
Annual Retail Expenditure:	\$326.1 M	\$3 B	\$7 B





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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