



# 10995 - 11001 NORTH 99TH AVENUE

PEORIA, ARIZONA 85345

Freestanding Pad Building and In-Line Space Available

+/- 1,107 - 4,800 Square Feet

Great Visibility

Frontage Along 99th Avenue

Ample Parking

Excellent Ingress/Egress

Great Co-Tenancy

Monument Signage Available

Close Proximity to Loop 101, Peoria Ave & Sun City Retirement Community

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	65.9	47.2	41.4
POPULATION:	10,775	107,285	268,726
AVERAGE HH INCOME:	\$53,030	\$70,265	\$77,742

TRAFFIC COUNTS	VPD
N 99TH AVENUE:	11,418
W PEORIA AVENUE:	15,683

YEAR BUILT	1979
LOT SIZE	3.99 AC
ZONING	C-2, Peoria
PARCEL NUMBER	142-52-395

**Matt Harper, CCIM**

Senior Vice President

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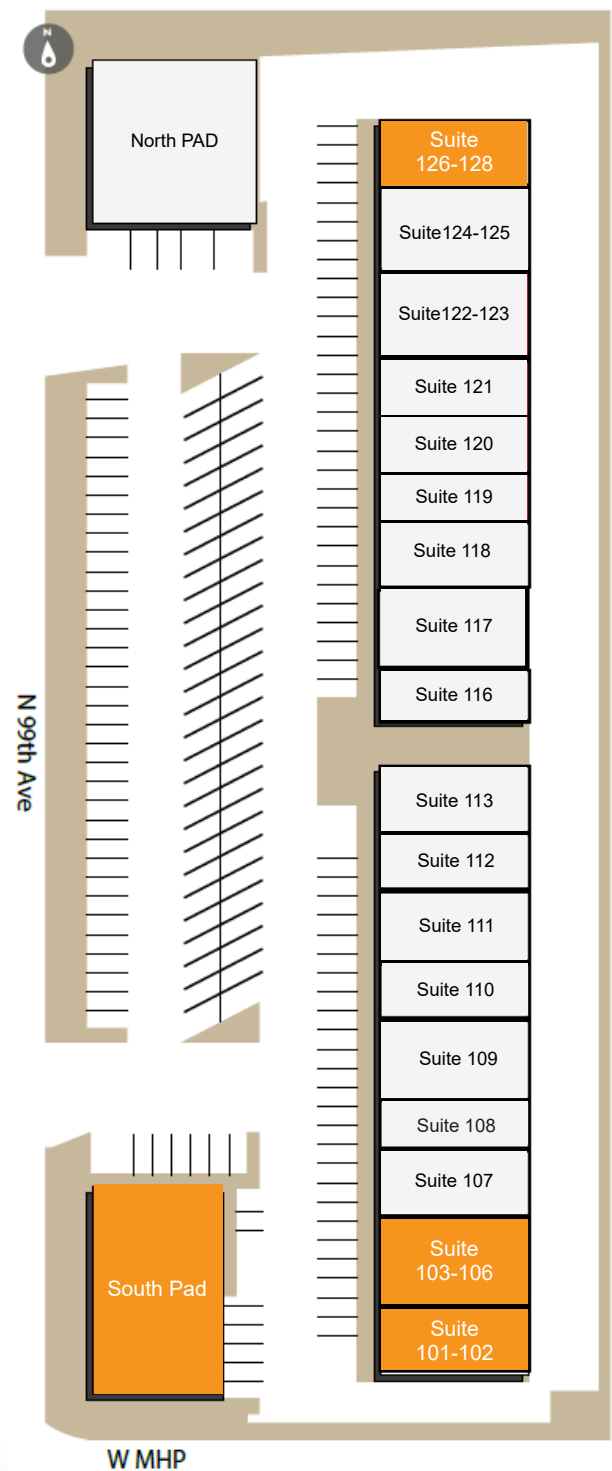
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SUITE	TENANT	SIZE (SF)	RATE
North PAD	Bibiano's Mexican Restaurant	3,800	
<b>South PAD</b>	<b>VACANT</b>	<b>4,800</b>	<b>\$12.00 PSF + NNN</b>
<b>101-102</b>	<b>VACANT</b>	<b>2,214</b>	<b>\$14.00 PSF + NNN</b>
<b>103-106</b>	<b>VACANT</b>	<b>4,454</b>	<b>\$12.00 PSF + NNN</b>
107	Blue Tide Massage Spa	1,107	
108	Creative Culture Studio	1,107	
109	Madison Grey Photography	1,382	
110	Law Offices of Joel Brand	831	
111	Cisco Floor Coverings	1,107	
112	Pinnacle Solutions Employment	1,107	
113	Copper Star Dentistry	1,300	
116	AFA Sports Performance	1,300	
117	Medicare Health Plan Advisors	1,107	
118	Cherise Kiel Photography	1,107	
119	Remedy Kettlebell Club	1,107	
120	Lucky 7 Smoke Shop	1,107	
121	Sandy's Grooming	1,000	
122-1213	New Life Worship Center	2,324	
125	Iglesia de Dios Graca y Poder	2,240	
<b>126-128</b>	<b>VACANT</b>	<b>3,321</b>	<b>\$14.00 PSF + NNN</b>



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**PAD Building**



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**Suite 101**



**Suite 103**



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