

# Arrowhead Business Park

±2,381 SF | \$25 PSF, NNN | 8765 W Kelton Lane, Peoria, AZ 85382



RARE LEASING OPPORTUNITY

**Troy Giammarco**

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**NAI**Horizon

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2944 N 44th St, Suite 200 Phoenix, AZ 85018  
602 955 4000 | [naihorizon.com](http://naihorizon.com)



# Property Information

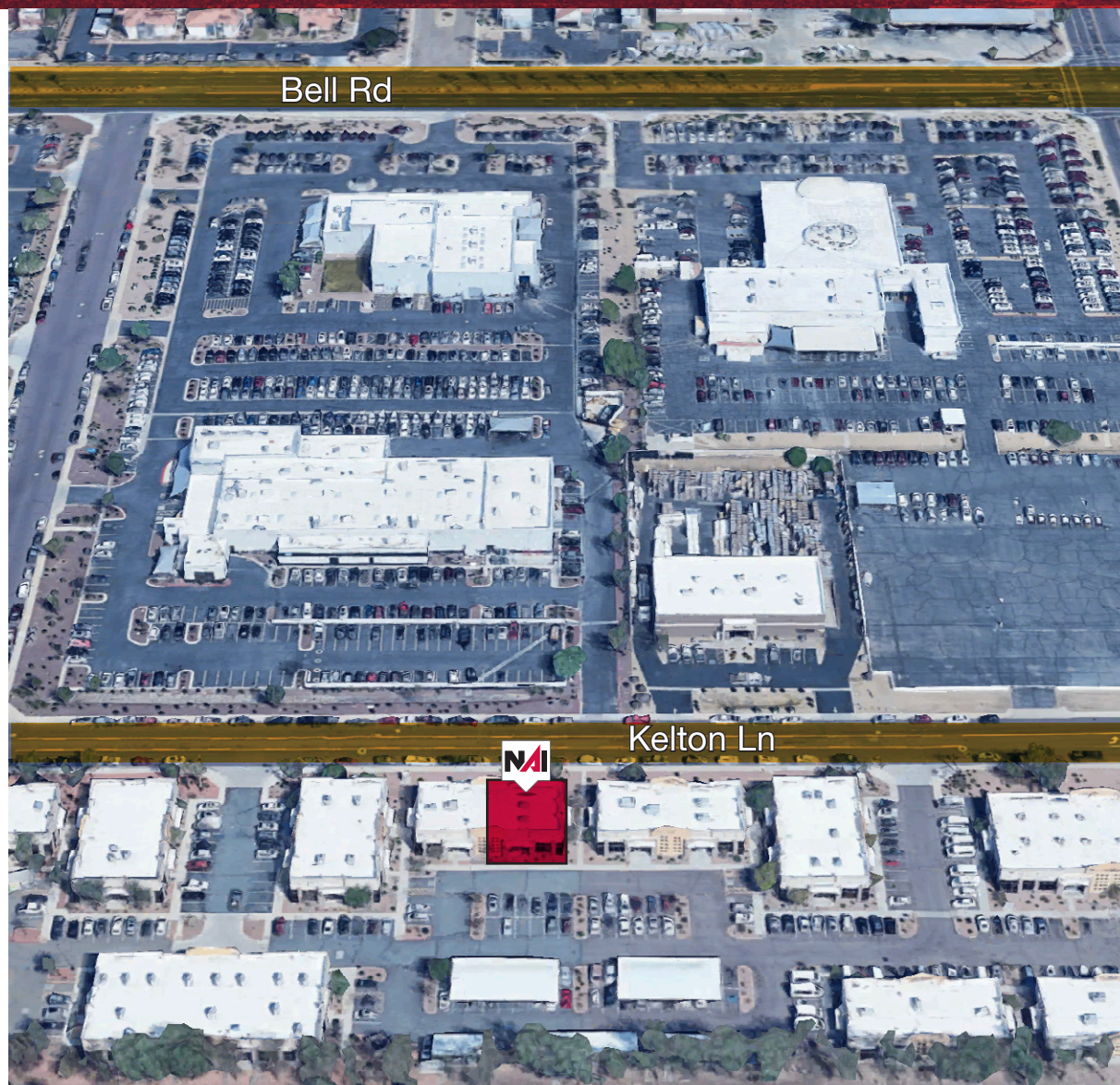
**Address:** 8765 W Kelton Ln, Suite 150  
Peoria, AZ 85382

**Property Type:** Office  
**Building Type:** Class B  
**Lease Rate:** \$25 PSF, NNN  
**Available Size:** 2,381 SF  
**Zoning:** PAD  
**Parcel:** 200-56-888  
**Parking Ratio:** 4.83 per 1,000 SF

## Features

- Conveniently located in the Arrowhead Business Park
- Class B construction with masonry build
- Efficient layout with gallery kitchen and washer/dryer stub-outs
- Abundant natural light with glass on three sides
- Pull-up parking with direct suite entry (4.3/1,000 SF ratio; 8 covered spaces)
- Excellent access to Loop 101, I-10, and Grand Avenue (SR-60)
- Minutes from Arrowhead Towne Center, Peoria Sports Complex, and P83 Entertainment District
- Situated in the heart of Peoria, Maricopa County

2025 Demographics	1 Mile	3 Miles	5 Miles
Population	12,232	106,016	301,559
Average HH Income	\$101,288	\$103,442	\$106,812
Median Home Value	\$413,587	\$431,701	\$422,144



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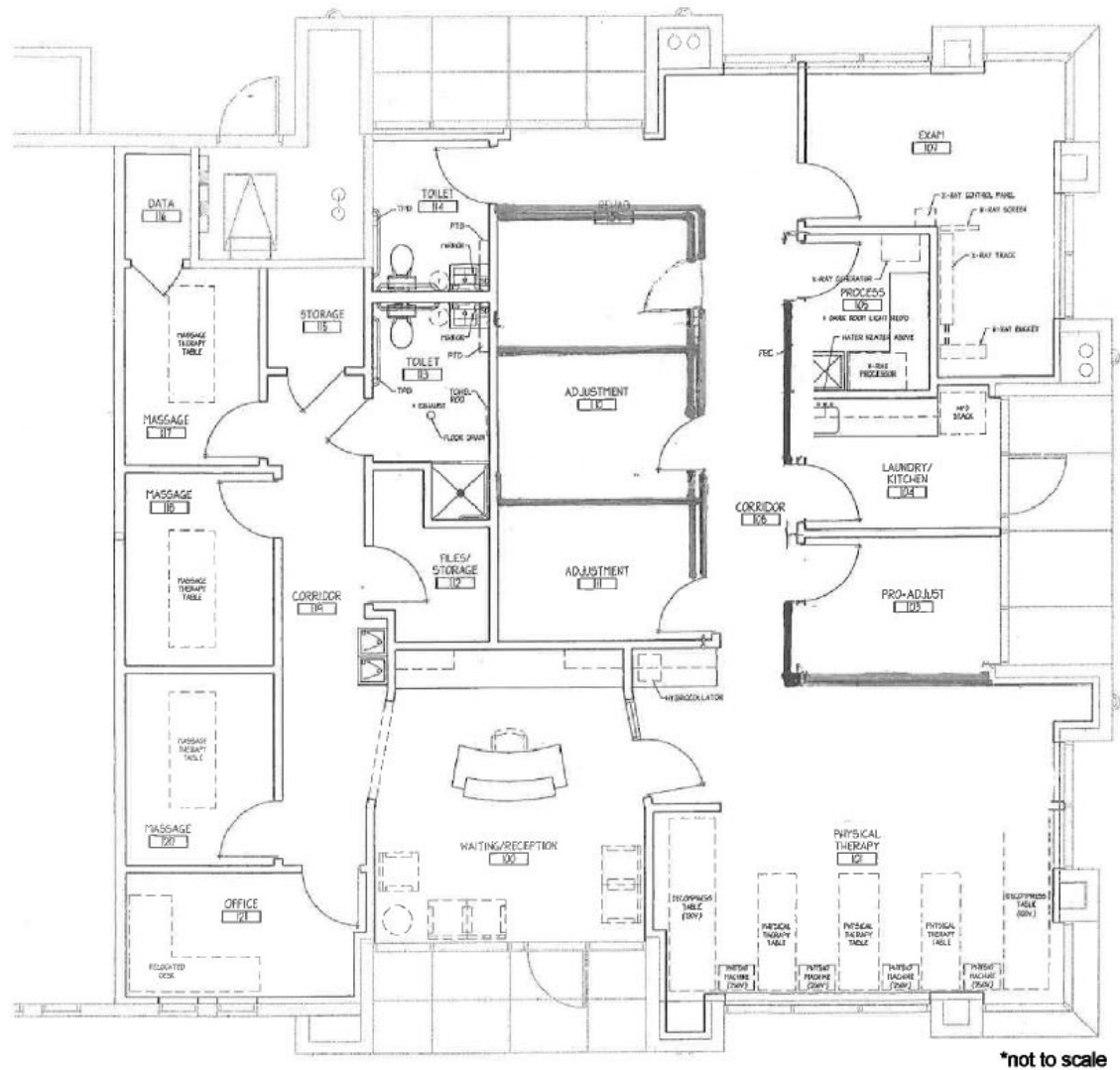
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# Property Photos



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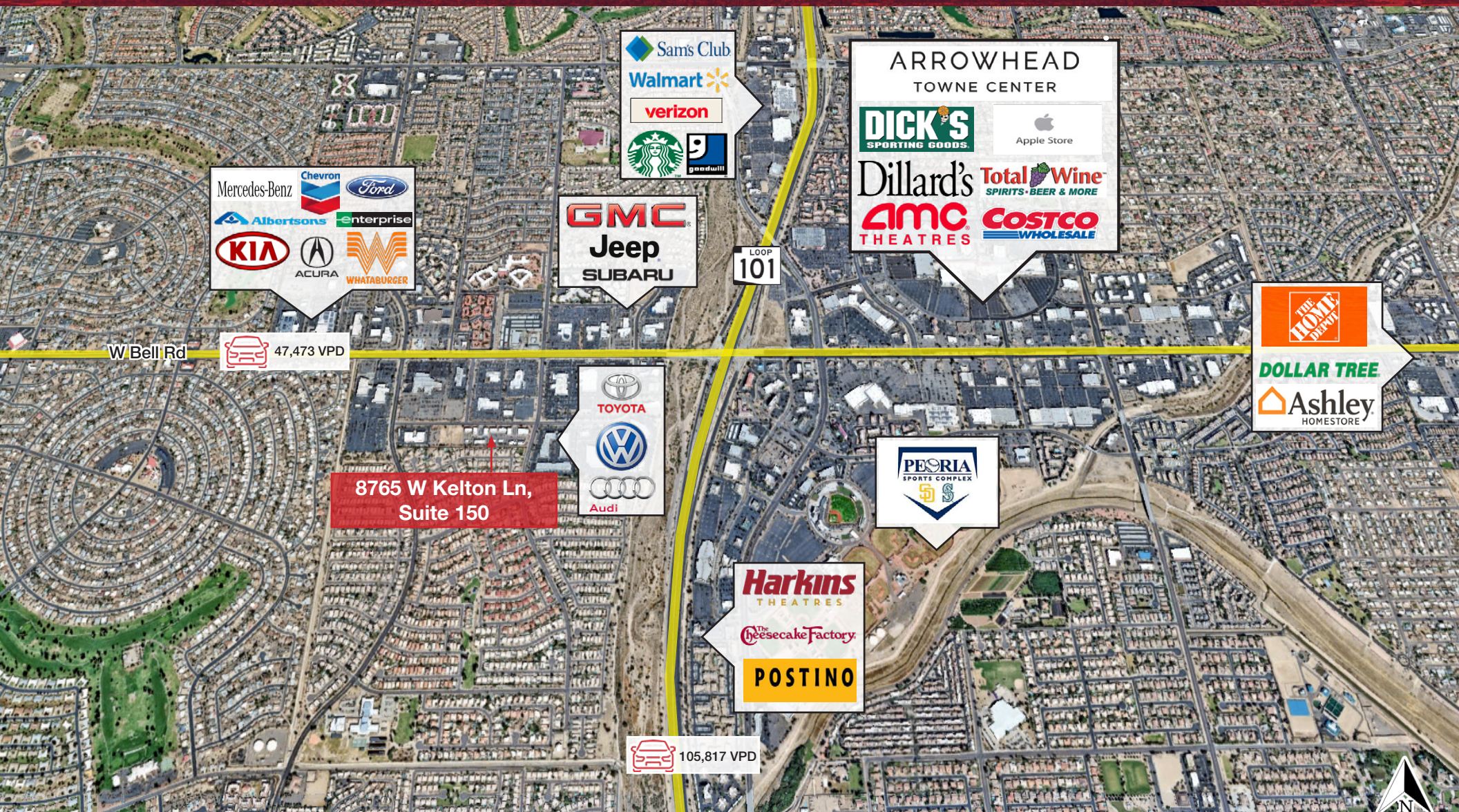
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# Retail Map



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