

# Arrowhead Business Park

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



RARE LEASING OPPORTUNITY

**Troy Giamarco**

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**NAI**Horizon

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

# Property Information

|                        |   |
|------------------------|---|
| <b>Address:</b>        | 8765 W Kelton Ln, Suite 150<br>Peoria, AZ 85382 |
| <b>Property Type:</b>  | Office  |
| <b>Building Type</b>   | Class B   |
| <b>Lease Rate:</b>     | \$25 PSF, NNN                                   |
| <b>Available Size:</b> | 2,381 SF  |
| <b>Zoning:</b>         | PAD   |
| <b>Parcel:</b>         | 200-56-888                                      |
| <b>Parking Ratio:</b>  | 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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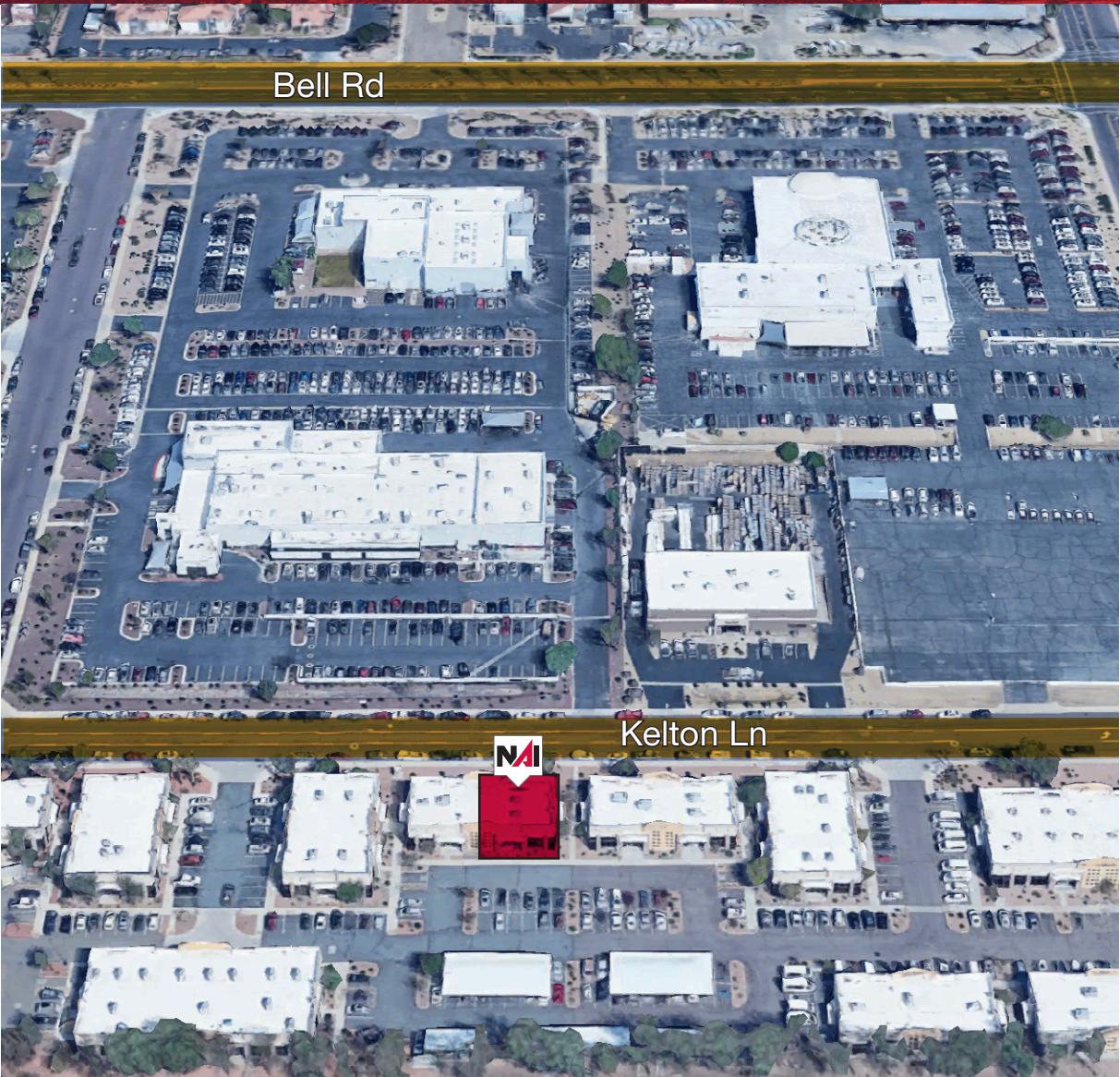
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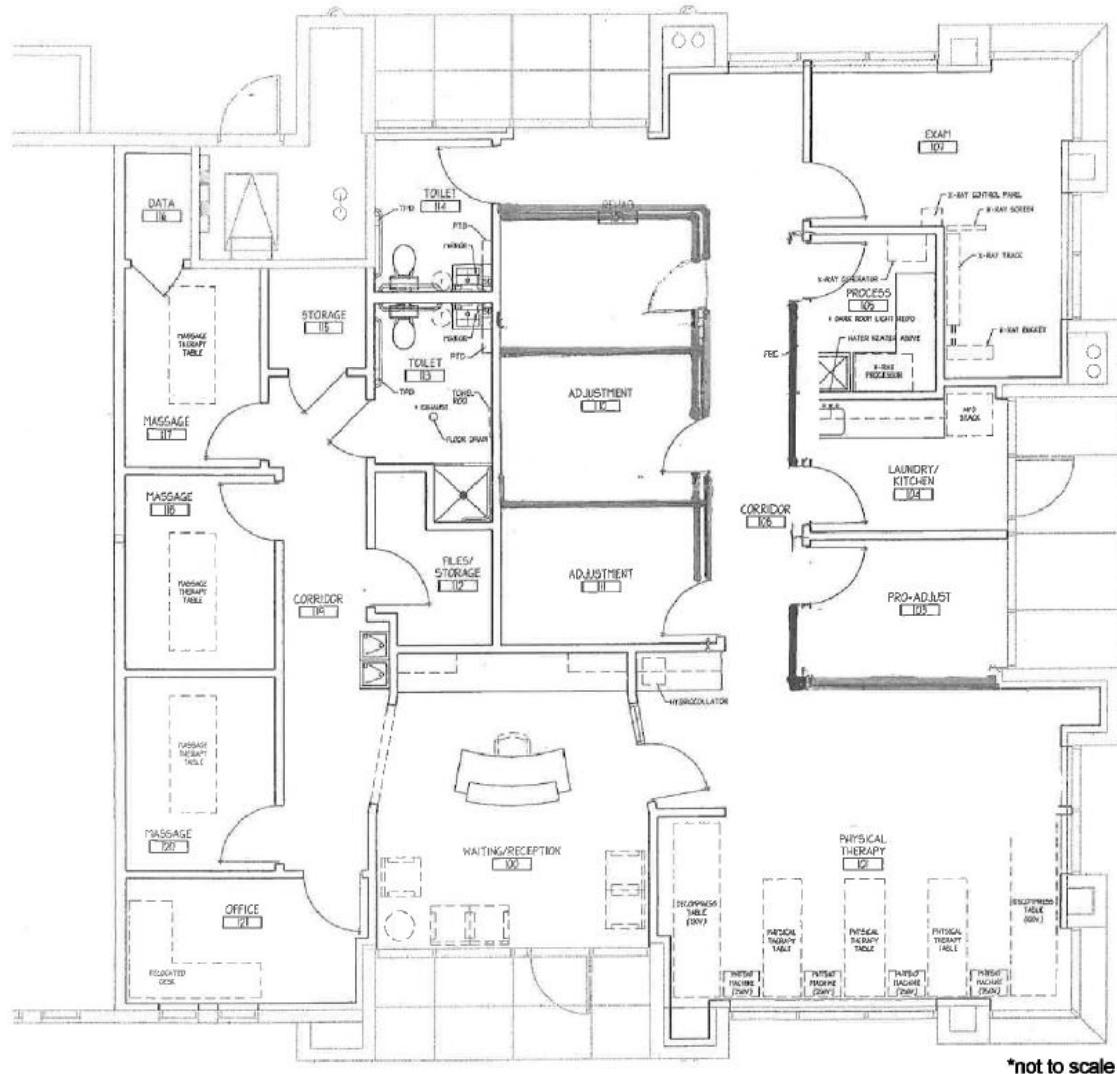


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# Floor Plan Suite 150



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NAI Horizon

# Property Photos



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# Retail Map



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