

PEORIA SQUARE

8520 WEST PEORIA AVENUE PEORIA, ARIZONA 85345



RETAIL SPACE FOR LEASE IN DOWNTOWN PEORIA

EXCLUSIVELY LISTED BY:

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Senior Associate

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PROPERTY OVERVIEW



TENANT ROSTER		
SUITE 101-102	Mike's Market	2,300 SF
SUITE 103	Mike's Pizza	1,060 SF
SUITE 104	VACANT	900 SF
SUITE 105	Lara Insurance Agency	900 SF
SUITE 106	Analilia's Riquezas	900 SF
SUITE 107	ACE Cash Express	900 SF
SUITE 108-109	Arketa Beauty	1,800 SF
SUITE 110	Campos Enterprises	900 SF
SUITE 111-114	Casa Dorada Event Center	4,650 SF
SUITE 115	DJ's Barbershop	760 SF
SUITE 116	NoRa Asian Fresh	1,160 SF

PROPERTY SUMMARY



LEASE RATE:
CONTACT BROKER



AVAILABLE SPACE:
900 SF



BUILDING SIZE:
16,316 SF



LOT SIZE:
1.43 ACRES



ZONING:
C-2

LEASE HIGHLIGHTS

PRIME LOCATION

Situated at 8520 W Peoria Avenue, this space enjoys a hard-corner position at Peoria Ave & 85th Ave, offering excellent visibility and easy access in the heart of Old Town Peoria.

FUNCTIONAL SPACE

900 SF shop/office suite ideal for retail, boutique services, or professional use, designed to fit a wide range of tenant needs.

MODERN UPGRADES

Part of a recently painted and fully renovated shopping center, giving tenants and customers an attractive, updated environment.

HIGH-PERFORMING CO-TENANTS

Anchored by a newly signed banquet hall and co-anchored by one of Arizona's top-performing drive-thru convenience stores, ensuring consistent daily traffic.

RARE AVAILABILITY

This is the last vacancy in the shopping center, presenting a unique opportunity to secure space in a thriving and well-established location.



INTERSECTION SNAPSHOT



DAYTIME
POPULATION (5 MILE)

414,473



AVERAGE HOUSEHOLD
INCOME (3 MILE)

\$95,123



STRONG
INTERSECTION

± 16,000 VPD





METRO CENTER
Metrocenter Mall, once a Valley landmark, is being reimagined as The Metropolitan — a \$850 million, transit-oriented mixed-use community.

WESTGATE ENTERTAINMENT DISTRICT

POPSTROKE  **CHICKEN N PICKLE**
K&L PASTA DRINKS BAR LOUIE GLENDALE

 **Thirsty Lior** 
[SCRATCH KITCHEN] • CRAFT COCKTAILS & BEER THEATRES

MARYVALE TERRACE

WAL★MART
SUPERCENTER

ROSS
DRESS FOR LESS

bb
FASHION
small space. smart style.

DOLLAR TREE

ACE
Hardware

The Habit
BURGER GRILL

Walgreens

GRAND CANYON UNIVERSITY
GCU
STUDENT BODY COUNT: 125,000



DESERT
DIAMOND
ARENA



State Farm
STADIUM

COMING SOON
MATTEL
ADVENTURE
PARK

MILWAUKEE BREWER'S SPRING TRAINING & ROOKIE LEAGUE

AUGA FRIA TOWNE CENTER

WAL*MART[®]
SUPERCENTER

DEL TACO

PANDA EXPRESS
CHINESE CUISINE

DOLLAR TREE

IN-N-OUT[®]
BURGER

PEORIA, ARIZONA

Peoria, Arizona is a thriving northwest Valley city that combines strong residential growth with a booming commercial presence. Home to more than 200,000 residents, Peoria continues to attract steady consumer traffic from nearby freeways including Loop 101 and US-60, making it a highly accessible market for both local and regional businesses. The city's retail corridors are anchored by national brands, high-performing local businesses, and entertainment destinations such as the P83 District and the Peoria Sports Complex, drawing millions of visitors each year. With a healthy mix of established neighborhoods, expanding housing developments, and a strong daytime workforce, Peoria provides retailers and office users with a built-in customer base. As one of the Valley's most desirable suburban markets, Peoria offers consistent visibility, strong demographics, and long-term growth potential for tenants looking to establish or expand their presence.



5 MILE DAYTIME POPULATION

414,473

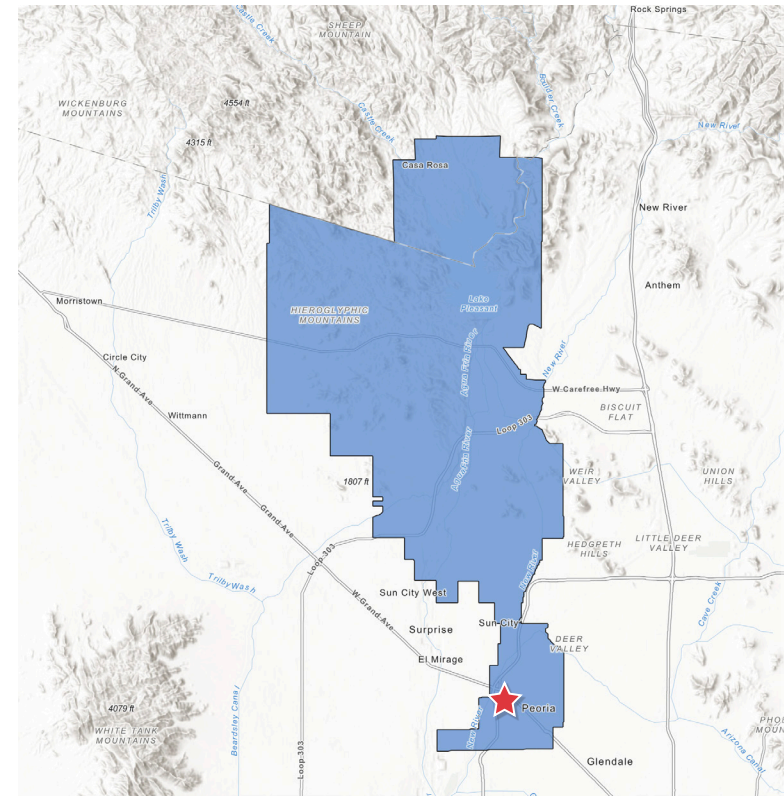


3 MILE AVG HOUSEHOLD INCOME

\$95,123

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	24,370	152,307	414,473
Employees:	4,307	29,737	80,200
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	6,855	49,569	131,110
Average Size:	2.9	2.4	2.5
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$82,205	\$95,123	\$93,213
Annual Retail Expenditure:	\$338.96 M	\$2.47 B	\$6.47 B





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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.