

RETAIL PROPERTY FOR LEASE

MARLOWE PEORIA PLACE

10174 Cotton Crossing | Peoria, AZ 85345



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LOCATION DESCRIPTION

Positioned at the high-traffic southwest corner of US 60 and Cotton Crossing in Peoria, AZ, Marlowe Peoria Place is a key retail component within a transformative 23-acre mixed-use development by Greystar. With direct access from Grand Avenue (US 60), this site benefits from seamless connectivity and strong visibility. Just minutes from the Peoria Sports Complex, Park West, and Arrowhead Towne Center, this rapidly growing corridor is primed for experiential retail and neighborhood services that complement over 300 new multifamily units being delivered on-site.

PROPERTY HIGHLIGHTS

- Prime location at US 60 & Cotton Crossing in Peoria
- Built-in Demand from 300+ new Greystar apartments onsite
- Available Retail suites from 1,510–4,910 SF
- Surrounded by Growth near Park West, Arrowhead, and Peoria Sports Complex

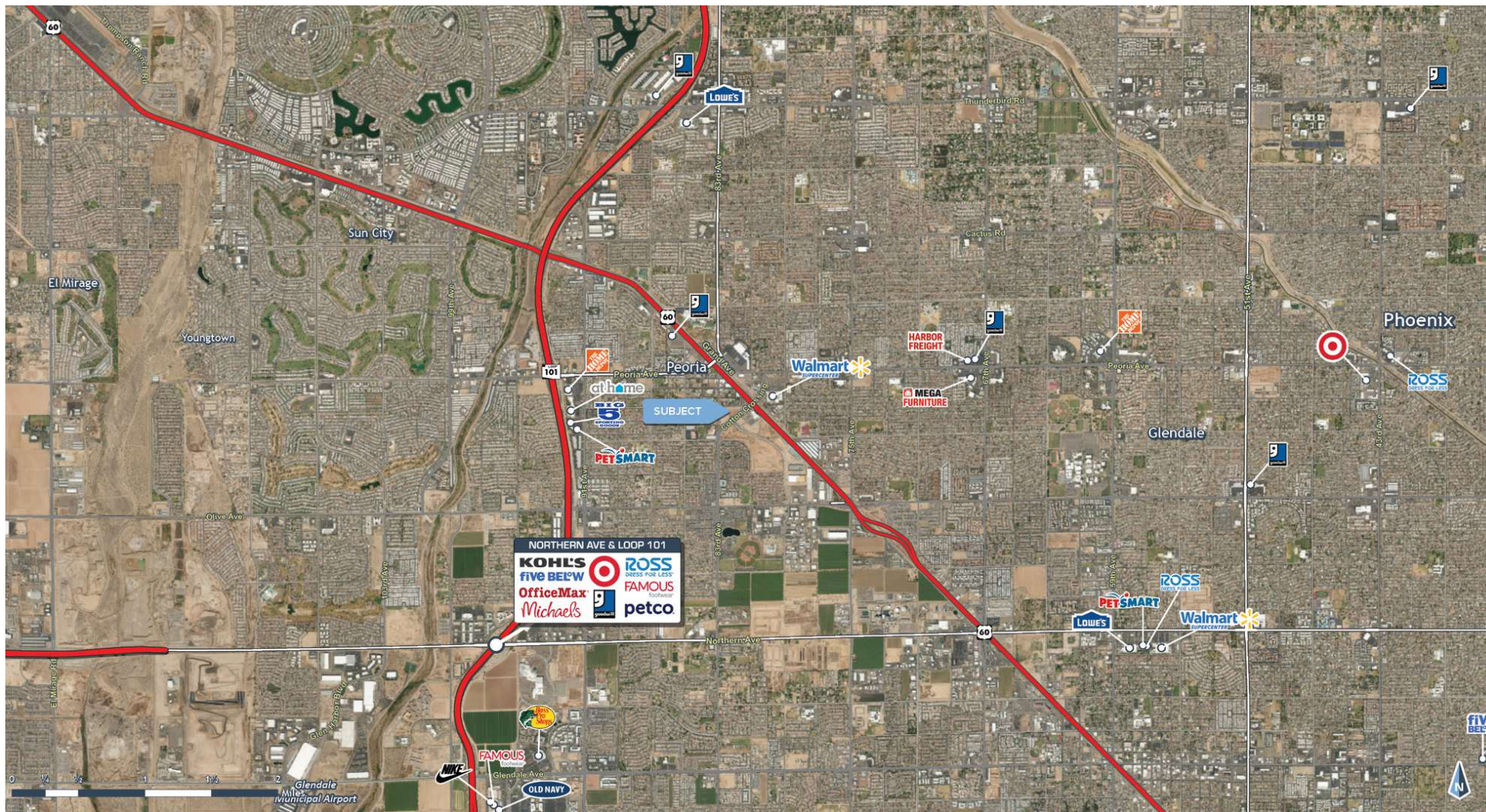
AREA CO-TENANTS



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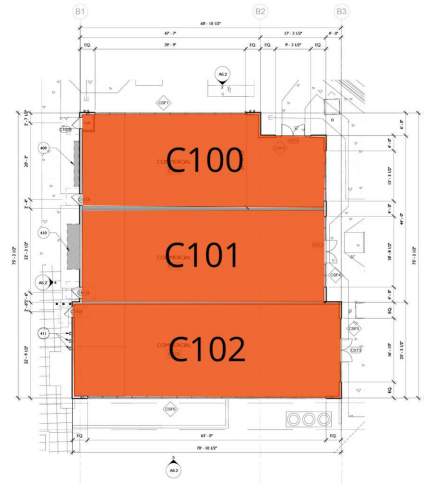
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LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,510 - 1,792 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
C100	Available	1,510 SF	NNN	Negotiable	Modified Grey Shell Delivery
C101	Available	1,608 SF	NNN	Negotiable	Modified Grey Shell Delivery
C102	Available	1,792 SF	NNN	Negotiable	Modified Grey Shell Delivery

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	17,942	131,253	356,586
Median Age	34.3	39.0	39.2



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$65,599	\$69,900	\$68,508
Average	\$84,284	\$91,247	\$88,460



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	391	2,955	8,419
Employees	5,585	36,397	117,118
Daytime Population	16,169	112,665	331,630



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	29%	34%	33.4%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	55.0%	60.1%	56.2%
Services	18.1%	17.1%	18.3%
Blue Collar	26.9%	22.9%	25.5%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,982	50,308	134,564
Median Home Value	\$331,704	\$365,016	\$371,238

*2024 Demographic data derived from ESRI

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