



OFFERING MEMORANDUM

For Sublease



RESTAURANT · WAGONER PLAZA · OLD TOWN PEORIA, ARIZONA

Second-Generation Restaurant Opportunity Ready for Your Next Concept

8427 W Peoria Ave · Peoria, AZ 85345

4,200 SF RESTAURANT SUITE	26 KITCHEN & BAR FIXTURES IN PLACE	130 SURFACE SPACES · 7.03 / 1,000	≈30,000 VPD · GRAND AVE, 0.13 MI	Now AVAILABILITY · VACANT
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Sales and leasing, every asset class. No property management — ever.

Brokered by



OFFERING SUMMARY

The Offering

Address	8427 W Peoria Ave, Peoria, AZ 85345
Center	Wagoner Plaza, 8401–8435 W Peoria Ave
Offering	Sublease · term through April 2028
Rate	Contact for pricing
Suite	4,200 SF · in-line · ground floor
Use	Restaurant and bar, second generation
Condition	Vacant · renovation largely complete
Center GLA	18,500 SF · 1 story · masonry
Built / Renovated	1970 / 2009
Land	1.91 AC (83,200 SF)
Frontage	370' on W Peoria Ave · 2 curb cuts
Parking	130 surface spaces · 7.03 / 1,000 SF
Zoning	C-C, City of Peoria
Center Features	Pylon sign

EXECUTIVE SUMMARY

A built-out restaurant and bar, one block off Grand Avenue

Ironheart Commercial offers for sublease a 4,200 SF second-generation restaurant in Wagoner Plaza, an 18,500 SF neighborhood center on W Peoria Avenue, one block west of Grand Avenue and about one mile east of Loop 101.

The suite was built out as a full-service restaurant and bar, and most of the renovation work is complete. The kitchen and bar fixture plan lists 26 existing pieces of equipment — two hoods, a walk-in cooler, freezer, range, gas griddle, charbroiler, two fryers, ice machine, and a three-compartment sink among them — with a finished dining room, bar, entry vestibule, men's and women's restrooms, an office, and a dedicated storage room already in place.

For an established operator adding a location, or a new concept opening without a ground-up kitchen build, the work that consumes most of a restaurant's pre-opening budget and calendar is done. The center carries 370 feet of frontage with two curb cuts, 130 surface spaces, and a pylon sign; Grand Avenue, 0.13 miles east, carries roughly 30,000 vehicles per day.

370' FRONTAGE · W PEORIA AVE	7.03 PARKING PER 1,000 SF	1 mi TO LOOP 101	C-C ZONING · PEORIA
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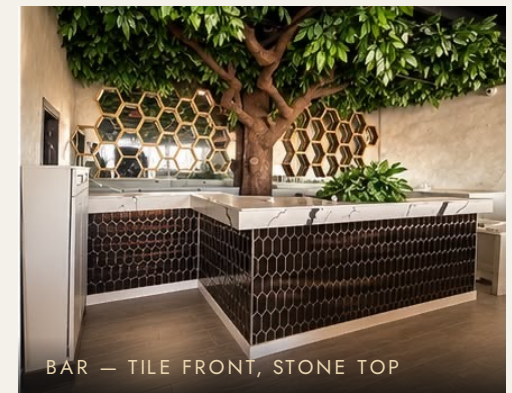
Building, land, parking, and zoning data: CoStar property report, September 2026. FEMA Zone C / X, minimal flood hazard.

PROPERTY HIGHLIGHTS

Why this suite

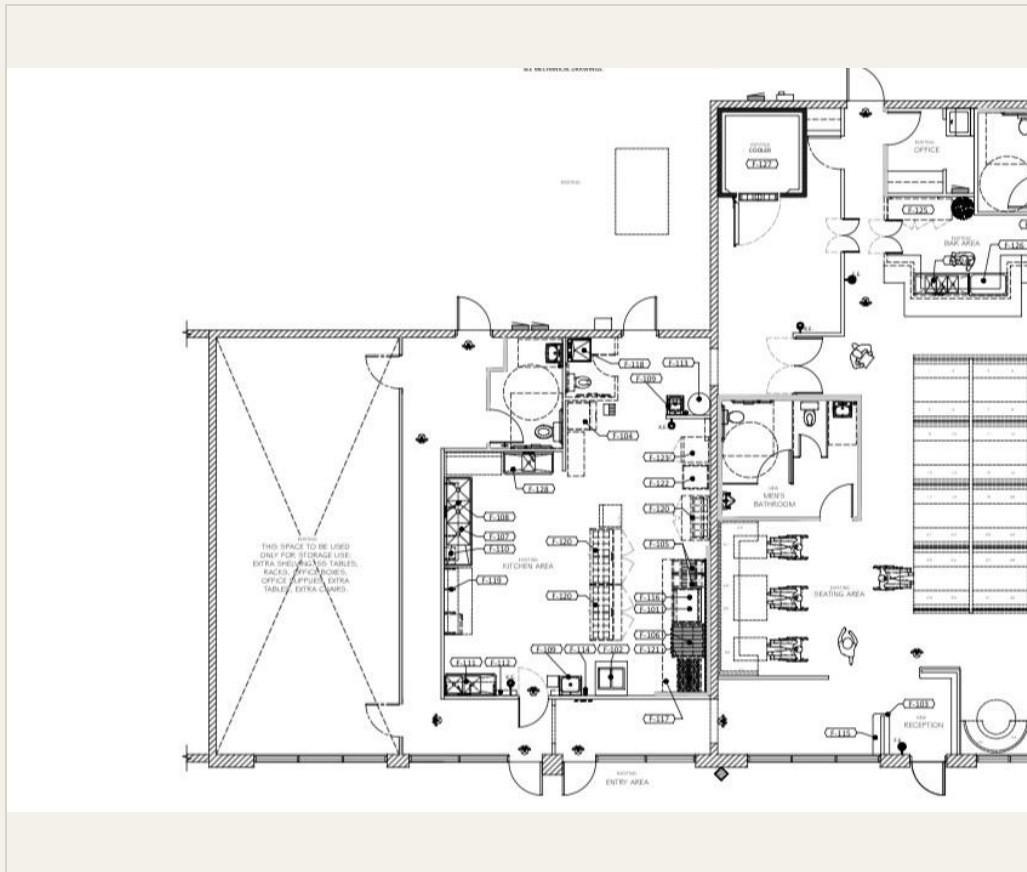
- **Second-Generation Restaurant Opportunity — Ready for Your Next Concept**
- 4,200 SF restaurant and bar build-out with most renovation work completed — an established operator expanding, or a new concept opening, starts from a finished shell rather than a ground-up build
- 26 existing kitchen and bar fixtures on the plan, including two hoods, walk-in cooler, freezer, range, griddle, charbroiler, and two fryers
- Finished dining room, bar, vestibule, two restrooms, office, and storage room
- Old Town Peoria — one block west of Grand Avenue (≈30,000 VPD), about one mile east of Loop 101
- 370' of W Peoria Avenue frontage with two curb cuts; pylon signage; 130 surface spaces (7.03 / 1,000 SF)
- 121,632 residents and 36,781 daytime employees within 3 miles
- Vacant — available now; sublease term through April 2028

Demographics: CoStar, September 2026. Traffic: TrafficMetrix via CoStar, 2026 counts.



FLOOR PLAN

Kitchen and bar fixture plan — existing conditions



FROM THE PERMITTED KITCHEN AND BAR FIXTURE PLAN (SHEET F1.1) · NOT TO SCALE · EQUIPMENT AND DIMENSIONS VERIFY ON SITE

Rooms on the plan: kitchen, walk-in cooler, bar, office, men's and women's restrooms, entry vestibule, reception, seating area, and a storage room the plan restricts to storage of shelving, tables, racks, and supplies.

FIXTURE SCHEDULE

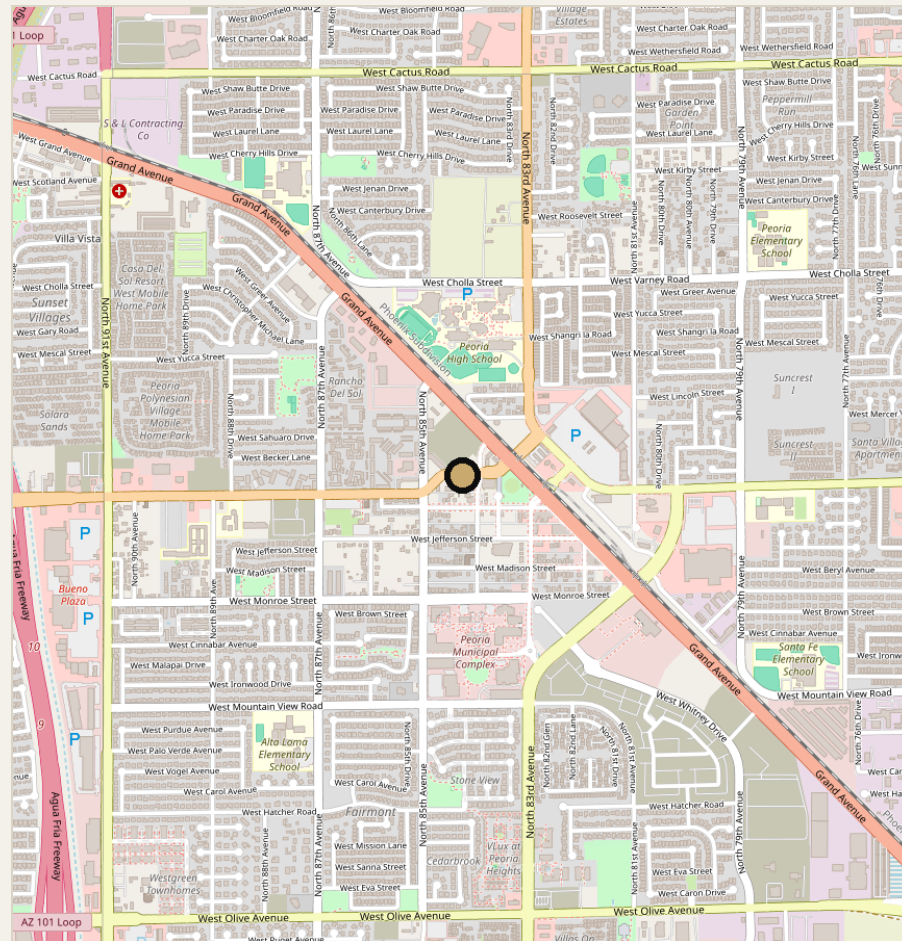
26 existing fixtures

Gas griddle	1	Drop-in hotwell	4
Ice machine	1	Fryer	2
Beef charbroiler	1	3-compartment sink	1
Faucet	1	Hand sink	2
Soap dispenser	2	Prep sink	1
Fly light	1	75-gal. water heater	1
POS cabinet	1	S.S. table, low	1
Hood	2	Utility sink	1
Shelving	1	Sandwich / refrigerated prep table	3
Range	1	Refrigerator	1
Freezer	1	3-compartment bar sink	1
Underbar refrigerator	1	Underbar bottle cooler	1
Walk-in cooler	1	Vegetable sink	1

Quantities as listed on the fixture schedule. Existing fixtures are shown for information only; inclusion in the sublease is subject to the terms negotiated.

LOCATION

W Peoria Avenue at Grand Avenue, Old Town Peoria



MAP DATA © OPENSTREETMAP CONTRIBUTORS

ACCESS & SURROUNDINGS

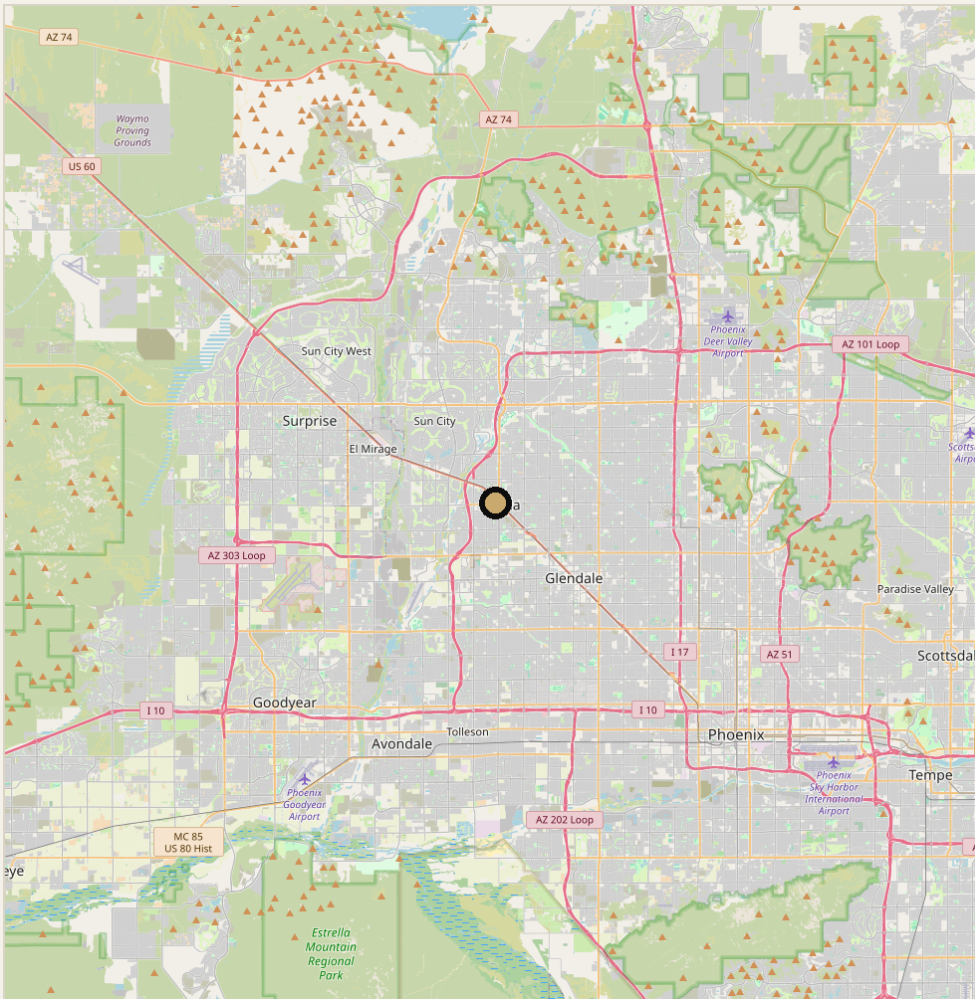
One block off Grand, one mile off the 101

ACCESS	DISTANCE
Grand Avenue (US 60)	0.13 mi east
Loop 101 (Agua Fria Fwy)	About 1 mile west
Peoria Municipal Complex	South of W Peoria Ave, 83rd Ave
Peoria High School	North, 83rd Ave
Phoenix Sky Harbor International	19.5 mi · 33 min
TRAFFIC COUNTS (2026)	VEHICLES / DAY
Grand Avenue at W Peoria Ave	29,952
Grand Avenue at N 85th Ave	26,829
W Peoria Ave at Grand Ave	14,775 – 16,085
W Peoria Ave at N Cherry Ln	14,303 – 17,107

Traffic: TrafficMetrix via CoStar, 2026 counts within 0.2 mi. Co-tenants at Wagoner Plaza include a seafood restaurant, a social lounge, a beauty and barber salon, and a music conservatory.

MARKET OVERVIEW

Peoria — northwest Valley, on the Grand Avenue corridor



MAP DATA © OPENSTREETMAP CONTRIBUTORS

DEMOGRAPHICS

1-mile and 3-mile radius

MEASURE	1 MILE	3 MILES
Population	19,178	121,632
Households	6,355	47,768
Median age	35.4	42.0
Median household income	\$58,167	\$69,325
Daytime employees	6,246	36,781
Population growth, 2025–2030	3.73%	3.59%
Household growth, 2025–2030	3.65%	3.70%

Source: CoStar, September 2026.

Old Town Peoria pairs civic anchors — the Peoria Municipal Complex and Peoria High School — with established neighborhoods on both sides of W Peoria Avenue. Grand Avenue links the site to Glendale and central Phoenix to the southeast and to Sun City, Surprise, and El Mirage to the northwest; Loop 101 is one mile west.

121,632
RESIDENTS · 3 MI

36,781
DAYTIME EMPLOYEES · 3 MI

LISTING TEAM

One direct line each



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY



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