

**17667  
N 91ST AVE**

PEORIA, AZ 85382

**AVAILABLE FOR SALE OR LEASE  
VACANT EDUCATION CAMPUS**





**17667 N 91ST AVE**

PEORIA, AZ 85382

## THE **OPPORTUNITY**



30,604 SF (within 4 Buildings)  
Located on 4.28 Acres



Zoned O-1  
(City of Peoria)



Auditorium / Performance Stage



Playground

# CAMPUS HIGHLIGHTS



Four-Building  
Campus 30,604 SF



Located on  
4.28 Acres



Built 2005



O-1 Zoning



Auditorium/  
Performance Stage/  
Multipurpose Room



130 Surface Spaces  
4.25/1,000 SF



Sports Court



Easy Access to Loop 101



## INVESTMENT HIGHLIGHTS

Colliers is pleased to present the opportunity to acquire 17667 N 91st Ave, a well-positioned institutional property located just west of Arizona State Route 101 at the corner of North 91st Avenue and West Greenbriar Drive.

- The property is situated within a high-demand market segment with limited competition from other organizations.
- The site encompasses approximately 4.28 acres and is improved with four architecturally attractive buildings totaling approximately 30,604 square feet.
- Constructed in 2005, the campus features a flexible and efficient layout including classrooms, administrative offices, and a large multipurpose room.
- The property offers impressive campus grounds, ample outdoor space, and generous on-site parking.
- Prominent street frontage along North 91st Avenue provides excellent visibility and accessibility.

AERIAL  
VIEW



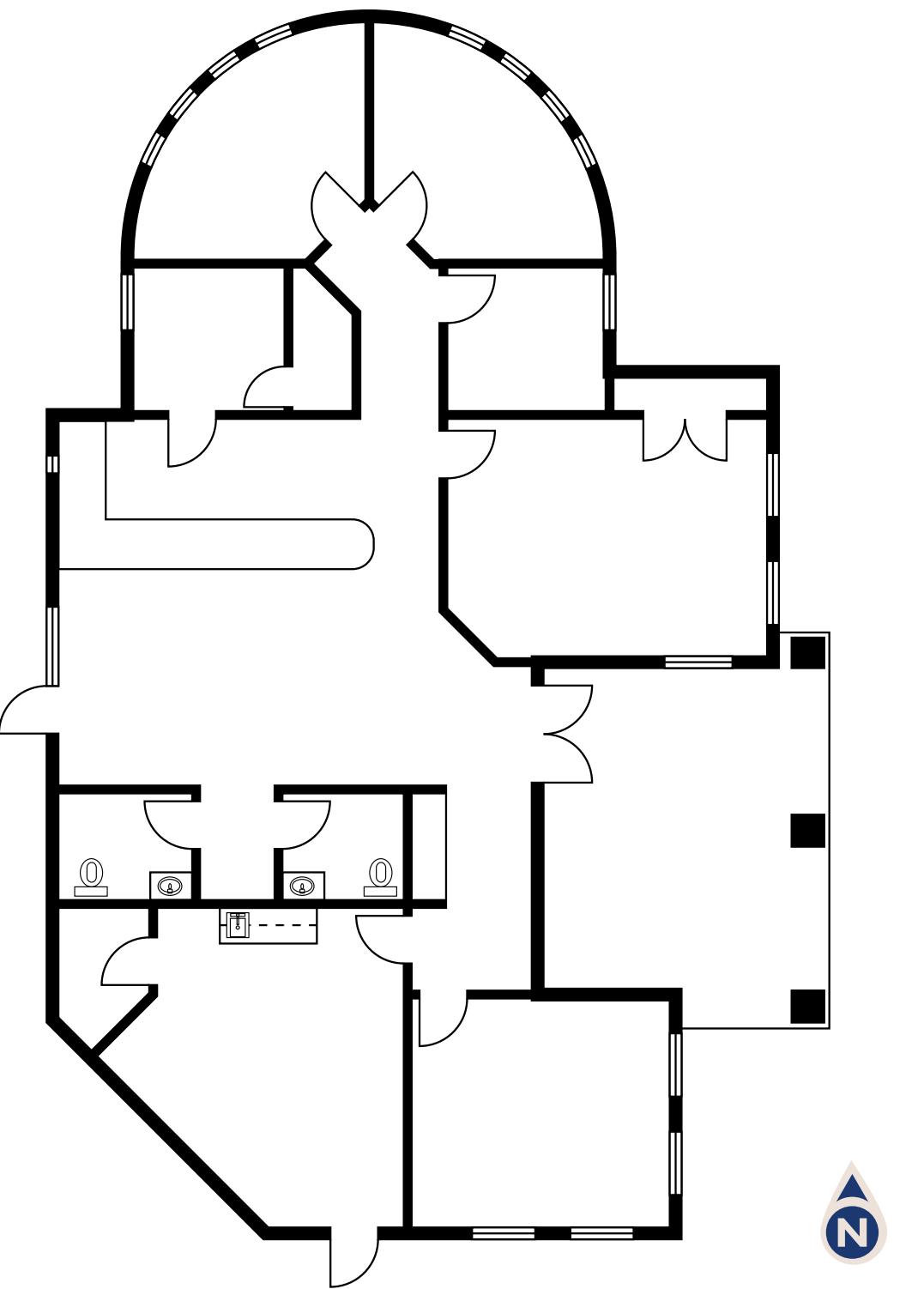


## SITE PLAN



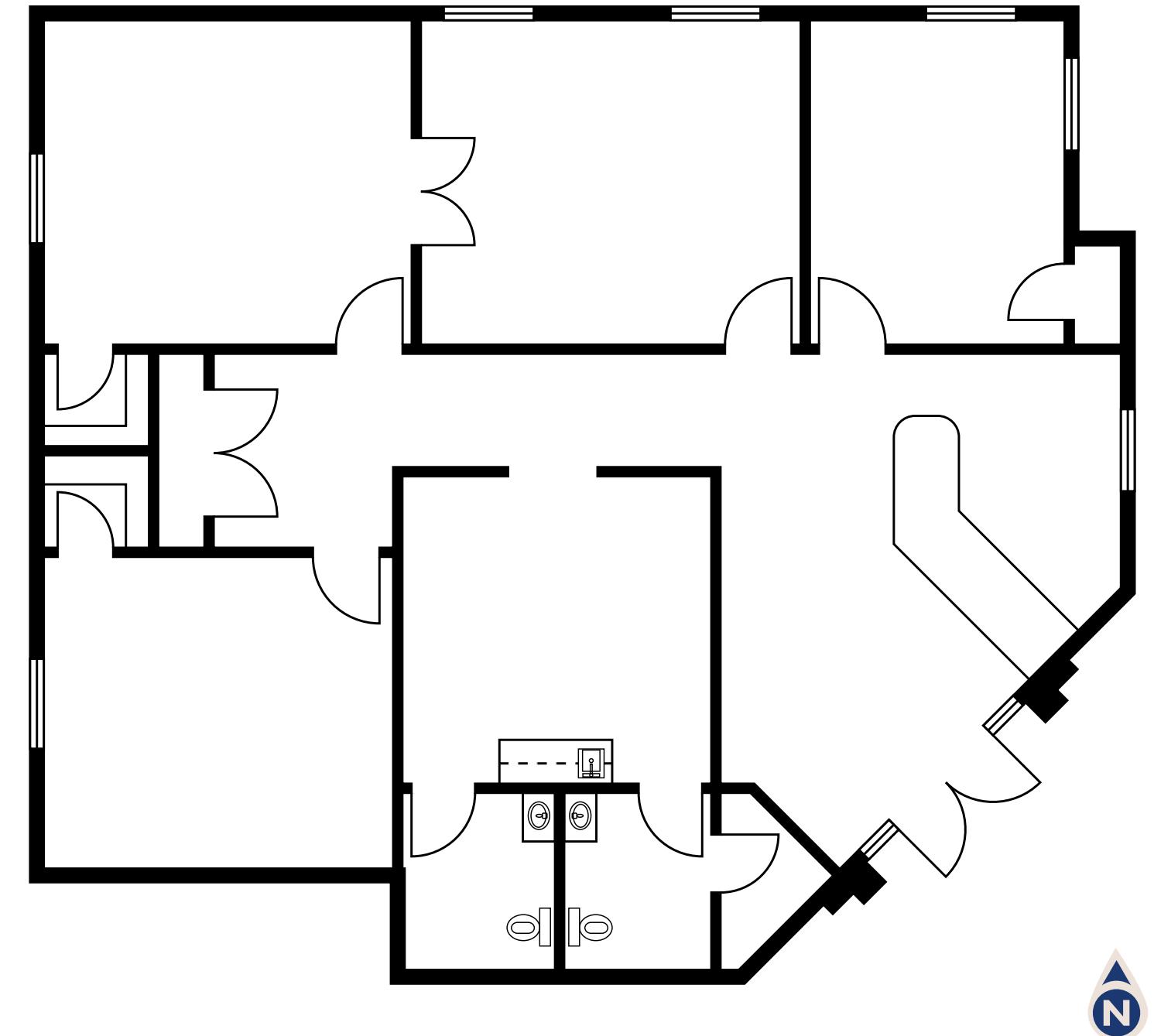
FLOOR  
**PLANS**

BUILDING A



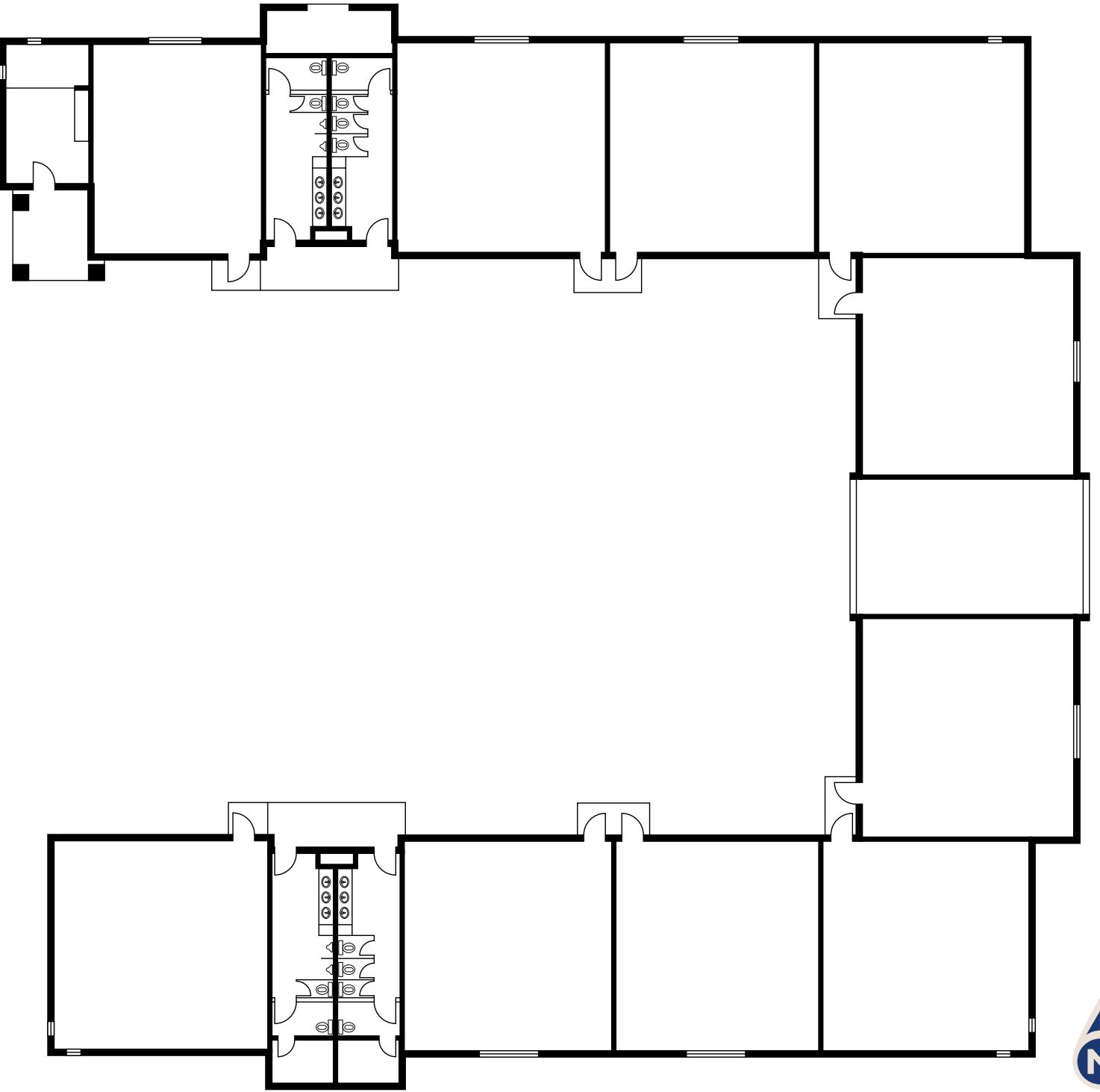
FLOOR  
**PLANS**

BUILDING B



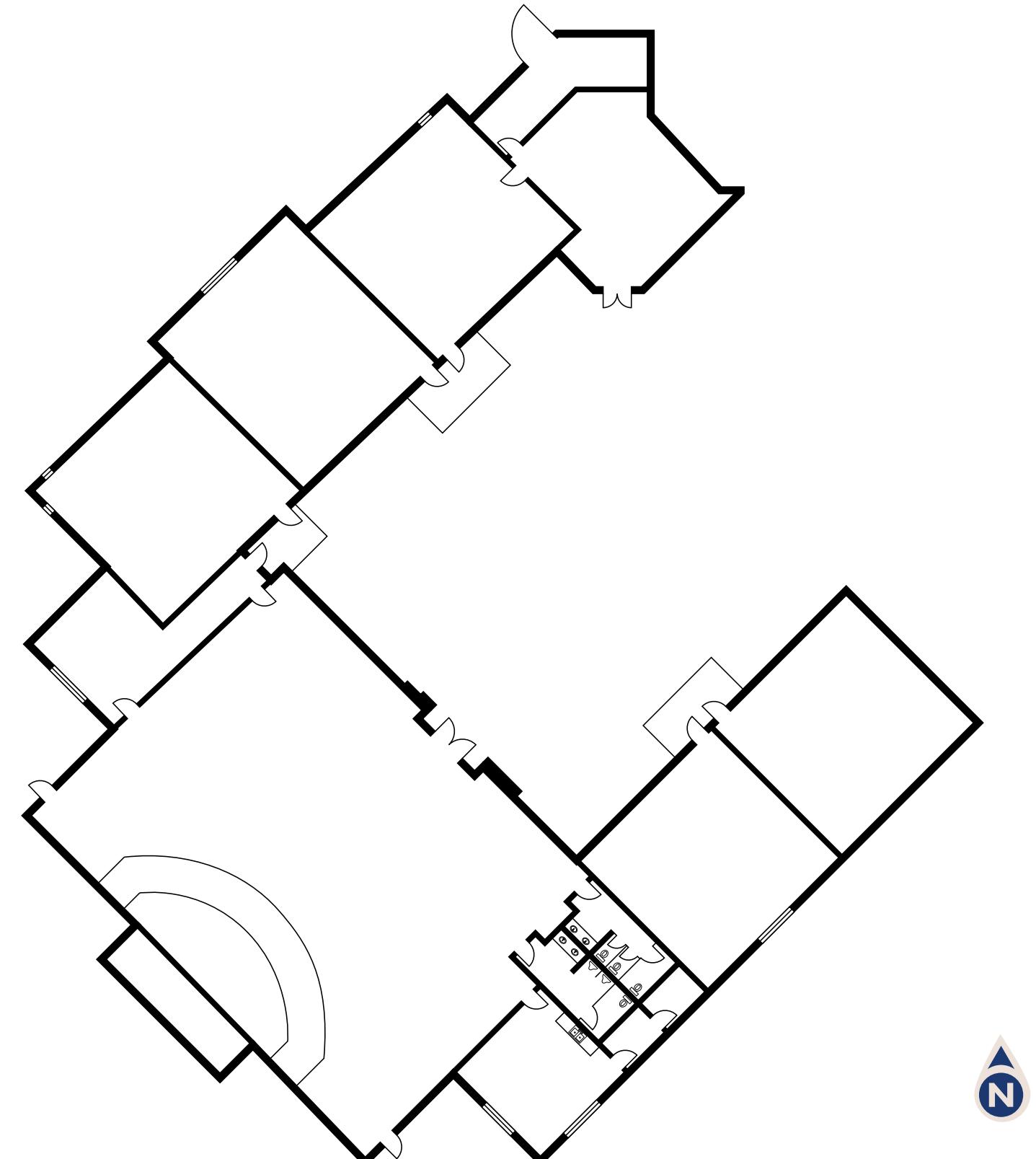
FLOOR  
**PLANS**

BUILDING C



FLOOR  
**PLANS**

BUILDING D



# MARKET OVERVIEW

## ASSET OVERVIEW

The area surrounding the subject property has been experiencing a healthy population and household growth. Within a 5-mile radius of 17667 N 91st Avenue, the population has grown by more than 25,000 residents since 2010, representing average annual growth of nearly 2.5 percent. Within a 3-mile radius of the property, there are currently over 8,808 student age population ages 5-14. Within a 10-mile radius, there are over 27,600 student age population ages 5-14. There are more than 1,000,000 residents within a 10-mile radius of the subject property, representing approximately 20 percent of the Greater Phoenix metropolitan area.

## DEMOGRAPHICS

There are currently more than 111,558 households within a 5-mile radius of the subject property and that figure is forecasted to expand in the years ahead. New household growth is forecast to deliver 2,650 additional households in the next five years, growth of approximately 0.99 percent per year.

The median age in the 5-mile radius surrounding the subject property is approximately 47 years, allowing for a population of school-aged children. Nearly 20 percent of the surrounding population is under 20 years of age, with the population evenly spread among age cohorts. Within a 10-mile radius projected population growth for student population growth ages 5-14 is expected to exceed over 26,000. The population of school-aged children in this trade area provide both current and future demand for educational facilities.

## LOCATION

The subject property is in the Arrowhead Submarket located in Northwest Phoenix. The property sits just north of Bell Road a mile from Loop 101, a 60-mile freeway which encircles the Greater Phoenix metro and connects the suburban and commercial areas including Glendale, Peoria, Deer Valley, Scottsdale, Tempe, Mesa and Chandler.



# MARKET OVERVIEW

## OVERVIEW

The subject property is in the city of Peoria. The city of Peoria is located between 111th Ave & 67th Ave, north of Northern Ave up to Lake Pleasant. Peoria is home to approximately 200,000 people and 73,000 households, continuing to grow 6 percent annually.

Peoria is a diverse area of Northwest Phoenix with growth and property value on the rise. The average household income in the Peoria zip codes is approximately \$133,000 and median home value \$489,000. People are moving to this area due to its affordability, feasibility to travel with Loop 101 as well as the new Loop 303 and proximity to new commercial development.

The city supports a variety of commercial development, including Arrowhead Towne Center, Park West, high-end car dealerships, Rio Vista Recreation Center, Peoria Sports Complex, AZ Ice Peoria, several golf courses, and much more. Peoria is the spring training home of the Seattle Mariners and San Diego Padres and a short drive to Arizona State University – West Campus, Surprise Stadium, Camelback Ranch, and the Westgate Entertainment District which includes restaurants, shopping, hotels, Gila River Arena – home to the Arizona Cardinals.



# FOR MORE INFORMATION CONTACT US

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