

Arrowhead Business Park

±2,381 SF | \$23 PSF, NNN | 8765 W Kelton Lane, Peoria, AZ 85382



New Reduced Lease Rate Available!

Troy Giammarco

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NAIHorizon

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2944 N 44th St, Suite 200 Phoenix, AZ 85018
602 955 4000 | naihhorizon.com

Property Information

Address: 8765 W Kelton Ln, Suite 150
Peoria, AZ 85382

Property Type: Office

Building Type: Class B

Lease Rate: \$23 PSF, NNN

Available Size: 2,381 SF

Zoning: PAD

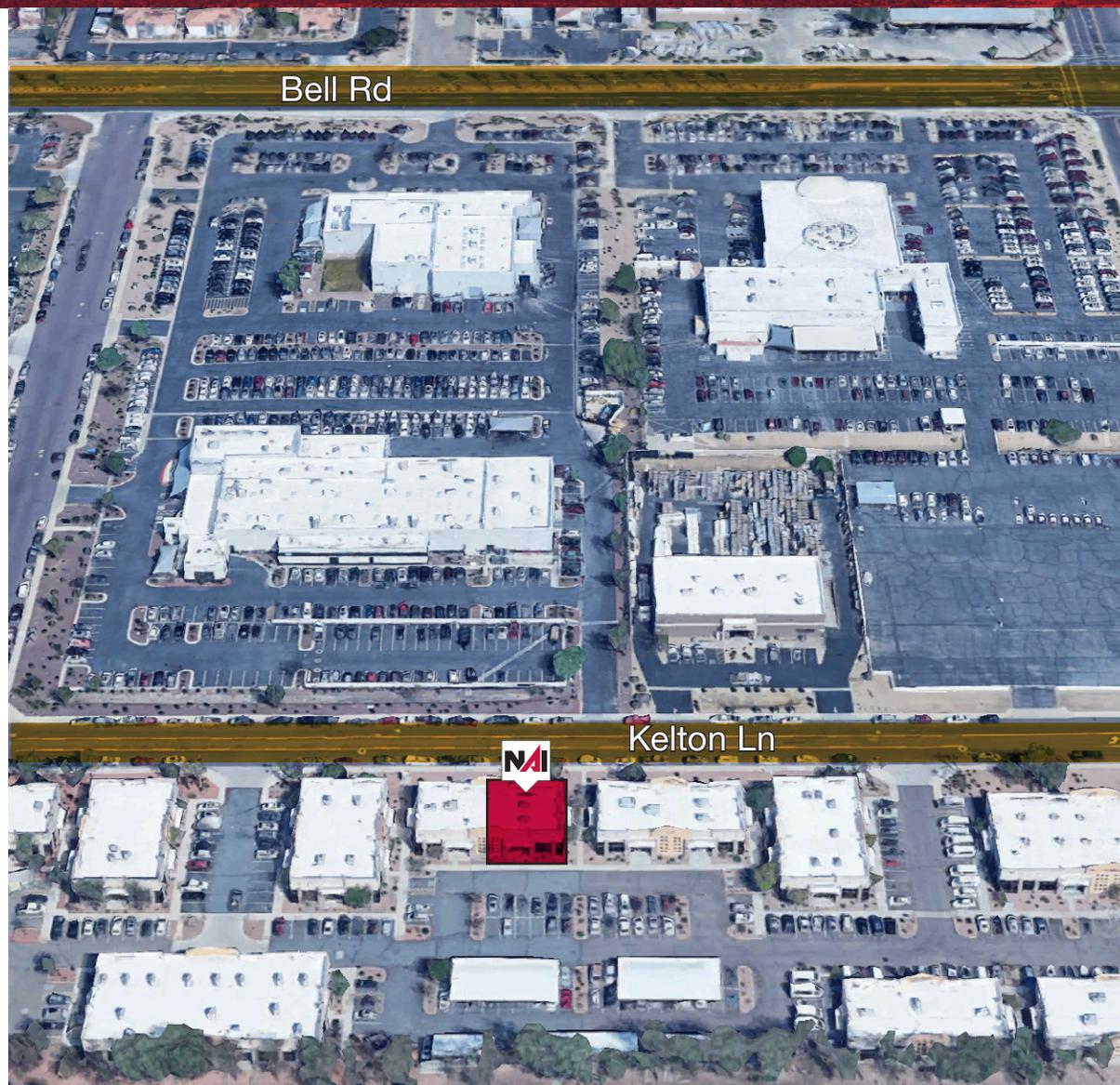
Parcel: 200-56-888

Parking Ratio: 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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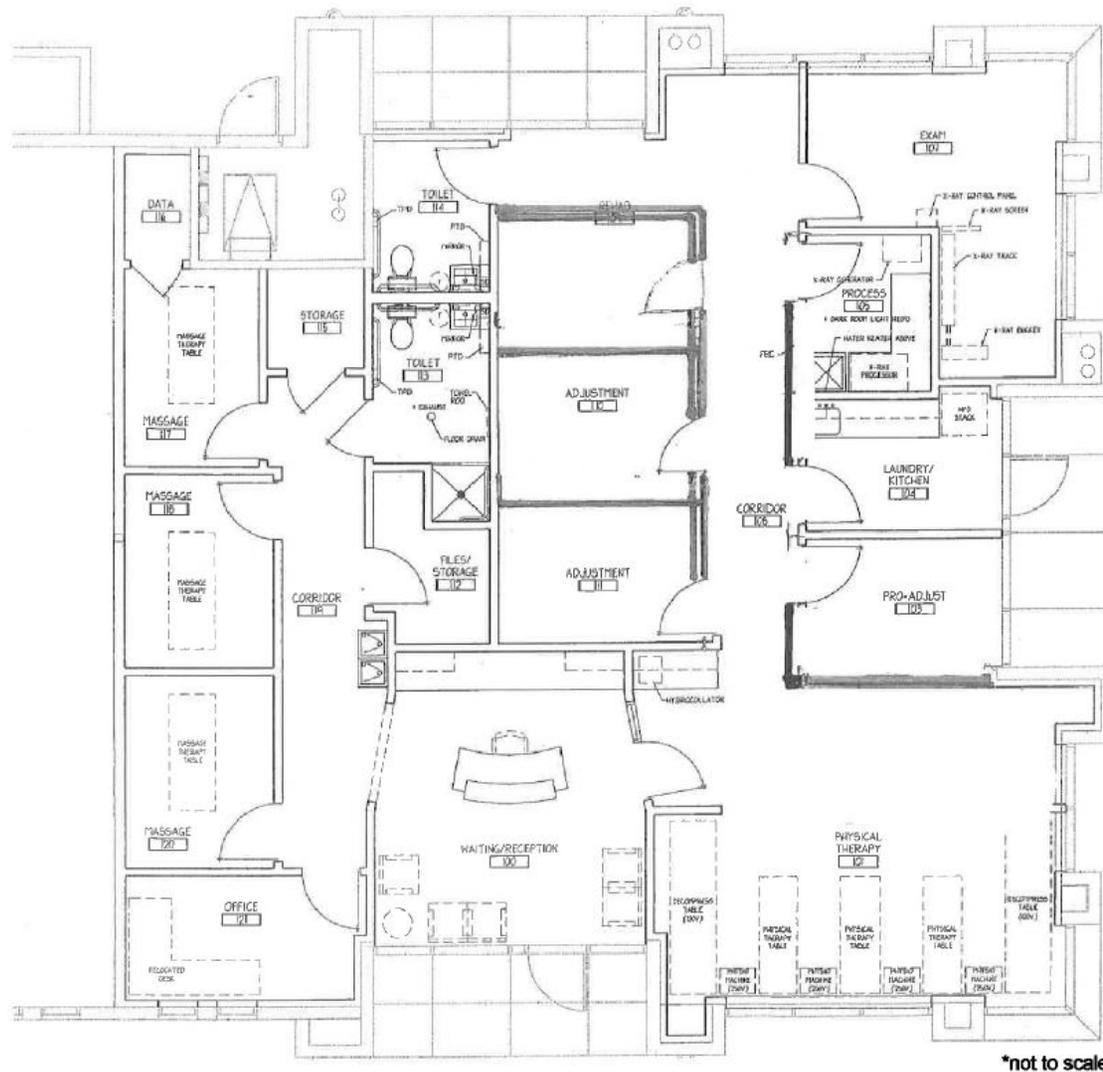
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Floor Plan Suite 150



*not to scale

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Property Photos



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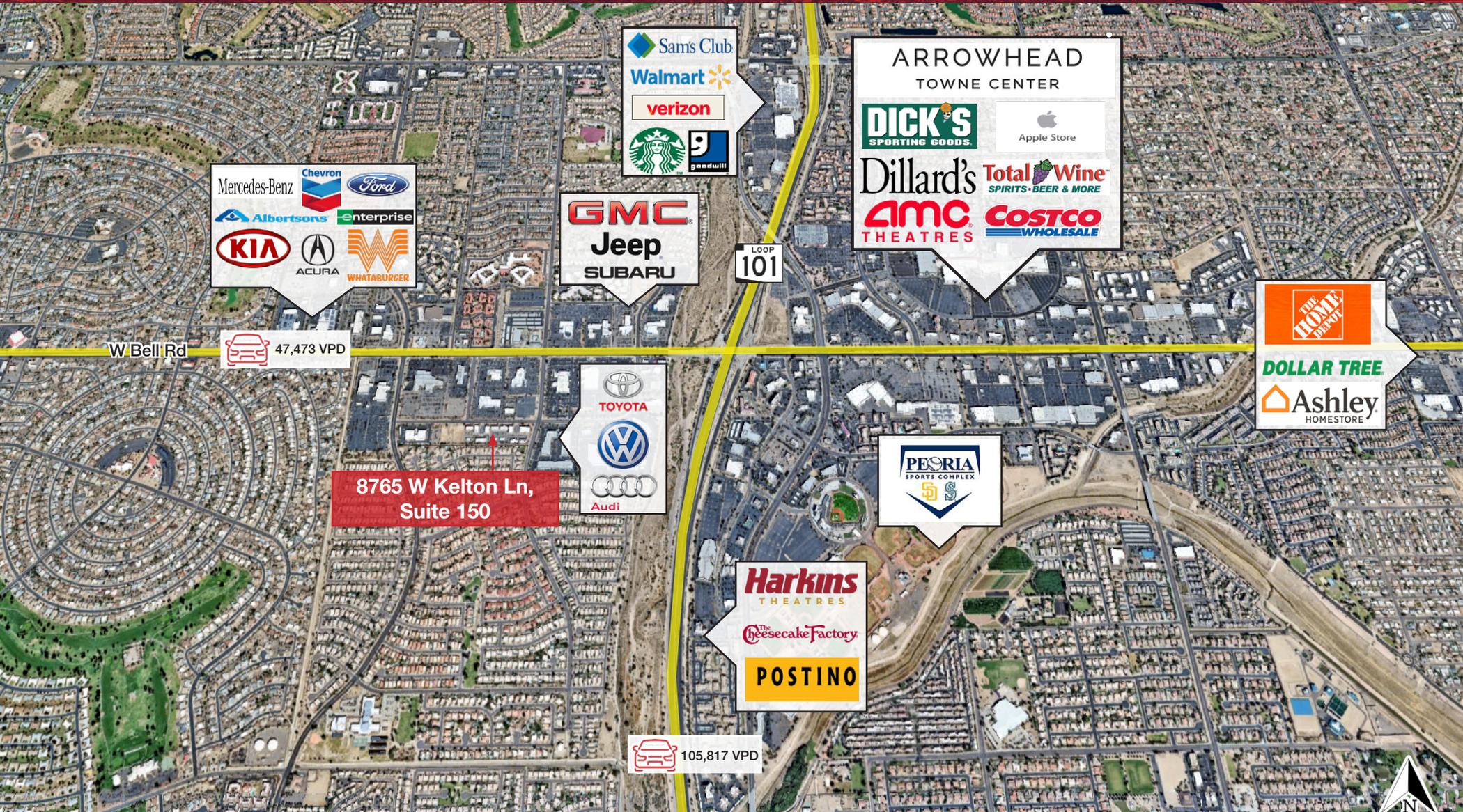
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Retail Map



8765 W Kelton Ln,
Suite 150

W Bell Rd
47,473 VPD

LOOP
101

105,817 VPD

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