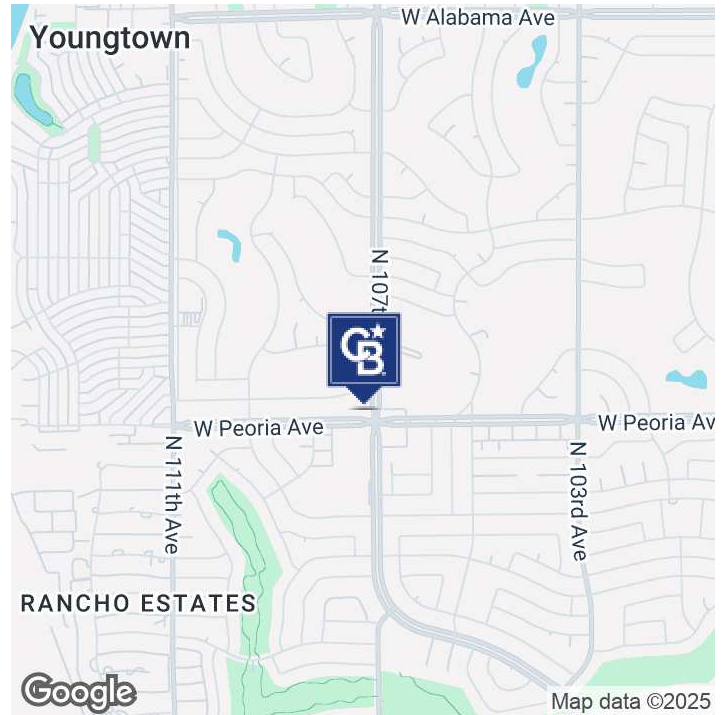


LEASE

10702 WEST PEORIA AVENUE

10702 West Peoria Avenue Sun City, AZ 85351



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	4,436 SF
Available SF:	4,436 SF
Lot Size:	0.66 Acres
Number of Units:	1
Year Built:	1966
Renovated:	2017
Zoning:	C-2
Market:	Phoenix, AZ
Submarket:	Peoria, AZ
Traffic Count:	14,000

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 10702 West Peoria Avenue, Sun City, AZ, 85351. This property offers 4436 sqft of versatile interior. This unique property includes interesting features like a large vault and an embalming room as the property has had previous lives as both a bank and a funeral home. The floor plan provides an ideal canvas for a wide range of business needs. With convenient parking and easy access, the property ensures a seamless experience for employees and clientele. Whether it's for retail, office, or another commercial venture, this space presents an exceptional opportunity for growth and success. Don't miss the chance to make this impressive property the new home for your business.

PROPERTY HIGHLIGHTS

- Prime location near West Gate and Peoria
- Spacious interior with natural light
- High visibility and traffic from W Peoria Ave and 107th Ave
- Ample parking for tenants and customers
- Ideal for retail or office space or medical
- Professional property management in place

Candace Eldridge
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LEASE

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LOCATION DESCRIPTION

Discover an unparalleled business environment in Sun City, AZ! Located in the vibrant West Phoenix market, the area surrounding the property is teeming with exciting possibilities for office and retail tenants. Enjoy nearby amenities, including the renowned Sun City Executive Golf Course and the bustling retail and dining hub at West Gate Entertainment Center. With close proximity to major transportation routes, this close proximity to Loop 101 provides excellent connectivity to the greater Phoenix metro area, making it a strategic location for commercial use and ensuring a seamless experience for employees and clients alike. Embrace the dynamic energy of the thriving West Valley market and elevate your business to new heights from this unbeatable location.



SITE DESCRIPTION

4436 Square Foot building is positioned facing the signaled intersection hard corner with access from Peoria Ave or 107th st. Its unique positioning would be ideal for a drive thru restaurant, bank or other drive thru concept. 40-50 parking space's also make it ideal for sit down restaurant, or retail strip center. Formerly a bank and a mortuary this building has some unique space! Vault is still there!



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