

FOR SALE

SWC 75TH AVE &
PARADISE LN
PEORIA, AZ, 85382

CONTACT INFORMATION

GUNNAR SINNETT
VICE PRESIDENT
gsinnett@levrose.com
314.651.0322



EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to present the SWC of 75th Avenue and Paradise Lane, a 3.34-acre (145,473 SF) infill site that carries an active PAD (Z20-09) permitting high-density residential development. The location anchors the value story. The property sits within the P83 District, Peoria's designated Central Business District, adjacent to the Peoria Sports Complex, Arizona Broadway Theatre, and the dining, retail, and entertainment of the broader P83 corridor. With immediate access to Loop 101 and Bell Road and a direct connection to the Skunk Creek Trail, the property is the last undeveloped parcel at this signalized gateway intersection and the critical missing piece of the East End district.



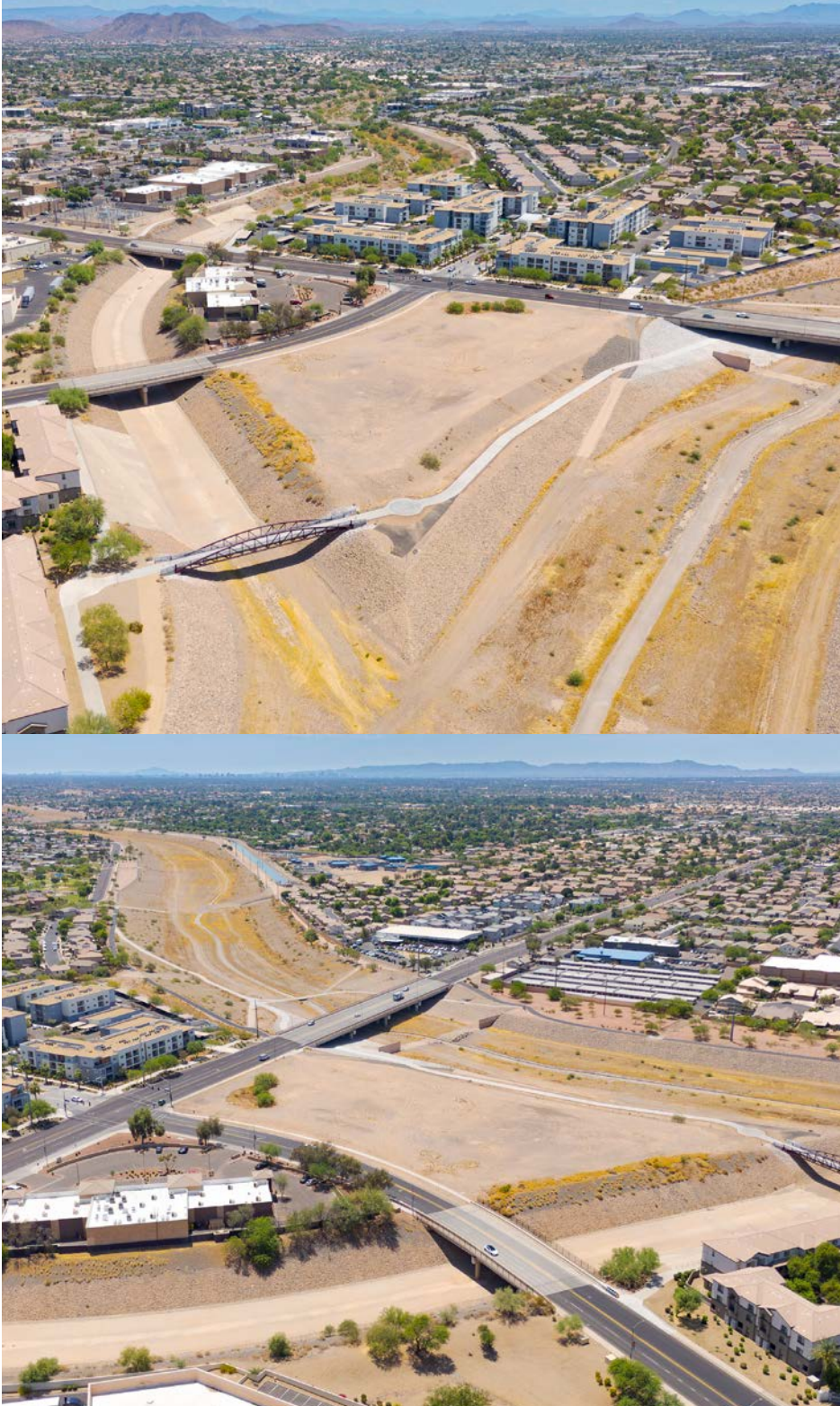
PROPERTY DETAILS

SALE PRICE	Market Price
SITE AREA	±3.34 AC (±145,473 SF)
ZONING	PAD
PARCEL	200-53-008J

CLICK TO VIEW ALTA SURVEY 

CLICK TO VIEW CONCEPTUAL ELEVATIONS 

CLICK TO VIEW CONCEPTUAL SITE PLAN 



PROPERTY HIGHLIGHTS

- Underlying PAD allows for High-Density Residential Development
- Within the P83 District, Peoria's designated Central Business District
- Adjacent to Peoria Sports Complex, Arizona Broadway Theatre, and P83 dining and entertainment
- Immediate access to Loop 101 and Bell Road
- Last remaining undeveloped parcel at the 75th Avenue and Paradise Lane gateway



CONCEPTUAL RENDERINGS



PEORIA SPORTS
COMPLEX



ARROWHEAD TOWNE
CENTER



Dillard's
The Style of Your Life.

JCPenney ★ macy's





meineke **Quick Lane** **COST CUTTERS**
Albertsons **WHATABURGER** **Chevron** **CIRCLE K** **Shell**

SALLY BEAUTY **GNC** **PNC** **THE VITAMIN SHOPPE**
Freddy's **TRADER JOE'S** **WELLS FARGO** **PETSMART**

Portillo's **CVS pharmacy** **Cane's** **SALLY BEAUTY**
Great Clips **SUPERCUTS** **DAVID'S BRIDAL** **ROSS DRESS FOR LESS**
target **Chick-fil-A** **IN-N-OUT BURGER** **OfficeMax** **Staples**
Bank of America **DISCOUNT TIRE**

benefit **five BELOW** **Burlington** **TERIYAKI MADNESS**
Bath&BodyWorks **ULTA** **TJ-maxx** **PANDA EXPRESS**
McDonald's **NORDSTROM RACK** **MEN'S WEARHOUSE**
CHASE **OLD NAVY**

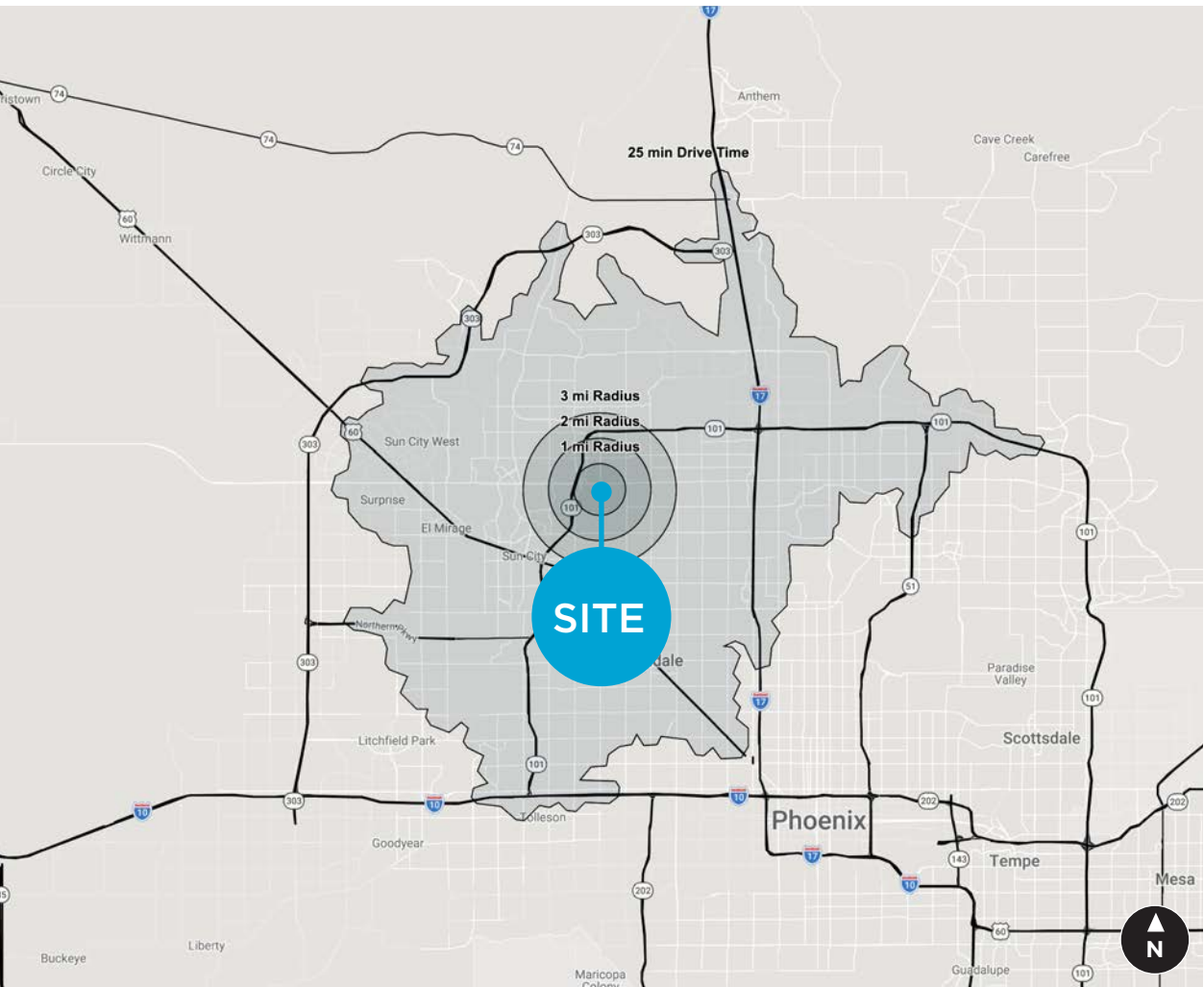
TILLY'S **Bath&BodyWorks** **claire's** **SEPHORA**
macy's **Dillard's** **JCPenney** **PANDA EXPRESS** **VICTORIA'S SECRET**
PACSUN **Buckle** **EXPRESS**
TACO BELL **AÉROPOSTALE** **LANE BRYANT** **DOLLAR TREE**

BLANCO **POSTINO** **NORTH ITALIA**
Seattle Mariners **SD**
PEORIA SPORTS COMPLEX

SITE



DEMOGRAPHICS



*2026 Statistics from SitesUSA.com

POPULATION

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2026	10,364	45,805	108,147	1.24 M
2031	10,781	45,193	104,580	1.24 M

HOUSEHOLDS

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2026	4,352	18,966	45,310	475,310
2031	4,548	18,883	44,099	476,021

AVERAGE INCOME

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2026	\$132,149	\$130,727	\$123,750	\$116,144
2031	\$130,819	\$130,156	\$123,366	\$116,290

EMPLOYEES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2026	8,578	26,597	44,778	350,951

BUSINESSES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2026	1,073	3,153	5,835	43,942

PEORIA EMPLOYMENT OVERVIEW

Peoria is an emerging employment hub, highlighted by a diverse array of industries and a robust job market. The area features a blend of retail centers, healthcare facilities, and recreational enterprises, offering a wide range of employment opportunities for local residents. Key sectors propelling the economy include healthcare, retail, hospitality, and sports-related services, particularly due to its proximity to major venues like the Peoria Sports Complex. This vibrant community is supported by a mix of established businesses and a growing number of startups, resulting in a favorable unemployment rate and economic stability. Additionally, Peoria's strategic location and developing infrastructure enhance access for job seekers and businesses alike, making it an appealing destination for both established employers and new ventures.

PEORIA EMPLOYMENT OVERVIEW:

- Total jobs in Peoria: Approximately 85,000
- Major healthcare sector employees: About 18,000
- Educational institution employees: Approximately 9,000
- Corporate office employees: Around 25,000
- Retail sector employees: Close to 12,000



GUNNAR SINNETT, VICE PRESIDENT
gsinnett@levrose.com
314.651.0322

LEVROSE

COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

WWW.LEVROSE.COM