

Peoria Office Sublease

9044 W UNION HILLS DR
PEORIA, AZ 85382

FOR LEASE



PROPERTY SUMMARY

This 3,653 SF office suite offers a functional layout with eight private offices, two conference rooms, two private restrooms, and a large break area with seating. Exposed ceilings provide a modern, open feel, complemented by a welcoming reception area. Building and monument signage are available at the signalized intersection of Union Hills Drive and 91st Avenue, delivering strong visibility and branding opportunities.

Office Suite Features

± 3,653 square feet

8 private offices

2 conference rooms

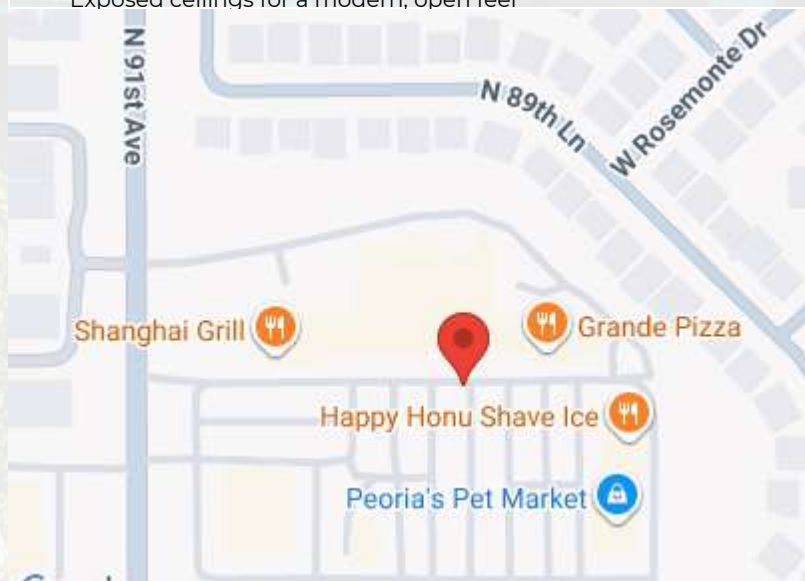
2 private restrooms

Large break area with sitting island

Bright space with abundant natural light throughout

Exposed ceilings for a modern, open feel

Building SqFt	30,244 SqFt
Year Built	1995
Zoning Type	Commercial
County	Maricopa
Subdivision Name	91ST AVE AND UNION HILLS RETAIL CENTER L
Suite Square Footage	3,653
Total Office	8
Conference Rooms	2



BRETT NICHOLAS

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RE/MAX Fine Properties/Boulders Realty
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Scottsdale, AZ 85255

Office: 480-792-9500
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#108	Professional Office	Negotiable	NNN	3,653 SF	4.25 Yrs



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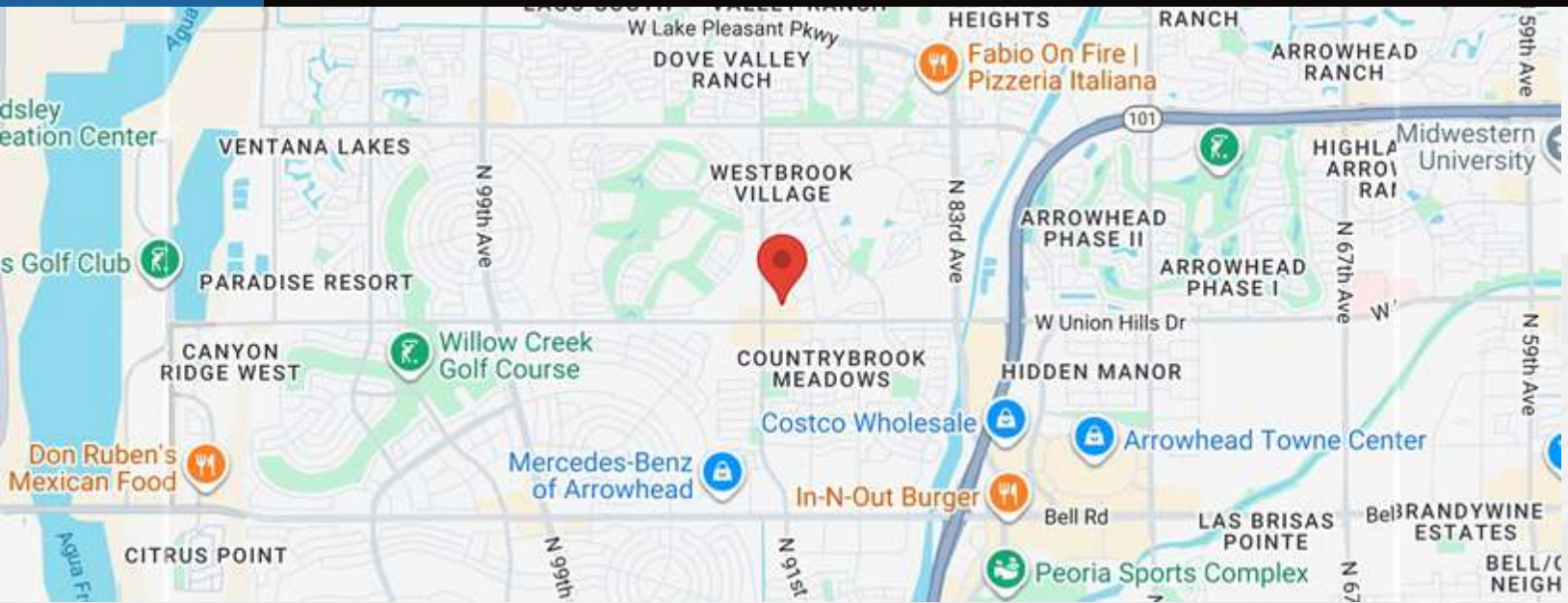
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,701	76,371	187,758
2010 Population	11,659	91,612	217,500
2025 Population	12,760	105,566	249,064
2030 Population	12,739	107,725	253,592
2025-2030 Growth Rate	-0.03 %	0.41 %	0.36 %
2025 Daytime Population	12,882	109,251	243,786

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	572	3,048	7,284
\$15000-24999	381	2,143	5,009
\$25000-34999	436	2,237	5,394
\$35000-49999	812	4,160	10,132
\$50000-74999	1,140	7,687	16,389
\$75000-99999	635	5,204	12,082
\$100000-149999	1,359	9,171	20,269
\$150000-199999	479	5,978	12,089
\$200000 or greater	543	6,196	14,177
Median HH Income	\$ 70,821	\$ 91,087	\$ 88,316
Average HH Income	\$ 95,010	\$ 116,928	\$ 115,972

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,563	33,138	75,754
2010 Total Households	5,989	40,632	90,336
2025 Total Households	6,358	45,825	102,826
2030 Total Households	6,389	46,984	105,167
2025 Average Household Size	1.9	2.26	2.38
2025 Owner Occupied Housing	4,659	35,389	79,395
2030 Owner Occupied Housing	4,832	36,726	82,479
2025 Renter Occupied Housing	1,699	10,436	23,431
2030 Renter Occupied Housing	1,557	10,258	22,688
2025 Vacant Housing	904	4,871	8,923
2025 Total Housing	7,262	50,696	111,749

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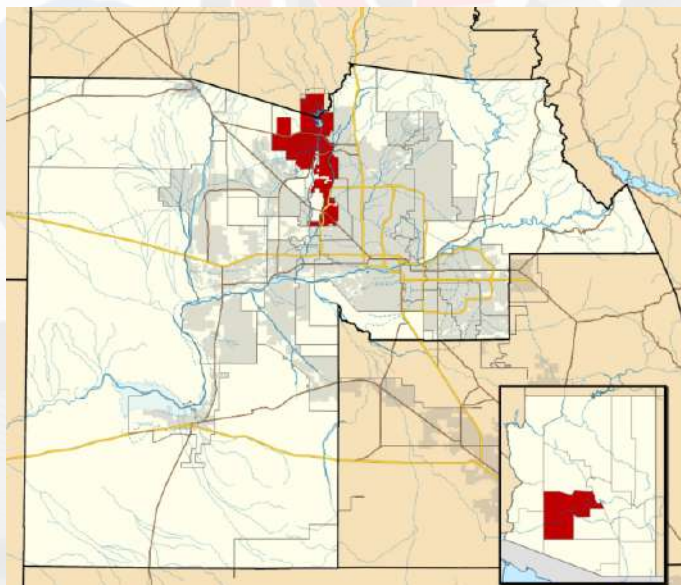
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CITY OF PEORIA

COUNTY MARICOPA
INCORPORATED 6/6/1954

AREA

CITY 179.2 SQ MI
LAND 176.1 SQ MI
WATER 3.2 SQ MI
ELEVATION 1581 FT

POPULATION



ABOUT PEORIA

Peoria (pee-OR-ee-ə) is a city in Maricopa and Yavapai counties in the U.S. state of Arizona. Most of the city is located in Maricopa County, while a portion of it in the north is in Yavapai County. It is a major suburb of Phoenix.

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