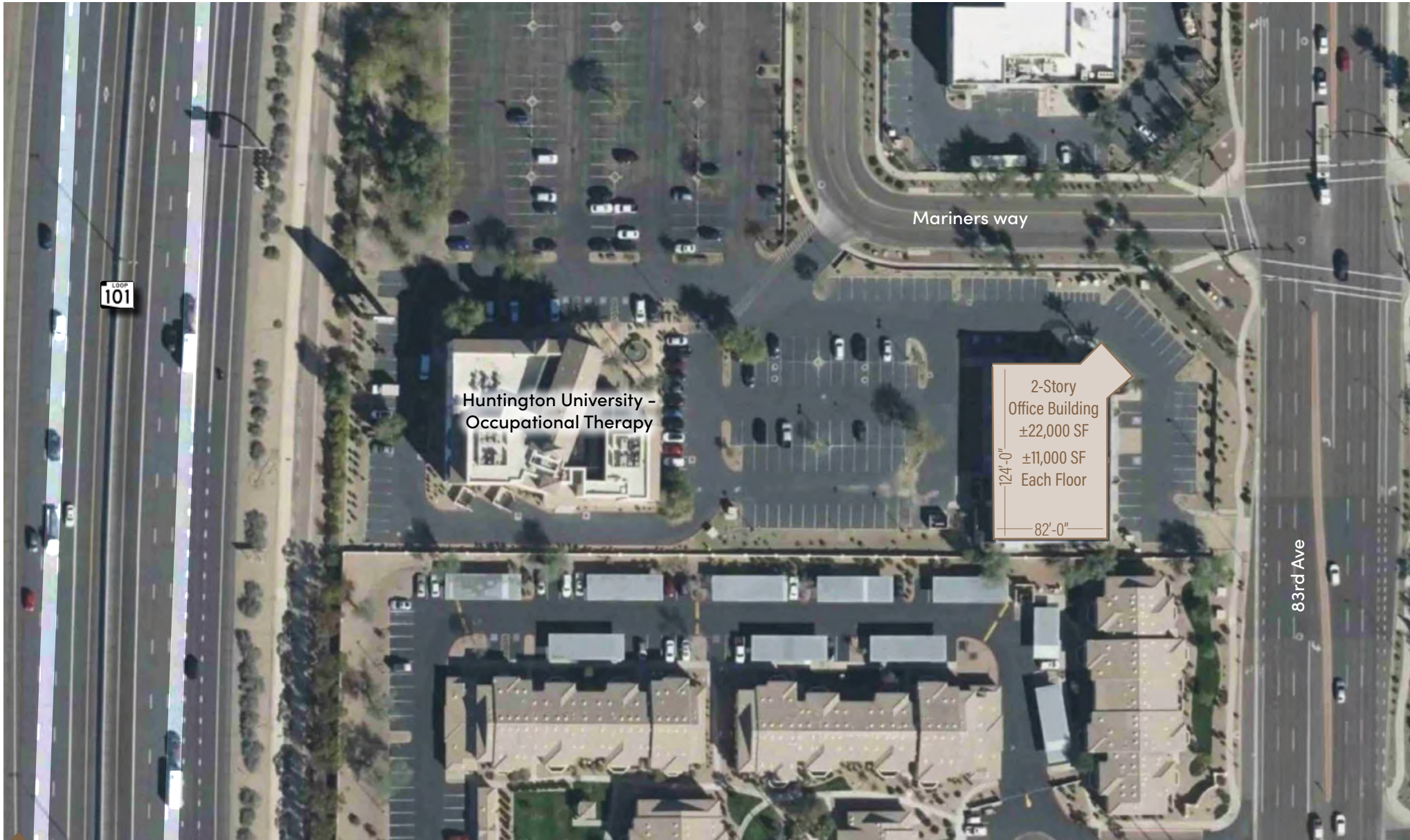


FOR SALE OR LEASE

15814 N 83RD AVE



Huntington University -  
Occupational Therapy

Mariners way

83rd Ave

2-Story  
Office Building  
±22,000 SF  
±11,000 SF  
Each Floor  
124'-0"  
82'-0"

N

PEORIA, AZ 85382

CBRE

# PROPERTY HIGHLIGHTS

This impressive, planned 22,000 SF, 2-story commercial building presents an ideal option for medical and professional office users to establish a thriving presence in a highly desirable and growing area.

Be a part of the building design and planning process to create a customized environment to meet the specific needs of your practice or business, allowing you to create a tailored workspace. The building's planned contemporary architecture provides a professional and inviting environment, enhancing your brand image and attracting top talent.

Conveniently located near restaurants, retail centers, and other essential amenities, providing convenience for your employees and clients. Benefit from the thriving Peoria community, known for its family-friendly atmosphere and robust economic growth.



Various

**Amenities**



Access to

**Workforce**



Nearby

**Freeways**

<b>Building SF</b>	±22,000 SF
<b>Available SF</b>	±5,000 - 22,000 SF
<b>Lease Rate</b>	LEASE - \$35/SF NNN
<b>Sale Price</b>	SALE - \$400/SF
<b>Land Area</b>	±14,174 SF
<b>APN</b>	200-53-629
<b>Zoning</b>	PAD, Peoria
<b>Parking Ratio</b>	5.02/1,000 SF required parking provided through shared parking agreement

- » Grey Shell construction 2-story medical professional office
- » Proposed 2027 delivery
- » Prominent signage with excellent visibility on 83rd Avenue
- » Light Rail Transit Stop
- » 5 Minutes from Banner Desert Medical Center
- » Convenient access to Loop 101 freeway
- » 20 minutes to Sky Harbor Airport
- » Close to convenient retail, shops and family entertainment
- » Ownership option to capitalize on the growing market and secure a valuable asset

## AREA DEMOGRAPHICS

2024	1 Miles	3 Miles	5 Miles
Population	10,041	109,487	314,730
Daytime Population	17,957	119,385	300,801
Median HH Income	\$97,511	\$80,697	\$82,184
Median Age	42.8	50.8	45.5



15814  
N 83RD AVE

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F O R S A L E  
O R L E A S E

15814

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