

Arrowhead Business Park

PROFESSIONAL OFFICE CONDO FOR SALE/LEASE

8765 W KELTON LN, BUILDING B1E, SUITE 116 | PEORIA, AZ 85382



SALE PRICE

\$472,500.00

LEASE RATE (NNN)

\$28.00

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
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Professional Office Condo in a Prime Peoria, AZ Location

AVAILABLE FOR SALE/LEASE

Arrowhead Business Park presents an exceptional opportunity to purchase or lease a ±1,350 SF professional office condo in a highly desirable Peoria location. Located at 8765 W Kelton Ln, Building B1E, Suite 116, this property was built in 2005 and features versatile C-2 zoning. Most recently utilized as a behavioral health center, the layout is excellently suited for a variety of medical, therapeutic, or professional office users looking to establish a strong operational footprint in the West Valley.

The property benefits from a synergistic professional environment and offers immediate accessibility just off the Loop 101 freeway, ensuring a convenient commute for both staff and visiting patients.

Property Summary

Address	8765 W Kelton Ln, Bldg B1E, Suite 116 Peoria, AZ 85382
Condo Size	±1,350 SF
Year Built	2005
Zoning	C-2
Layout	Reception, 3 Offices, & Restroom
Sale Price	\$472,500.00 (\$350 PSF)
Lease Rate	\$28.00 NNN

Highlights

- Former behavioral health center
- Excellent Freeway Access via Loop 101
- Minutes to major retail and dining options in Arrowhead Towne Center



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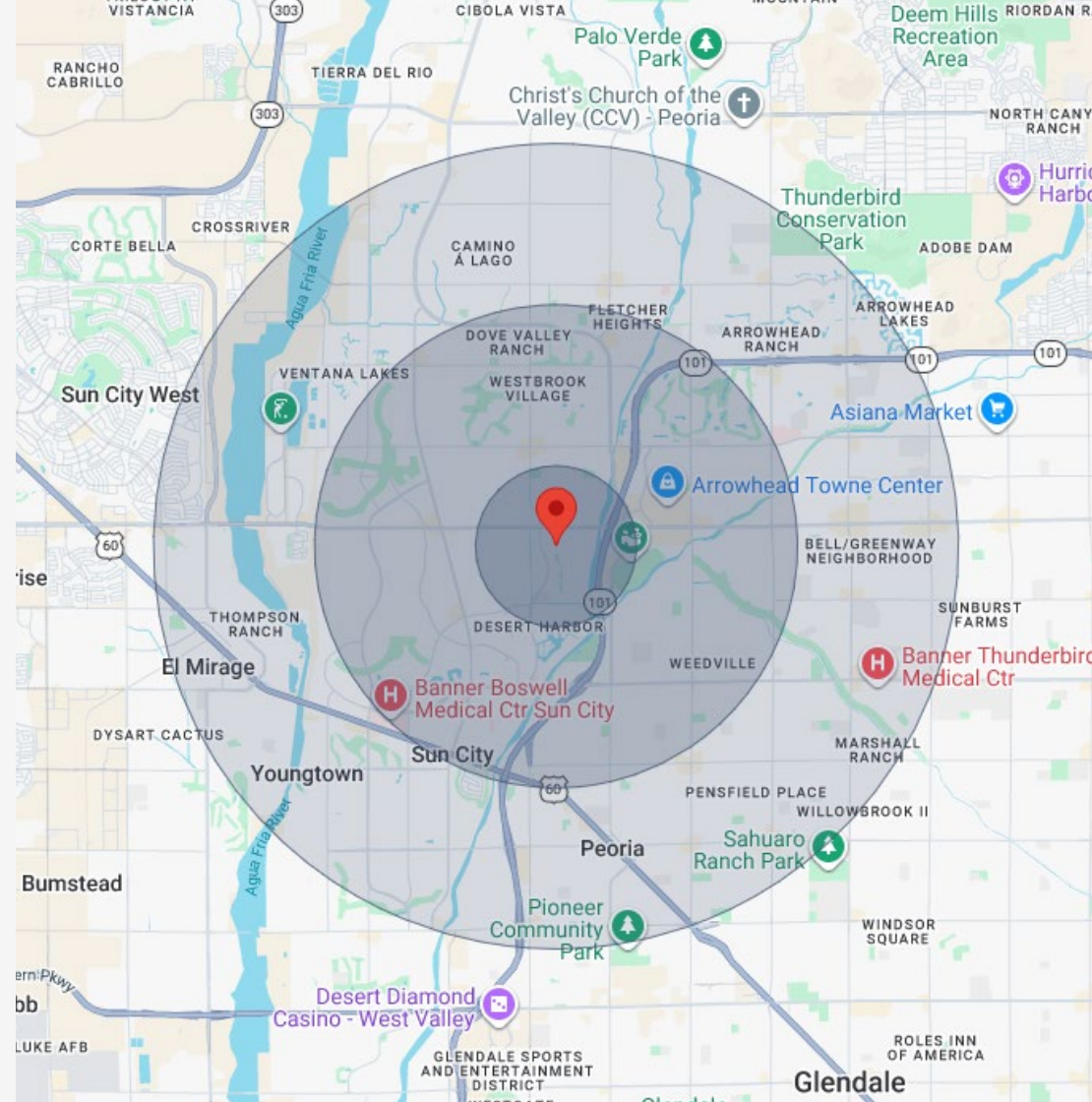


Prime Peoria Commercial Location

Strategically positioned in the vibrant Arrowhead trade area, this property sits immediately west of the Loop 101 freeway and just south of the bustling Bell Road corridor, ensuring exceptional regional connectivity and ease of access. The condo thrives within a dynamic commercial hub surrounded by an abundance of everyday amenities and major traffic drivers, including Arrowhead Towne Center, the Peoria Sports Complex, Target, Costco, and a heavily trafficked auto mall district. This premier placement provides incoming tenants with outstanding exposure near top-tier retail and entertainment options, while also placing them adjacent to a robust daytime employment base of 45,993 professionals within a 3-mile radius.

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	12,225	109,150	299,598
Projected Growth 2025 - 2030	0.7%	0.8%	0.7%
2025 Households	5,198	49,150	121,071
Median Age	47	54.9	46.2
Bachelor's Degree or Higher	30%	32%	28%
Avg HH Income	\$98,550	\$98,976	\$99,934
Total Consumer Spending	\$163.1M	\$1.6B	\$4B
Daytime Employment	9,522	45,993	97,913
Businesses	627	6,171	13,435
Median Home Value	\$400,412	\$409,122	\$399,903



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06/24/26