



±35,000 SF CO-ANCHOR BOX SPACE AVAILABLE

PEORIA TOWNE CENTER | NEC 83RD AVE & PEORIA AVE
8150 - 8200 W PEORIA AVE, PEORIA, AZ 85345



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PROPERTY OVERVIEW

±35,000 SF

Co-Anchor Box Space Available

C-2, City of Peoria

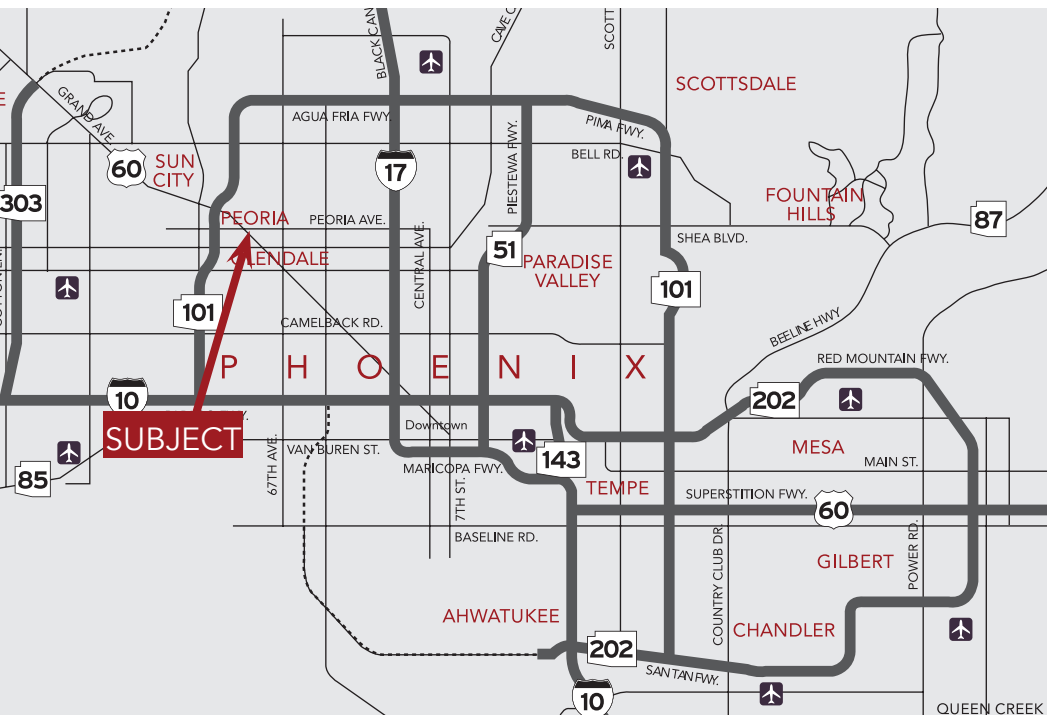
Zoning

\$7.75/SF + NNN

Rental Rate

SPACE HIGHLIGHTS

- Prominent Signage and Visibility
- More than 347,000 Residents Within a 5-Mile Radius
- Proximity to Loop 101
- Over 21,000 VPD at intersection
- One (1) Loading Dock
- Nearby Tenants



LOCATION DETAILS

FREEWAY ACCESS

US-60 is less than a half mile to the west and the Loop 101 is two miles to the west.

NEARBY COLLEGES

ASU West is 5 miles to the east and Glendale Community College is 3.5 miles to the southeast contributing additional daytime population and service demand.

WESTGATE DEVELOPMENT

The major development of the Westgate Entertainment District is 5 miles to the south and continues to provide daily commuter as well as tourist traffic.

GOOD DEMOGRAPHICS

There is an extremely dense population in a 5-mile radius of the property. Average Household Income in a 1-Mile radius is \$81,839. There are 160,339 households in a 5-mile radius.

STRONG WEST VALLEY COMMUTER CORRIDOR

Peoria Avenue and US-60 serve as key east-west and north-south commuter routes through Phoenix and Glendale.

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

PROPERTY DETAILS

ANCHOR TENANT OPPORTUNITY

You will be one of the biggest tenants in the center and in the most prominent position in the center to maximize your identity and presence

LOTS OF PARKING

There are 410 parking spaces with a 4.2 per 1,000 parking ratio.

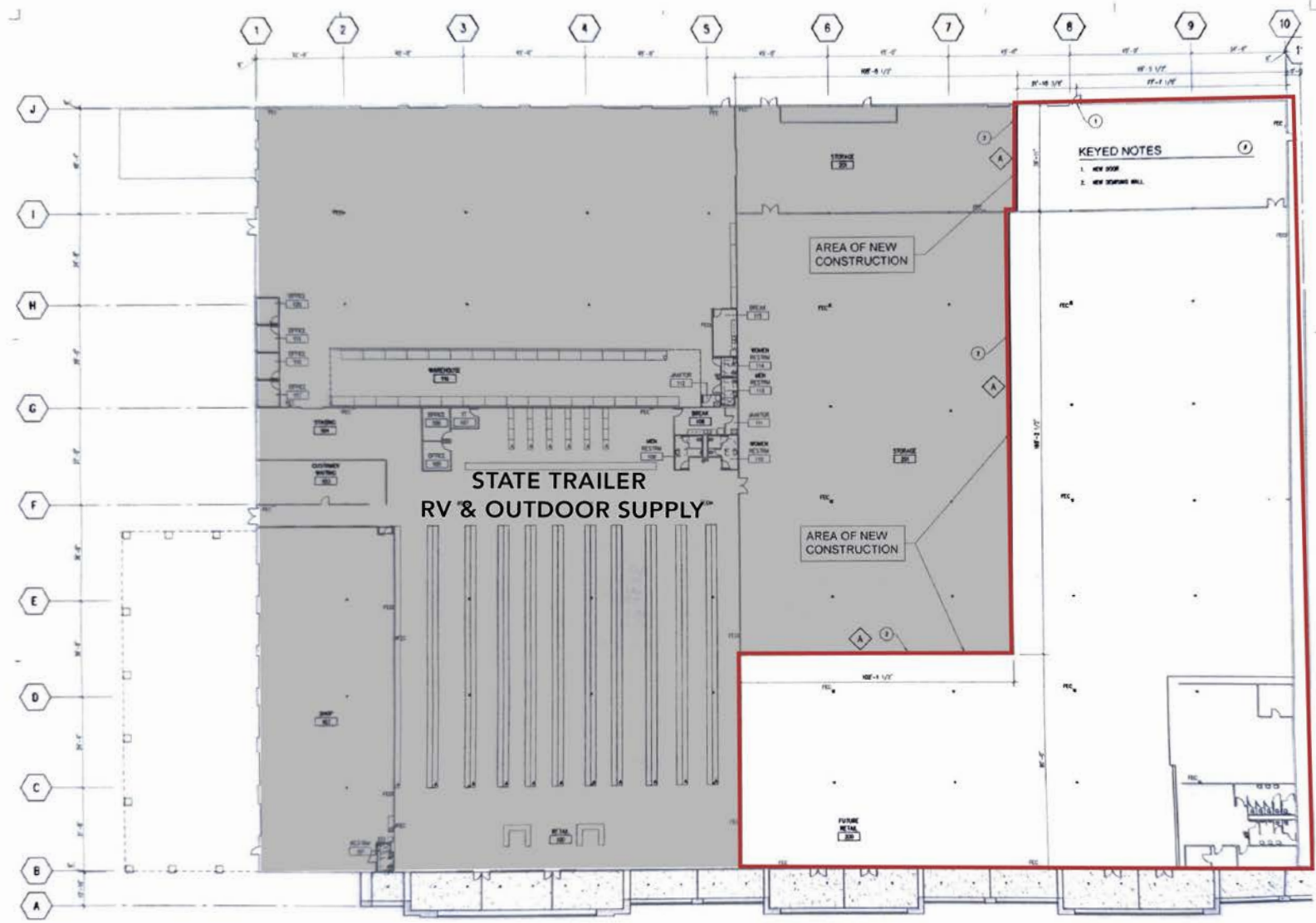
DEMOGRAPHICS (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	18,511	121,727	347,475
AVG HOUSEHOLD INCOME	\$81,473	\$90,592	\$87,554
# OF HOUSEHOLDS	6,132	46,727	131,550

TRAFFIC COUNTS (2024)

W PEORIA AVE	
EAST	16,801 VPD
WEST	18,441 VPD
N 83RD AVE	
NORTH	4,397 VPD
SOUTH	3,877 VPD





1 FLOOR PLAN
SCALE 1/16" = 1'-0"



GRAPHIC SCALE 1/16" = 1'-0"

STATE TRAILER
8200 West Peoria Avenue
Peoria, Arizona 85345

moderna
architecture | design
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scottsdale, arizona 85260
P 480 400 8800
www.modernarchitects.com

revision

designed by: UJA
checked by: MCM
project no.: 2384.00
date: _____
year: _____



FLOOR PLAN

A210



