

Safeway Plaza – Peoria

8376 W. Cactus Rd. &
12370 N. 83rd Ave.
Peoria, AZ 85381
Maricopa County



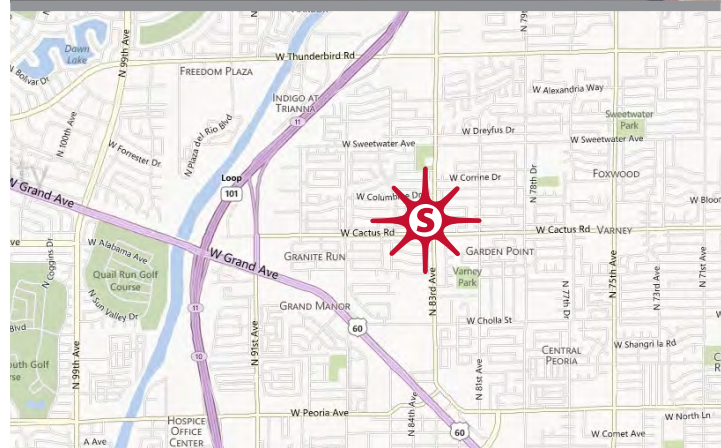
key features

- Safeway-anchored center in dense Metro Phoenix submarket
- close proximity to the 101 Loop
- daily traffic counts: 13,781 on 83rd Avenue and 18,778 on Cactus Road

demographics

	1 mile	3 miles	5 miles
population	18,247	117,822	332,695
households	6,562	48,760	134,180
avg. household income	\$100,475	\$97,160	\$95,758
daytime population	8,985	76,629	199,736

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography



retail space for lease 915 – 1,312 sf

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8376 building

UNIT	TENANT	DIMS.	S.F.
101	KNOCKOUT FITNESS	64 x 70 IRR	4,590

8390 shops (owned by others)

BARRO'S PIZZA	AMERICAN FAMILY INSURANCE
SALAD WORLD	YOUR FAMILY DENTIST
WATER & ICE	MANE SOCIETY SALON
JD NAILS	PEORIA POOL SUPPLIES

12370 building

UNIT	TENANT	DIMS.	S.F.
101	CACTUS MOTOR VEHICLE SERVICES	18 x 60	1,080
102	TOP ROCKER TATTOO	21 x 60	1,260
103	BLITE MENSWEAR	18 x 60	1,244
104	ESPRESSO DOSE	18 x 60	1,244
105	AVAILABLE	17 x 79.5 IRR	1,312
106	RED STAR SPA	18 x 73.5 IRR	1,288
107	FARMERS INSURANCE	20 x 67 IRR	1,278
108	THE CLEAN DOG	25 x 60 IRR	1,371
109	AVAILABLE	20 x 50 IRR	915
110	NFL CUTS	27 x 42 IRR	989

