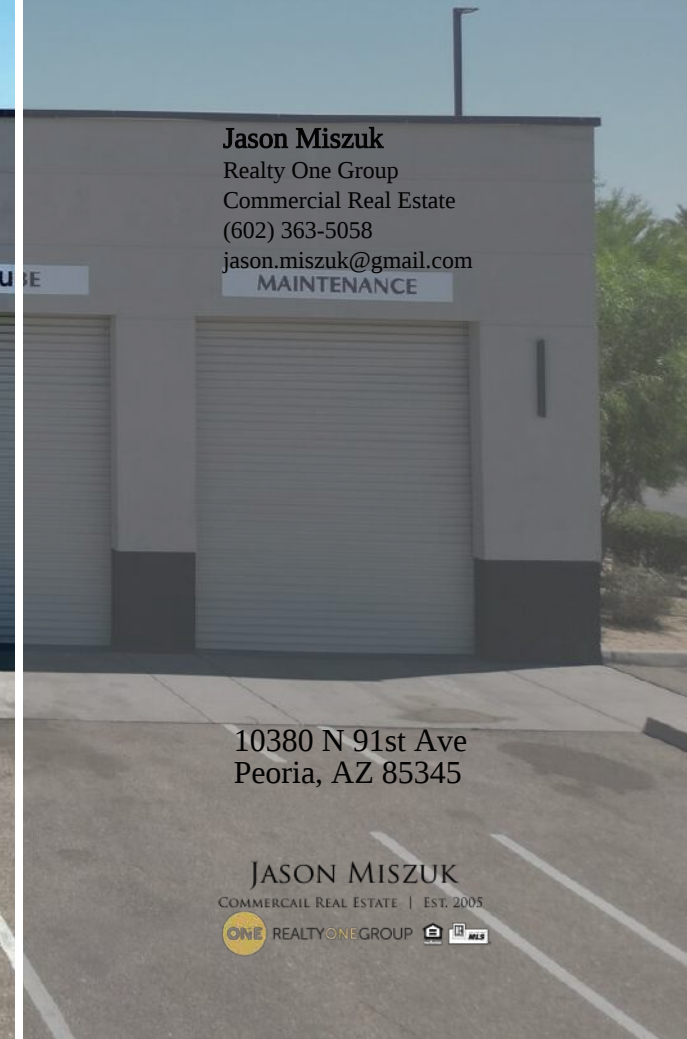


Automotive Property

ANCHORED BY HOME DEPOT | NEAR LOOP 101



FOR LEASE



Jason Miszuk
Realty One Group
Commercial Real Estate
(602) 363-5058
jason.miszuk@gmail.com
MAINTENANCE

10380 N 91st Ave
Peoria, AZ 85345

JASON MISZUK
COMMERCIAL REAL ESTATE | EST. 2005
 REALTYONEGROUP  

THE SPACE

Location	10380 N 91st Ave Peoria, AZ 85345
County	Maricopa
APN	142-54-949
Cross Street	Peoria and Loop 101

HIGHLIGHTS

- Turnkey automotive shop
- Less than 1000 feet from Loop 101
- Lifts and automotive equipment
- Anchored by Home Depot and other national retailers
- 5 Bays | 3 of which are drive-thru
- Waiting area
- Restroom
- Mezzaine storage
- Service Pit

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,775	115,625	315,972

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$72,020	\$89,393	\$92,498

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,646	47,865	121,581

PROPERTY FEATURES

BUILDING SF	2,866
LAND SF	43,299
YEAR BUILT	2005
ZONING TYPE	PAD
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	48

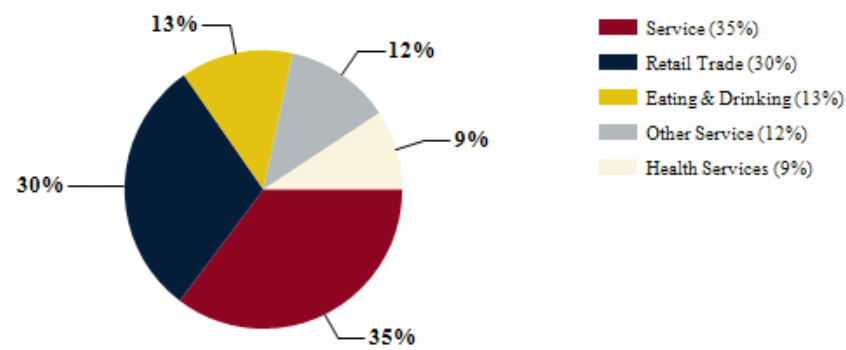
NEIGHBORING PROPERTIES

NORTH	Burger King, Subway, Del Taco, Pizza Hut
SOUTH	At Home, Arby's, Barber Shop
WEST	Home Depot



- The property is located in Peoria, Arizona, a vibrant city in the Phoenix metropolitan area known for its growing economy and population.
- Nearby attractions include the Peoria Sports Complex, a popular spring training facility for Major League Baseball teams, and the Arrowhead Towne Center, a large shopping mall with a variety of retail and dining options.
- The area is characterized by a mix of residential neighborhoods, office buildings, and commercial establishments, providing a diverse customer base for potential businesses at the property.
- Access to major transportation routes such as the Loop 101 freeway ensures convenient connectivity to other parts of the Phoenix metro area, making the property easily accessible to customers and employees.
- The city of Peoria has been experiencing significant growth in recent years, attracting new businesses and residents seeking a dynamic and thriving community to live and work in.

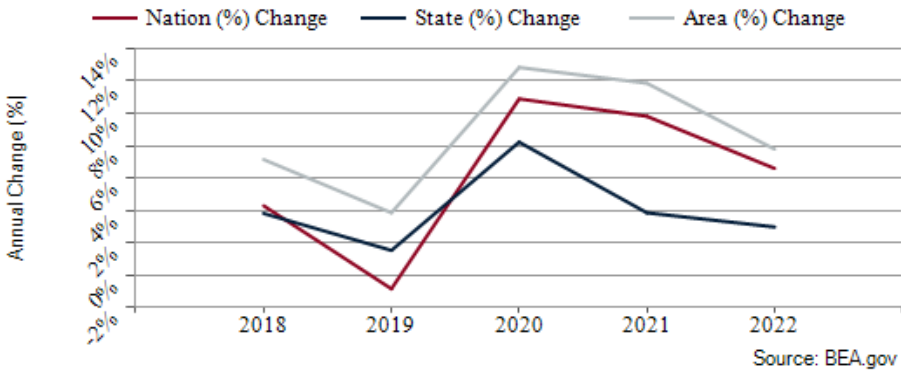
Major Industries by Employee Count

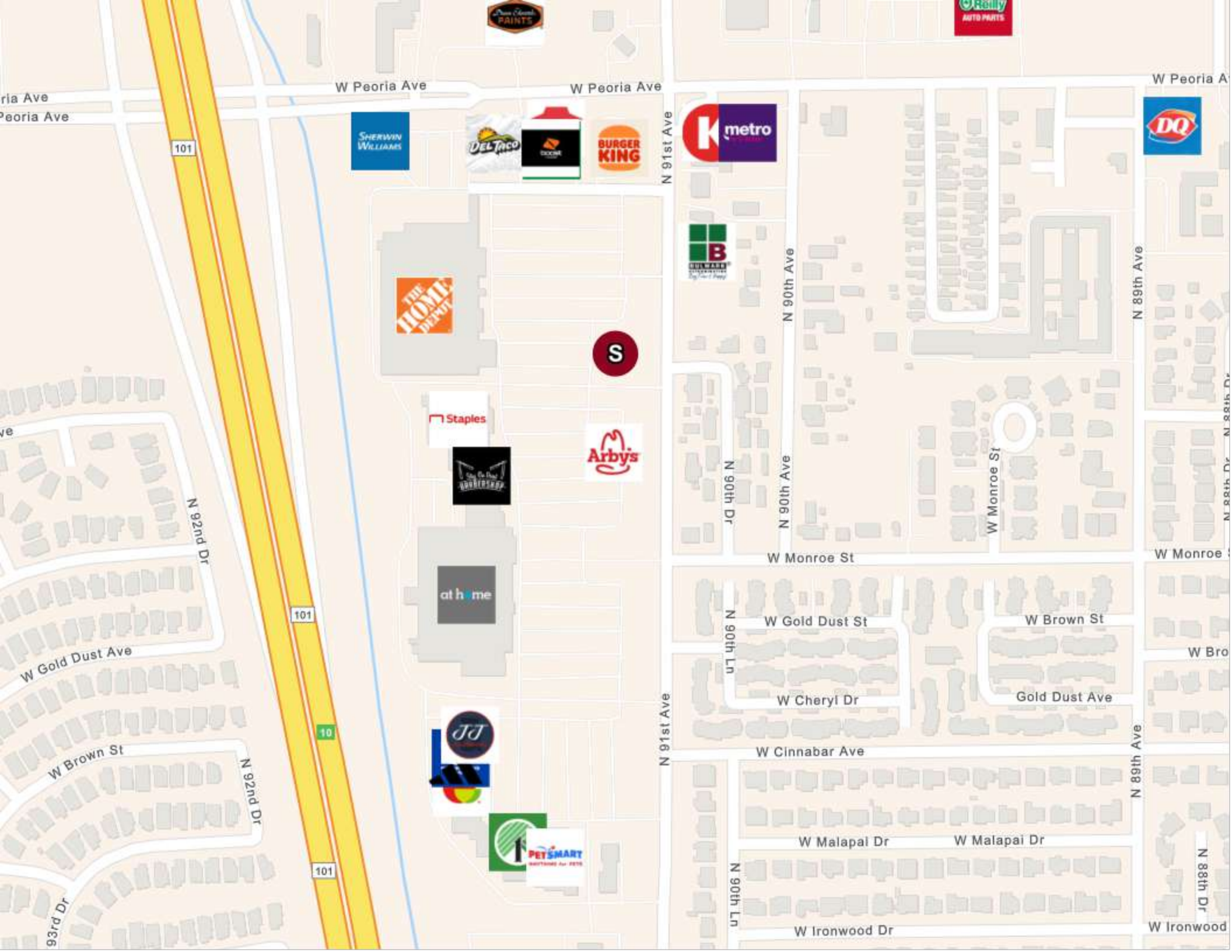


Largest Employers

Peoria Unified School District	2,130
City of Peoria	1,800
Fry's Food Store	870
Walmart/Sam's Club	840
Freedom Plaza Peoria	530
Target	470
Safeway	380
The Home Depot	370

Maricopa County GDP Trend





Peoria Ave
Peoria Ave

101

W Peoria Ave

W Peoria Ave

N 91st Ave



N 89th Ave



N 90th Dr

N 90th Ave

N 90th Ave

W Monroe St

W Monroe St

W Monroe St

N 92nd Dr

101

W Gold Dust Ave



N 90th Ln

W Gold Dust St

W Brown St

W Brown St

W Brown St

N 92nd Dr

10



N 91st Ave

N 90th Ln

W Cinnabar Ave

W Malapai Dr

W Malapai Dr

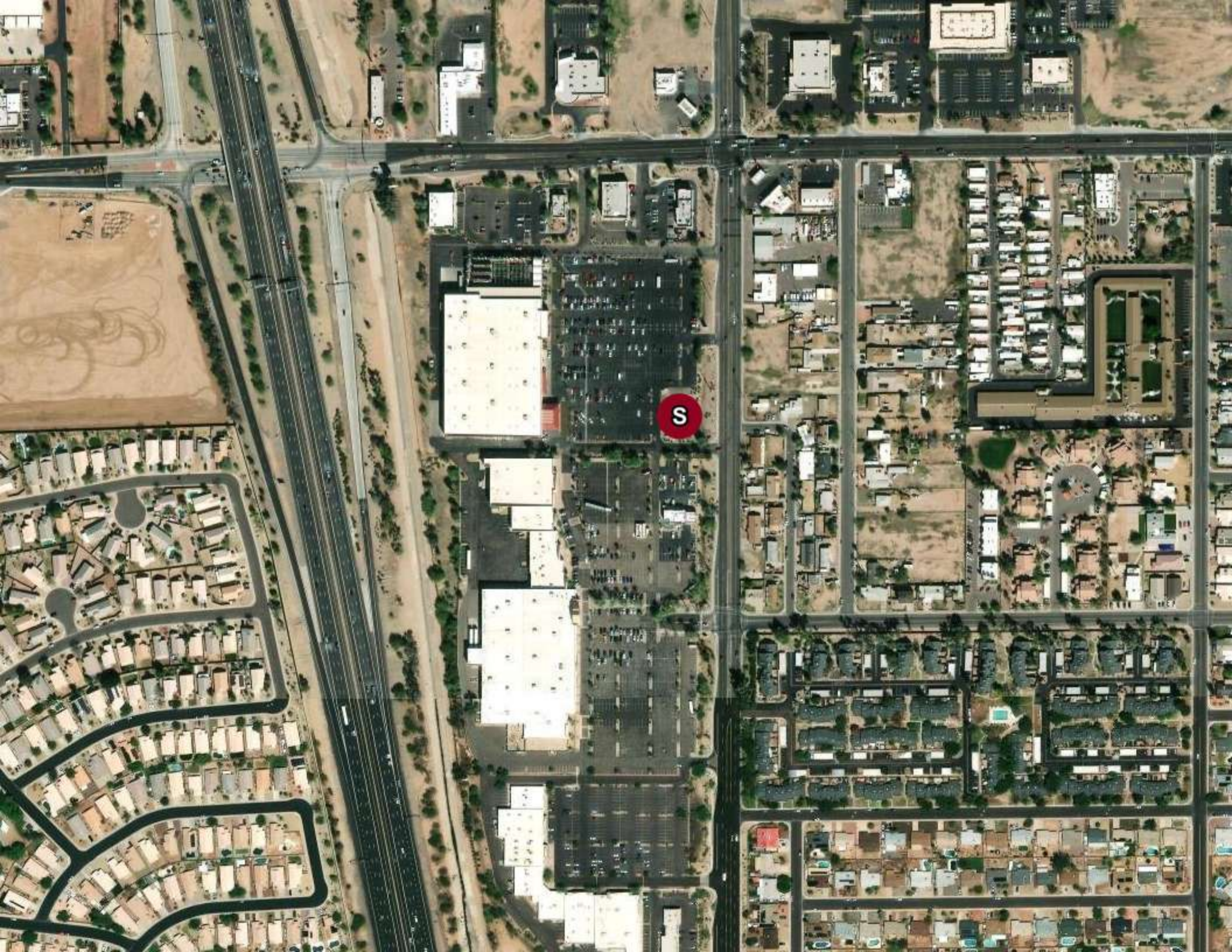
N 89th Ave

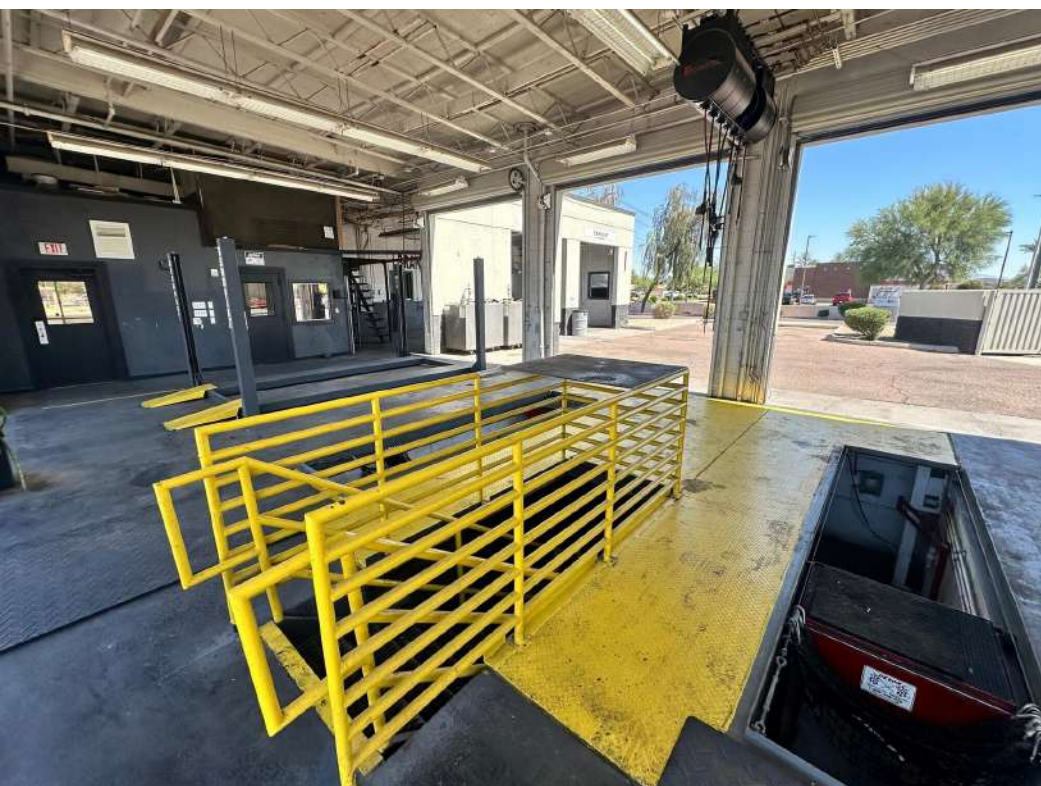
Gold Dust Ave

W Ironwood Dr

W Ironwood Dr

N 88th Dr

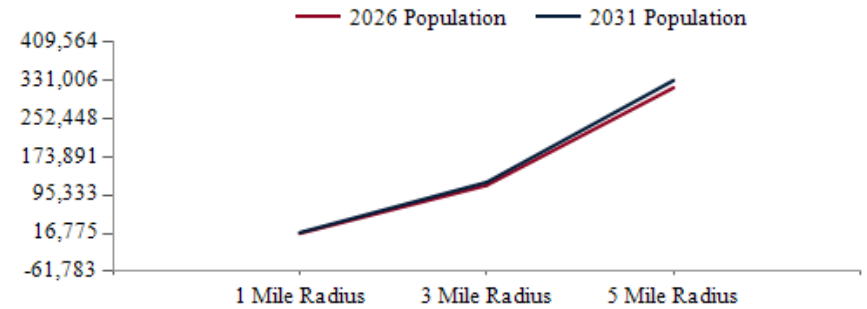




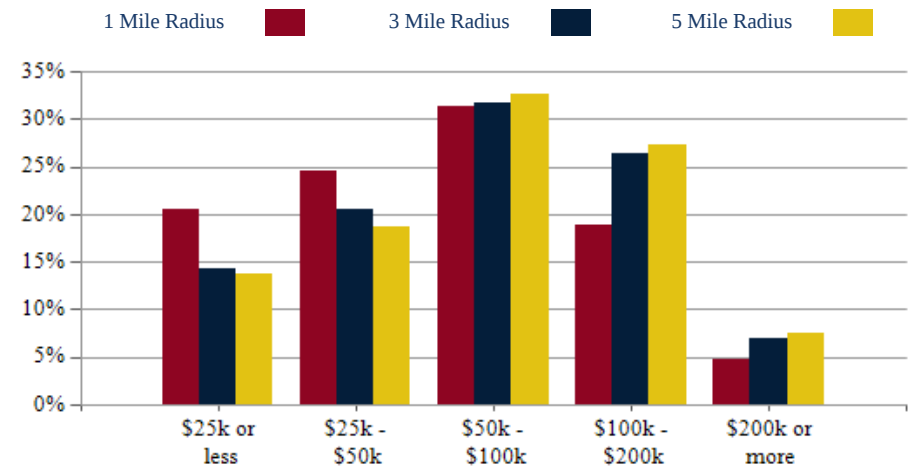


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,610	89,631	229,924
2010 Population	15,933	99,211	269,459
2026 Population	16,775	115,625	315,972
2031 Population	18,440	121,749	331,006
2026 African American	1,286	6,578	21,768
2026 American Indian	346	2,039	6,123
2026 Asian	512	4,370	13,313
2026 Hispanic	6,318	35,206	114,661
2026 Other Race	2,655	13,829	50,197
2026 White	9,282	71,580	174,209
2026 Multiracial	2,651	17,047	49,674
2026-2031: Population: Growth Rate	9.55%	5.20%	4.65%

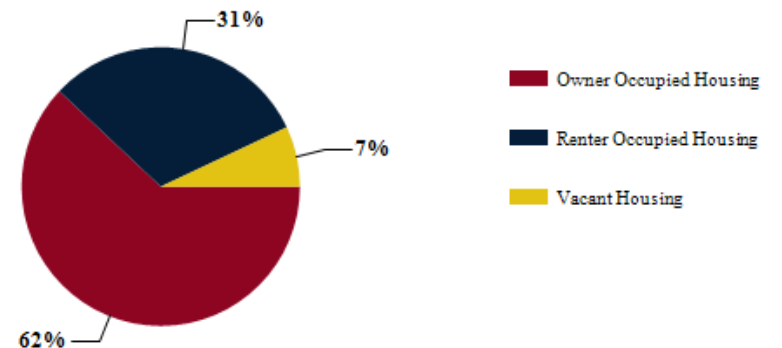
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	784	3,804	9,750
\$15,000-\$24,999	576	3,029	7,024
\$25,000-\$34,999	488	3,526	8,108
\$35,000-\$49,999	1,144	6,312	14,720
\$50,000-\$74,999	1,336	8,712	22,584
\$75,000-\$99,999	747	6,466	17,017
\$100,000-\$149,999	910	8,864	22,259
\$150,000-\$199,999	346	3,790	10,954
\$200,000 or greater	315	3,362	9,164
Median HH Income	\$54,298	\$70,060	\$73,082
Average HH Income	\$72,020	\$89,393	\$92,498



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

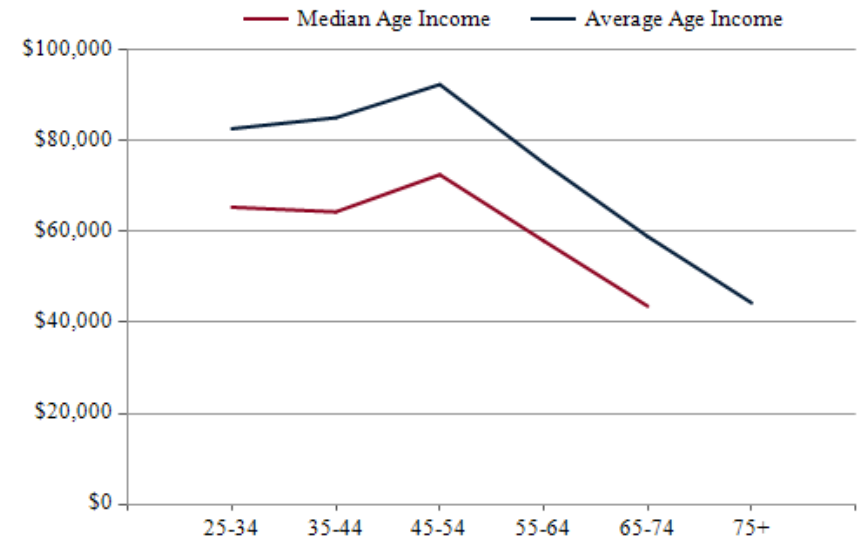
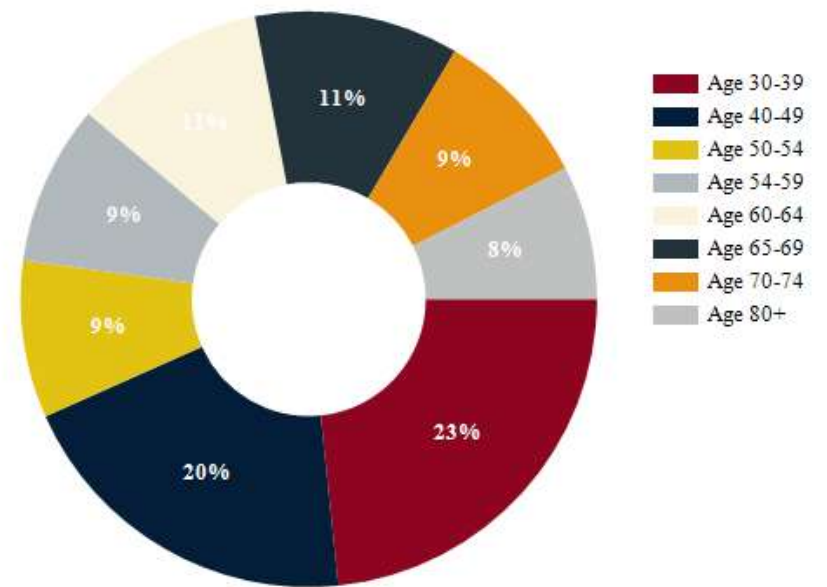


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,110	7,718	21,928
2026 Population Age 35-39	1,158	6,982	19,720
2026 Population Age 40-44	1,055	6,399	18,238
2026 Population Age 45-49	884	5,621	16,228
2026 Population Age 50-54	858	5,839	16,538
2026 Population Age 55-59	873	6,064	16,272
2026 Population Age 60-64	1,054	8,086	19,166
2026 Population Age 65-69	1,113	8,092	18,910
2026 Population Age 70-74	876	7,431	17,124
2026 Population Age 75-79	729	6,505	14,911
2026 Population Age 80-84	485	4,635	10,610
2026 Population Age 85+	386	4,399	9,937
2026 Population Age 18+	13,079	93,976	249,499
2026 Median Age	40	44	40
2031 Median Age	40	44	41

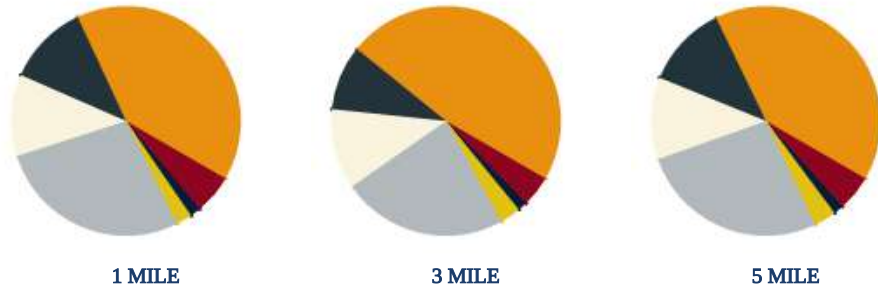
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,411	\$85,132	\$82,877
Average Household Income 25-34	\$82,687	\$101,507	\$99,355
Median Household Income 35-44	\$64,362	\$96,780	\$95,447
Average Household Income 35-44	\$85,113	\$114,634	\$115,233
Median Household Income 45-54	\$72,571	\$98,251	\$95,669
Average Household Income 45-54	\$92,434	\$114,315	\$113,655
Median Household Income 55-64	\$57,991	\$79,730	\$82,882
Average Household Income 55-64	\$75,135	\$98,910	\$101,721
Median Household Income 65-74	\$43,614	\$55,647	\$59,017
Average Household Income 65-74	\$58,952	\$74,759	\$79,222
Average Household Income 75+	\$44,334	\$58,848	\$61,134

Population By Age



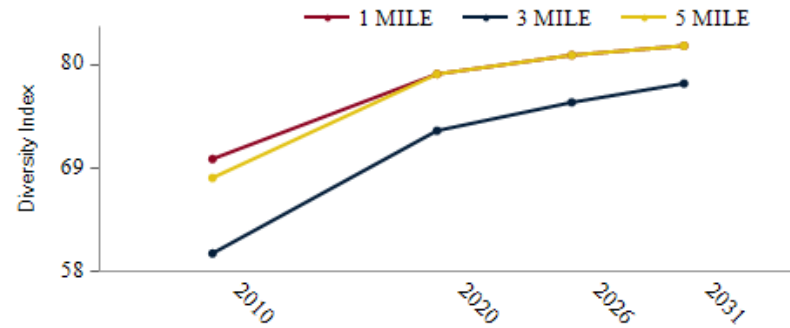
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	83	78	82
Diversity Index (current year)	81	76	81
Diversity Index (2020)	79	73	79
Diversity Index (2010)	70	60	68

POPULATION BY RACE



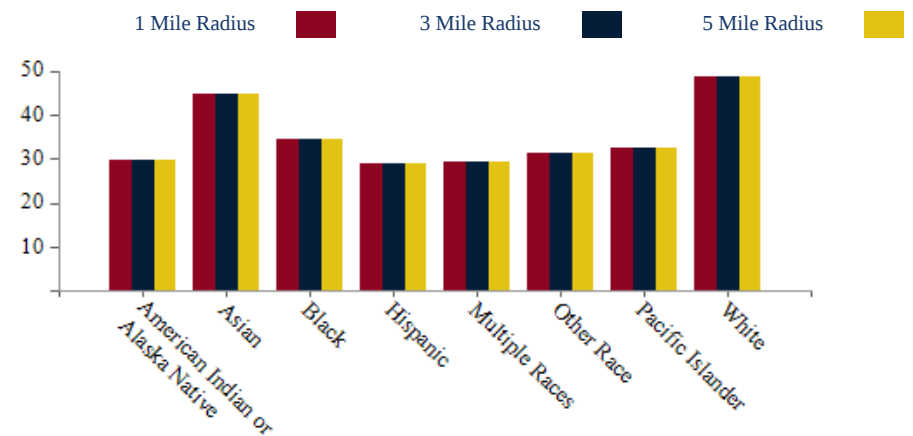
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	4%	5%
American Indian	2%	1%	1%
Asian	2%	3%	3%
Hispanic	27%	23%	27%
Multiracial	12%	11%	12%
Other Race	12%	9%	12%
White	40%	48%	41%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	30	32	32
Median Asian Age	45	42	40
Median Black Age	34	36	33
Median Hispanic Age	29	30	29
Median Multiple Races Age	30	30	29
Median Other Race Age	31	32	31
Median Pacific Islander Age	33	36	31
Median White Age	49	55	51

2026 MEDIAN AGE BY RACE





Jason Miszuk
Commercial Real Estate

Jason Miszuk began his career in Phoenix real estate in 2005, shortly after graduating from Barrett the Honors College at Arizona State University with concurrent degrees in Finance and Management. He has been practicing commercial real estate for 19 years and has been building on his sterling reputation and considerable experience. Jason joined Realty One Group in 2010, where he specializes commercial real estate including sales of retail, office, industrial, medical, self-storage, land disposition, all types of commercial leasing, complex residential and self-storage land development, apartment dispositions, and single-family residence.

Jason's high level of loyalty and integrity resonates with buyers and sellers as he approaches each real estate transaction with enthusiasm and intellect. Filled with positive personality, his genuine enthusiasm is evident in every aspect of his business and personal relationships with clients. His vast knowledge of Phoenix's multifaceted market and close attention to detail complement his collaborations with clients and other real estate agents. Jason's client base is largely repeat buyers and sellers and their referrals. Jason has received has C.C.I.M. (Certified Commercial Investment Member) designation, the highest commercial real estate designation. A CCIM is a recognized expert in the commercial and investment real estate industry having closed a minimum of \$50 million dollars of investment sales and leasing transactions.

Jason is a graduate of Brophy College Preparatory in Phoenix Arizona, graduate of Western International University (MBA), a Rapport International Leadership Graduate, Delta Sigma Phi alumni, and graduate of Arizona State University Barrett Honors College with concurrent degrees in Finance and Management. He is a father to three boys and a legal guardian to a wonderful 22-year girl. He is also a pleasure to work with.

Please view his Youtube channel and website to learn more.

Website
www.jasonmiszuk.com

Youtube Channel
<https://www.youtube.com/@jasonmiszuk>