

JOIN TARGET, KOHL'S, ROSS, PETCO & MORE

FREESTANDING COMMERCIAL BUILDING • ACROSS FROM DESERT DIAMOND CASINO

8160 N 91ST AVE

PEORIA, AZ 85381 | NORTHERN & 101

BUILDING SIZE

±25,000 SF

YEAR BUILT

2007

ZONING

PAD

LOT SIZE

±2.52 AC

PROPERTY TYPE

RETAIL

■ PROPERTY HIGHLIGHTS

Former **LA Fitness** being fully transformed into a modern, single-tenant retail building — a flagship opportunity in the rapidly expanding West Valley.

- Exceptional visibility and strong frontage along Peoria Avenue, with easy access to **Loop 101** and major arterials.
- Freestanding anchor sharing a parking lot with **Target, Ross & Petco**.
- Across from **Desert Diamond Casino**; near Harkins Theatre at Park West and a variety of restaurants.
- Expansive, customizable space ideal for retail groups looking to consolidate or expand.
- Modern infrastructure, updated building systems and fully ADA-compliant access throughout.
- Prominent building signage and ample surface parking for high-volume retail.

■ LOCATION & CO-TENANTS



NEIGHBORING RETAIL • TARGET • KOHL'S • ROSS • PETCO • MICHAELS •
DISCOUNT TIRE • OFFICEMAX • APPLEBEE'S • CARL'S JR.

PRICING

CALL FOR PRICING

POTENTIAL INVESTMENT SALE • LEASE EXPIRES MAR 3, 2029

PROJECTED NOI — NEXT 3 YEARS

Year 1	\$676,892.50
Year 2	\$688,737.50
Year 3	\$700,790.00

■ DEMOGRAPHICS

2024 EST.

	1 MILE	3 MILES	5 MILES
Population	9,251	112,321	309,215
Households	3,689	48,613	124,133
Avg. HH Income	\$102,097	\$86,910	\$88,564
Median Home Value	\$351,304	\$330,584	\$324,949

CONTACT

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