



# Peoria Power Center

SWC 91ST AVENUE AND PEORIA AVENUE | PEORIA, AZ

## FOR LEASE



## Project Features

**SEVERAL SHOPS** available in the range of 1,400 to 23,942 SF

**CONVENIENTLY LOCATED** and highly visible from the Loop 101 Freeway

**MONUMENT SIGNAGE** available

**ABUNDANT** parking

**CO-TENANTS** include Petsmart, Big 5 Sporting Goods, Dollar Tree, At Home Furnishings, Peter Piper Pizza and H&R Block

**CLIFF JOHNSTON**

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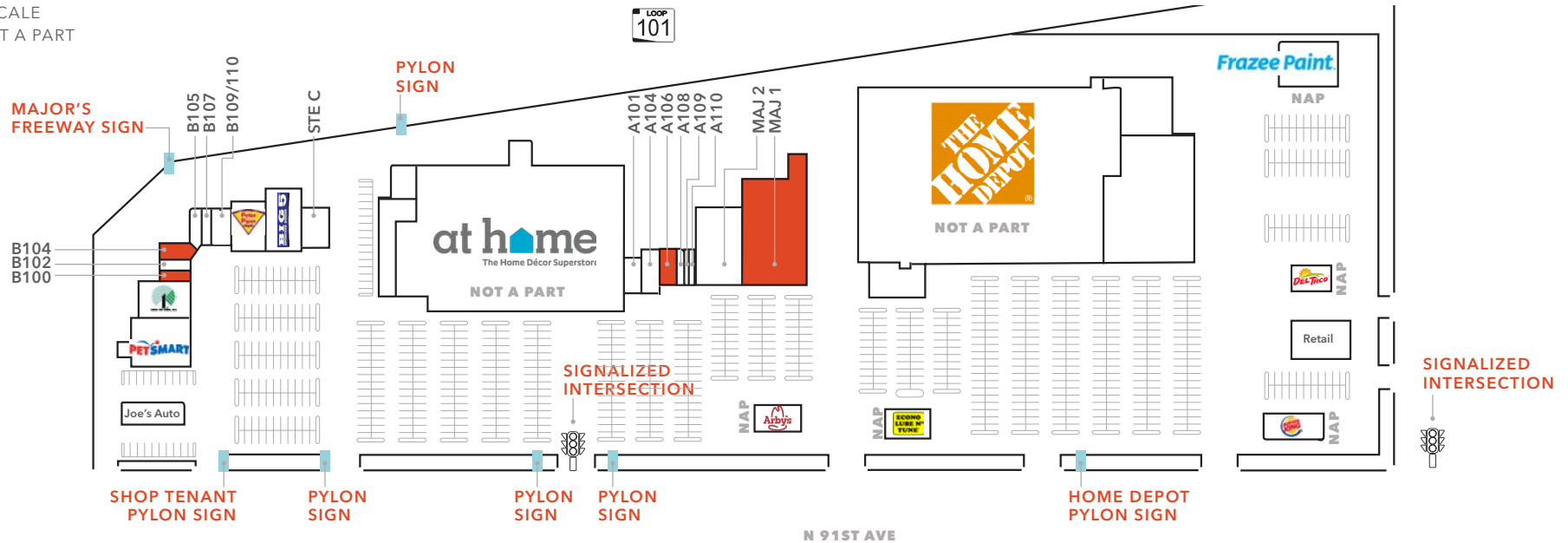
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NOT TO SCALE  
NAP = NOT A PART



Suite	Tenant	Former Use	Size
MAJ 3	Petsmart		19,198 SF
MAJ 4	Dollar Tree		11,560 SF
<b>B100</b>	<b>VACANT</b>	<b>Ice &amp; Water</b>	<b>1,400 SF</b>
B102	Glam Rush Skin Studio		1,400 SF
<b>B104</b>	<b>VACANT</b>	<b>Jewelry Store</b>	<b>2,680 SF</b>
B105	H&R Block		2,217 SF
B107	Little Dragon Soaps		1,260 SF
B109/110	Canela's Placita Mexican Restaurant		2,450 SF
MAJ 5	Peter Piper Pizza		8,533 SF
MAJ 6	Big 5 Sporting Goods		10,000 SF

Suite	Tenant	Former Use	Size
STE C	J&J Appliances		5,040 SF
A101	Gracie Martial Arts Academy		4,050 SF
A104	Empower Society Fitness		2,975 SF
<b>A106</b>	<b>VACANT</b>	<b>Electronics Store</b>	<b>2,596 SF</b>
A108	Stay On Point Barbershop		904 SF
A109	Anchored Kings Screen Printing		1,170 SF
A110	91 Nail Salon		1,105 SF
MAJ2	CenterWell by Humana		8,050 SF
<b>MAJ 1</b>	<b>VACANT</b>	<b>Office Supply Store</b>	<b>23,942 SF</b>

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## Ideal Location

**SURROUNDED** by great neighborhoods and upper middle income demographics, with 111,664 residents within 3 mile radius

**SOLID** daytime and nighttime customer base

**CALL** for more information and rental rates

### TRAFFIC COUNTS

**N:** ± 7,785 VPD

**S:** ± 13,601 VPD

**E:** ± 15,974 VPD

**W:** ± 19,830 VPD

Source: CoStar 2020

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2020	17,672	111,664	296,648
Households 2020	6,790	46,080	113,783
Avg HH Income 2020	\$61,037	\$67,130	\$68,719

Source: ESRI 2021

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**km** Kidder Mathews