

PEORIA MARKETPLACE

107th Ave. & Olive Ave.

SEC of 107th Ave. and Olive Ave.
Peoria, Arizona 85345



PROPERTY DETAILS:

- The only grocery anchored shopping center within a 5.3 mile radius
- This is a highly sought out area for retail shopping
- Shopping center is located in the heart of Peoria

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	11,718	70,068	237,204
Average Household Income	\$52,994	\$53,699	61,745
Workplace Employees	\$61,685	\$63,353	\$73,139

TRAFFIC COUNTS	
North 107th Ave	31,000 VPD
West Olive Ave	6,000 VPD

MORE INFORMATION:



W.M. GRACE COMPANIES
SINCE 1966

(602) 956-8254
info@wmgraceco.com
6925 E Indian School Rd.
Scottsdale, AZ 85251
www.wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SHOPS A:

- 100 - WEST OLIVE ANIMAL HOSPITAL
- 101 - BANK OF AMERICA
- 102 - SUN DAZE HOMES
- 103 - FARMERS INSURANCE
- 104 - 1,240 SF AVAILABLE**
- 105 - ROSATI'S PIZZA
- 106 - BIBIANO'S MEXICAN
- 108 - 1,240 SF AVAILABLE**

SHOPS B:

- 200 - 2,800 SF AVAILABLE**
- 201 - PERFECT TEETH

SHOPS C:

- 300 - 1,739 SF AVAILABLE**
- 301 - EDWARD JONES
- 302 - UPS
- 303 - 900 SF AVAILABLE**
- 304 - SMOKE SHOP
- 305 - GREAT CLIPS
- 306 - LUXURY NAIL & SPA
- 307 - EDIBLE ARRANGEMENTS
- 308 - SUBWAY
- 309 - T&J ASIAN CUISINE



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BASIC SUMMARY REPORT

1 mile **3 miles** **5 miles**

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
POPULATION			
Population (2017)	11,718	70,068	237,204
Projected Population (2022)	12,939	77,685	262,966
% Growth (2017- 2022)	2.1%	2.2%	2.2%
HOUSEHOLDS			
Households Avg	5,689	30,283	90,319
Household Size	2.0	2.3	2.6
EMPLOYMENT			
Total Employers (2017)	125	2,054	5,532
Workplace Employees (2017)	1,559	24,959	61,874
RACE			
% White	81.7%	74.2%	69.0%
% Hispanic	19.3%	27.7%	32.5%
% Black	4.9%	5.7%	6.9%
% Asian	2.1%	2.8%	3.7%
% Other	7.4%	12.4%	14.9%
White	9,575	52,004	163,735
Hispanic	2,265	19,376	77,130
Black	574	3,995	16,467
Asian	244	1,959	8,676
Other	863	8,680	35,439
HOUSING			
% Renter Occupied Housing Units	27.0%	32.3%	32.7%
% Owner Occupied Housing Units	73.0%	67.7%	67.3%
Median Home Value	\$157,631	\$150,338	\$167,501
INCOME			
Average Household Income (2017)	\$46,769	\$46,870	\$54,193
Projected Average Household Income (2022)	\$54,748	\$55,109	\$63,976
Per Capita Income (2022)	\$29,162	\$26,674	\$27,149
COLLEGE EDUCATION (Age 25+)			
% < 9th Grade	2.9%	4.9%	5.1%
% Some High School	6.9%	8.2%	8.3%
% High School	30.9%	30.8%	31.2%
% Some College	26.8%	26.3%	25.5%
% College - Associates Degree	7.8%	7.6%	8.5%
% College - Bachelors Degree	14.2%	12.5%	12.9%
% College - Masters Degree	59.2%	56.1%	55.4%
% College - Professional/Doctorate Degree	20.6%	18.7%	19.4%
AGE			
Median Age	49.2	43.8	38.2

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