

# Olive Business Park

## INDUSTRIAL CONDO FOR SALE/LEASE

9299 W OLIVE AVE, SUITE 512 | PEORIA, AZ 85345



SALE PRICE

**\$815,000.00**

LEASE RATE (NNN)

**\$15.00**

**Phill Tomlinson**

D 480.522.2800

M 480.330.8897

ptomlinson@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 05 26



# Industrial Condo in a Prime Peoria, AZ Location

## AVAILABLE FOR SALE/LEASE

This property represents a rare chance to purchase a turnkey, bite-sized industrial asset below the \$1M threshold in a high-demand freeway corridor. Avoid long lead-times and premium lease spikes by locking in your equity at Olive Business Park. Built in 2006, this modern, versatile flex industrial space spans 3,105 square feet and is tailored to meet the dynamic needs of modern industrial, manufacturing, or distribution businesses.

Boasting an open, high-clearance layout alongside professional finishes, this property offers owner-users and investors a premium asset in one of the West Valley's most active commercial hubs.

## Property Summary

|            |                                                         |
|------------|---------------------------------------------------------|
| Address    | 9299 W Olive Ave, Suite 512<br>Peoria, AZ 85345         |
| Condo Size | ±3,105 SF                                               |
| Year Built | 2006                                                    |
| Zoning     | BPI, City of Peoria                                     |
| Layout     | Reception, 1 Office, Break Room, 1 Restroom, Mezzanine, |
| Sale Price | <b>\$815,000.00</b>                                     |
| Lease Rate | <b>\$15.00 NNN</b>                                      |

## Highlights

- New LED lighting & plumbing throughout entire suite
- New HVAC units & upgraded wiring throughout (\$22k upgrade)
- New paint and vinyl flooring in office space
- New deck insulation
- Maintenance Free Setup
- Excellent Freeway Access via Loop 101
- Minutes to major retail and dining options in the West Peoria corridor



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 08 05 26



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



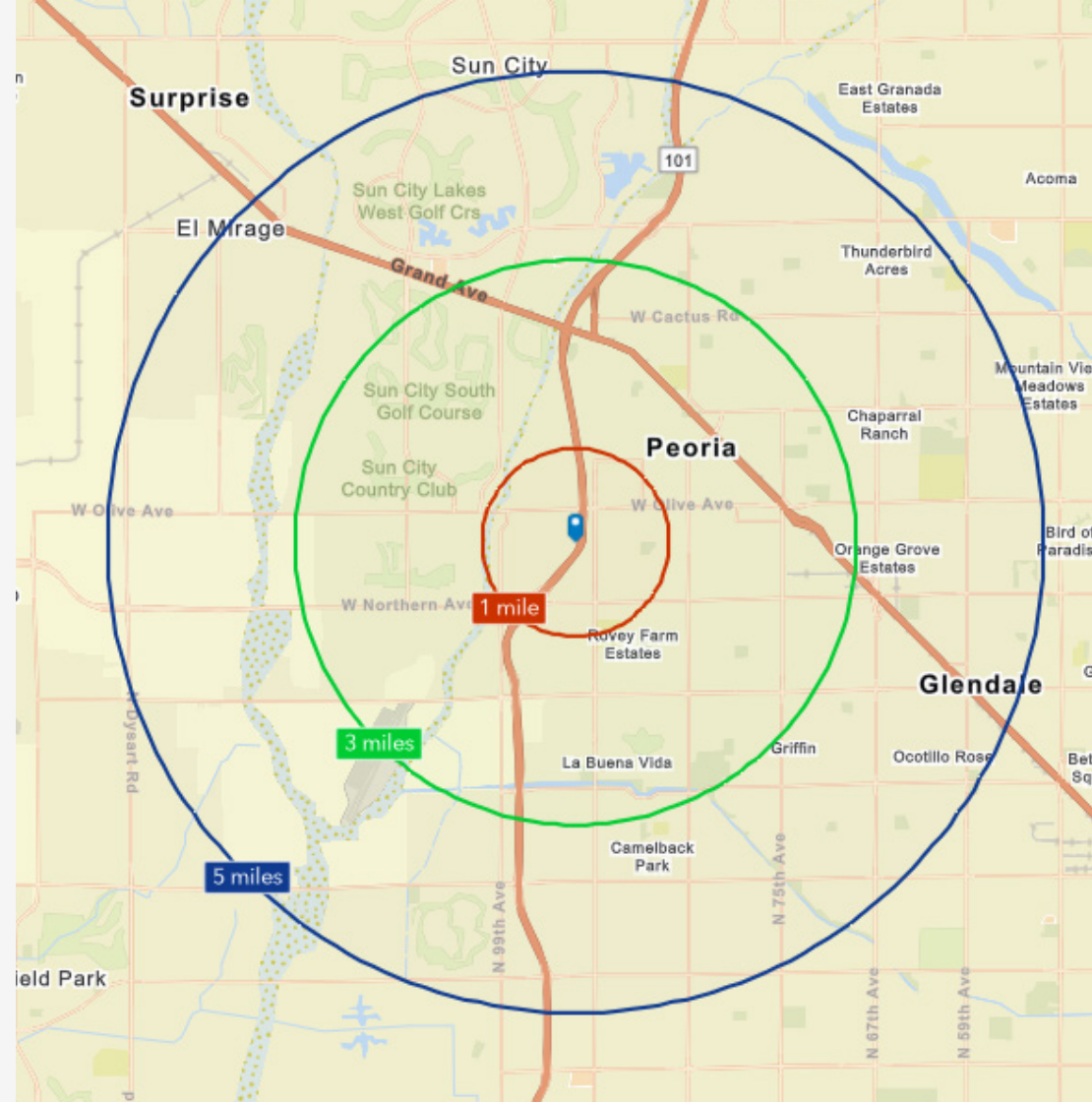
## Strategic Peoria Commercial Location

Strategically positioned on over 19 master-planned acres at the southwest corner of Olive Avenue and the Loop 101 (Agua Fria Freeway). This core logistical position places your business at the center of the West Phoenix commercial boom, providing direct transit access across the entire Phoenix metropolitan region.

Peoria and the surrounding West Valley represent one of the fastest-growing regions in Arizona. Backed by excellent residential growth, strong household incomes, and a capable labor pool, businesses at this location enjoy structural advantages for long-term viability.

# Demographics

|                              | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------------|-----------|-----------|-----------|
| 2025 Population              | 13,993    | 104,684   | 319,133   |
| Projected Growth 2025 - 2030 | 0.7%      | 0.9%      | 0.8%      |
| 2025 Households              | 5,102     | 40,196    | 114,423   |
| Median Age                   | 39.1      | 41.4      | 38.5      |
| Bachelor's Degree or Higher  | 20%       | 19%       | 18%       |
| Avg HH Income                | \$87,177  | \$85,844  | \$87,991  |
| Total Consumer Spending      | \$160.4M  | \$1.2B    | \$3.5B    |
| Daytime Employment           | 4,804     | 33,522    | 79,505    |
| Businesses                   | 519       | 3,341     | 9,085     |
| Median Home Value            | \$387,117 | \$337,338 | \$355,921 |



## Phill Tomlinson

D 480.522.2800

M 480.330.8897

ptomlinson@cpi.az.com



## COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 05 26