



10995 - 11001 NORTH 99TH AVENUE

PEORIA, ARIZONA 85345

Freestanding Pad Building and In-Line Space Available

+/- 831 - 4,800 Square Feet

Suite 103-106: Demisable to 1,107, 2,214 or 4,454 Square Feet

Great Visibility

Frontage Along 99th Avenue

Ample Parking

Excellent Ingress/Egress

Great Co-Tenancy

Monument Signage Available

Close Proximity to Loop 101, Peoria Ave & Sun City Retirement Community

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	65.9	47.2	41.4
POPULATION:	10,775	107,285	268,726
AVERAGE HH INCOME:	\$53,030	\$70,265	\$77,742

TRAFFIC COUNTS	VPD
N 99TH AVENUE:	11,418
W PEORIA AVENUE:	15,683

YEAR BUILT	1979
LOT SIZE	3.99 AC
ZONING	C-2, Peoria
PARCEL NUMBER	142-52-395

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

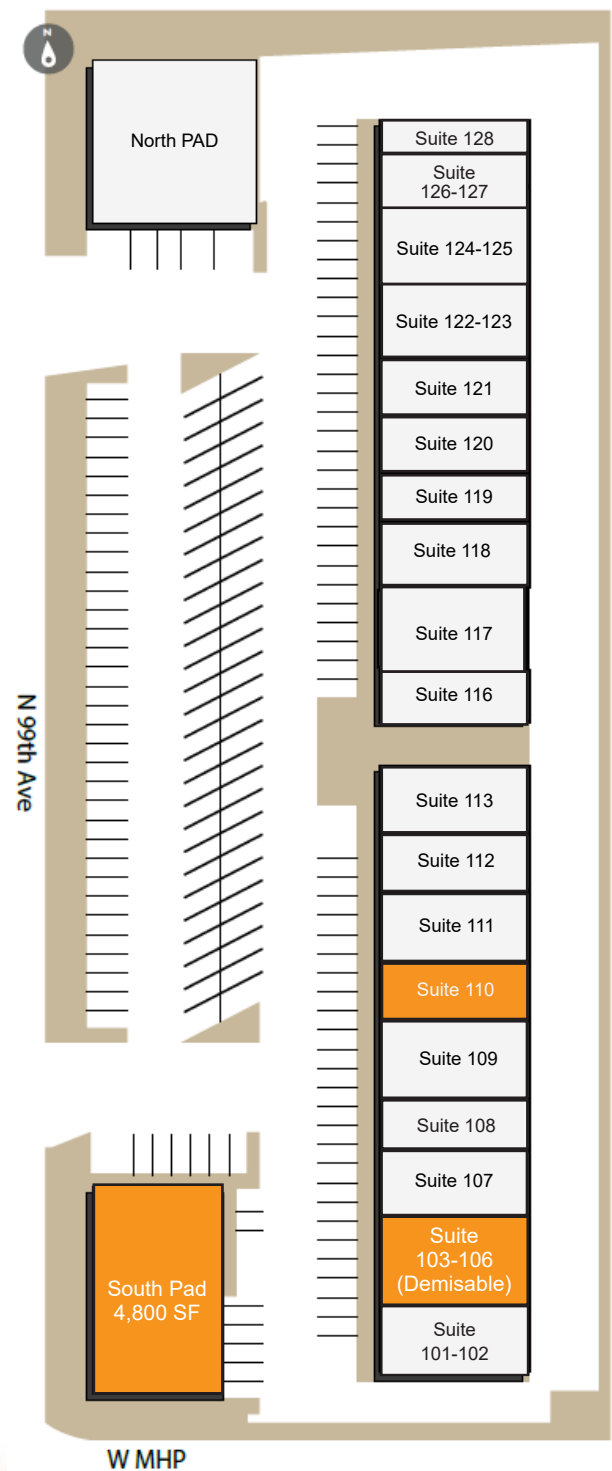
Leah Motsinger

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1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



SUITE	TENANT	SIZE (SF)	RATE
North PAD	Bibiano's Mexican Restaurant	3,800	
South PAD	AVAILABLE	4,800	\$12.00 PSF + NNN
101-102	Ministerio Getsemani	2,214	
103-106	AVAILABLE (DEMISABLE)	1,107 - 4,454	\$12.00 PSF + NNN
107	Blue Tide Massage Spa	1,107	
108	Creative Culture Studio	1,107	
109	Madison Grey Photography	1,382	
110	AVAILABLE	831	\$18.00 PSF + NNN
111	Cisco Floor Coverings	1,107	
112	Reflexology	1,107	
113	Copper Star Dentistry	1,300	
116	AFA Sports Performance	1,300	
117	Medicare Health Plan Advisors	1,107	
118	Cherise Kiel Photography	1,107	
119	Remedy Kettlebell Club	1,107	
120	Lucky 7 Smoke Shop	1,107	
121	Sandy's Grooming	1,000	
122-123	New Life Worship Center	2,324	
124-125	Iglesia de Dios	2,240	
126-127	Arizona Development Center	2,214	
128	Rollabrella	1,107	



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**PAD Building
4,800 SF**



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Suite 103



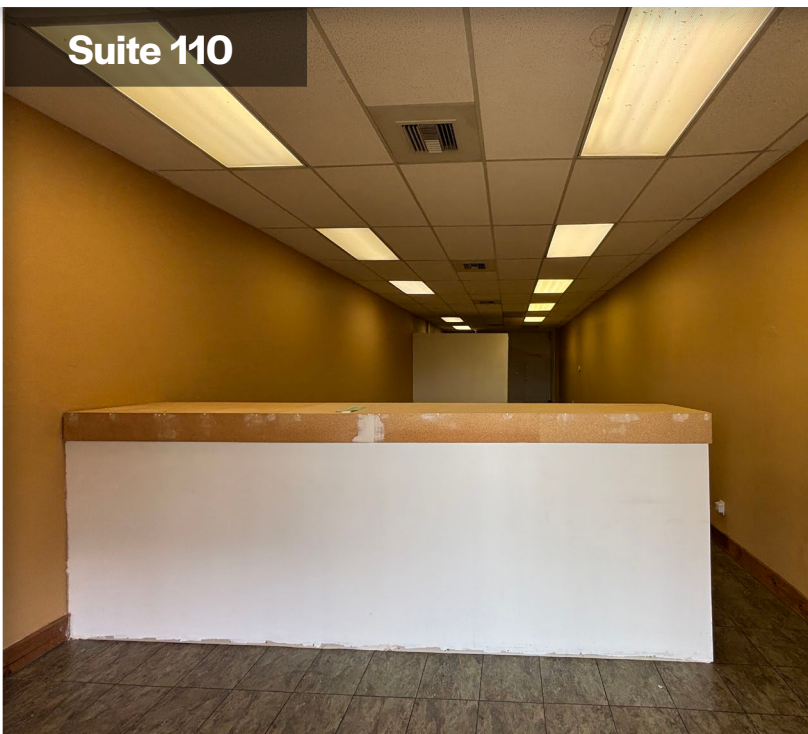
Suite 103



Suite 110



Suite 110



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