



- **Location:** Southwest corner of 87th Ave and Peoria Ave, City of Peoria
- **Size:** 1.099 acres or 47,856 sq/ft
- **Zoning:** PAD – allows most commercial uses
- **Utilities:** All to site
- **Price:** Submit offers
- **Comments:** Ideally located at the southwest corner of 87th Ave and Peoria Ave. The site is wrapped by a future 190 unit multifamily project being developed by Greenlight Communities. The anticipated groundbreaking is Q1 2024. The property has great access to Loop 101 as well as SR 60 (Grand Ave).

Great Retail Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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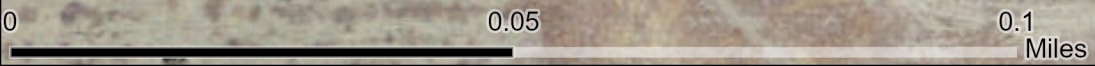


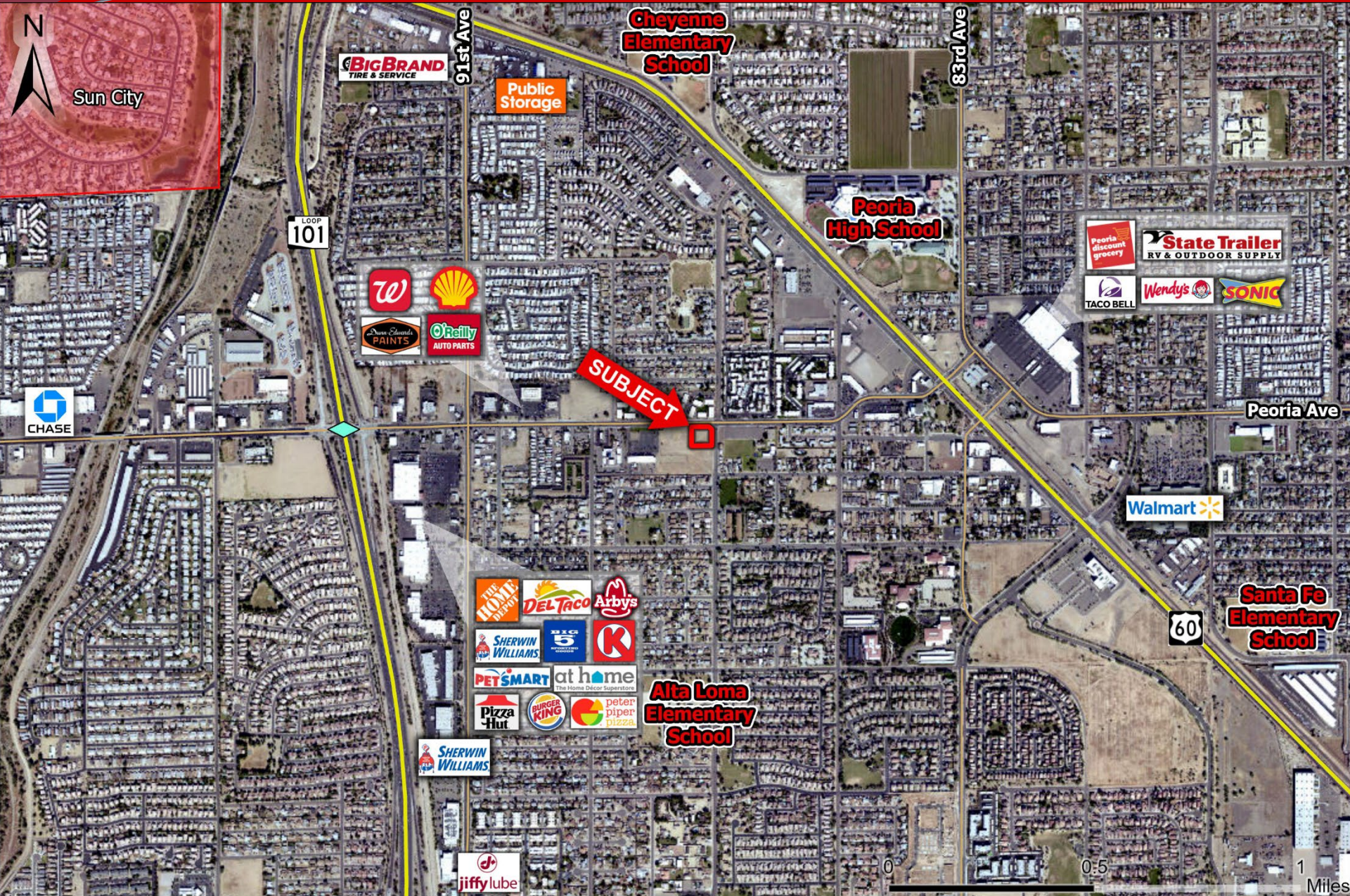
Peoria Ave

SUBJECT

87th Ave

**190 Units
(Greenlight
Communities)**







Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5809/-112.2462

Peoria, AZ 85345	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	17,454	119,398	326,628
2028 Projected Population	18,271	127,492	349,842
2020 Census Population	16,818	115,273	315,282
2010 Census Population	16,427	105,922	286,468
Projected Annual Growth 2023 to 2028	0.9%	1.4%	1.4%
Historical Annual Growth 2010 to 2023	0.5%	1.0%	1.1%
2023 Median Age	33.5	42.1	39.7
Households			
2023 Estimated Households	5,888	48,474	126,022
2028 Projected Households	6,410	53,655	139,772
2020 Census Households	5,612	46,263	120,255
2010 Census Households	5,537	42,669	110,211
Projected Annual Growth 2023 to 2028	1.8%	2.1%	2.2%
Historical Annual Growth 2010 to 2023	0.5%	1.0%	1.1%
Race and Ethnicity			
2023 Estimated White	55.3%	64.3%	59.5%
2023 Estimated Black or African American	8.9%	6.4%	7.3%
2023 Estimated Asian or Pacific Islander	4.2%	4.1%	4.6%
2023 Estimated American Indian or Native Alaskan	1.7%	1.5%	1.6%
2023 Estimated Other Races	29.9%	23.7%	27.1%
2023 Estimated Hispanic	38.8%	29.9%	33.9%
Income			
2023 Estimated Average Household Income	\$90,132	\$90,892	\$88,808
2023 Estimated Median Household Income	\$63,127	\$70,560	\$70,675
2023 Estimated Per Capita Income	\$30,489	\$37,013	\$34,403
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.1%	4.7%	5.8%
2023 Estimated Some High School (Grade Level 9 to 11)	11.0%	6.7%	7.4%
2023 Estimated High School Graduate	29.6%	28.9%	29.6%
2023 Estimated Some College	24.6%	25.2%	24.3%
2023 Estimated Associates Degree Only	10.1%	10.3%	9.7%
2023 Estimated Bachelors Degree Only	12.2%	14.9%	14.6%
2023 Estimated Graduate Degree	6.4%	9.3%	8.6%
Business			
2023 Estimated Total Businesses	506	3,633	9,854
2023 Estimated Total Employees	4,651	28,737	77,656
2023 Estimated Employee Population per Business	9.2	7.9	7.9
2023 Estimated Residential Population per Business	34.5	32.9	33.1

