

North of the Northwest Corner of 83rd Avenue & Paradise Lane - Peoria, Arizona



ARROWHEAD RESTAURANT FOR LEASE

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PREMIER NW PHOENIX DINING CORRIDOR / 16650 N 83RD AVE, PEORIA, AZ / DO NOT DISTURB TENANT



OWNER WILL CONSIDER A SALE TO A USER THAT MUST OWN

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PROJECT HIGHLIGHTS

- Prime northwest valley trade area
- Minutes from Arrowhead Mall
- Adjacent to Peoria Sports Complex Planned 17 Acre City of Peoria Stadium Point with Class A office, hotels, multi-family and entertainment
- Abundance of new hotels, shopping, restaurants and multi-family in the surrounding area
- 4,000 square foot building
- Covered patio 800 sf with outside bar
- Current tenant **HOOTERS**

DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2020)	10,919	107,614	292,286
Projected Population (2025)	11,959	117,281	319,433
Estimated Avg. Household Income (2020)	\$78,796	\$84,725	\$83,496
Projected Avg. Household Income (2025)	\$86,444	\$94,200	\$92,799
Average Household Size (2020)	2.25	2.27	2.38
Total Daytime Employees (2020)	14,653	49,181	97,689
Median Age (2018)	35.4	45.4	44.0

TRAFFIC COUNTS (2020 Source: SitesUSA)

83rd Avenue	21,814
Paradise Lane	6,709
Bell Road	70,007
Total Cars Per Day	98,530



DE RITO PARTNERS, INC

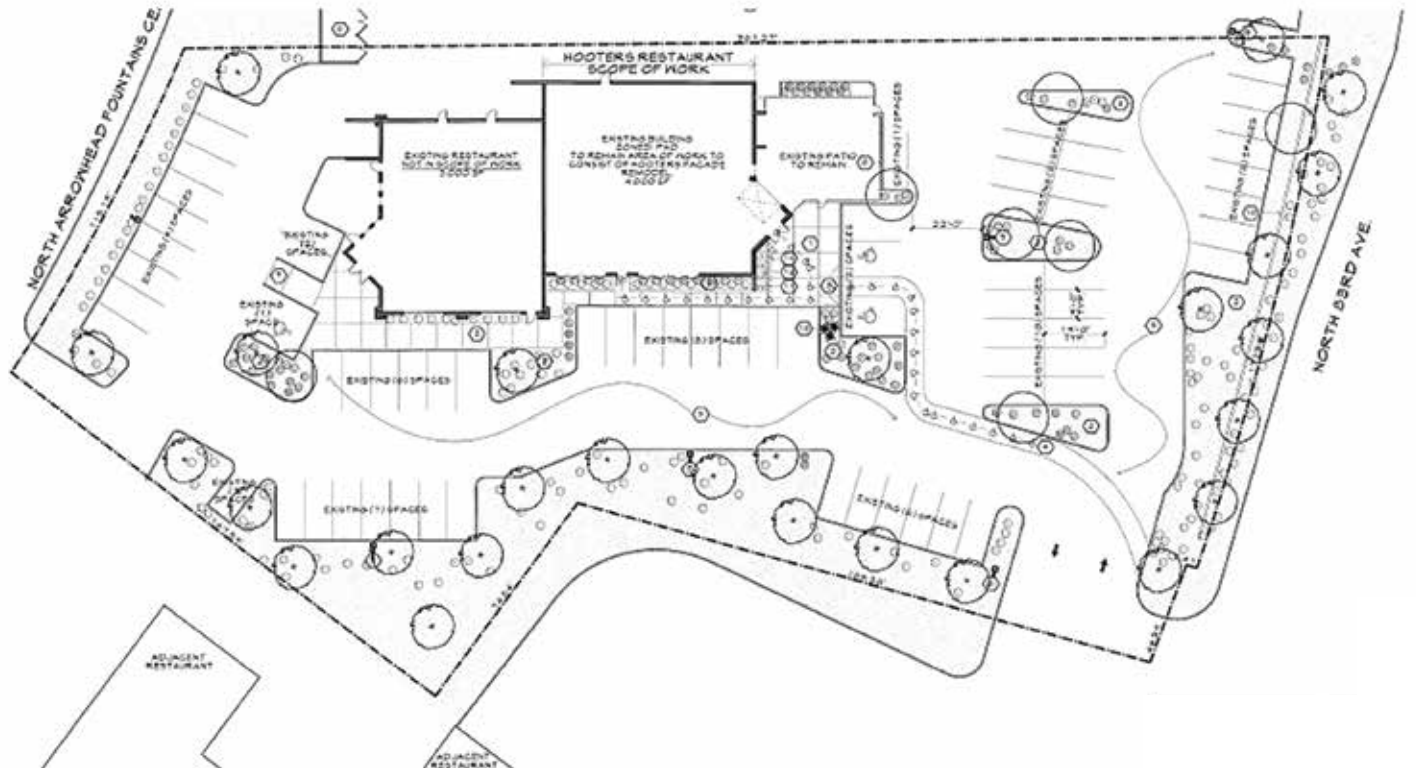
DE RITO PARTNERS, INC



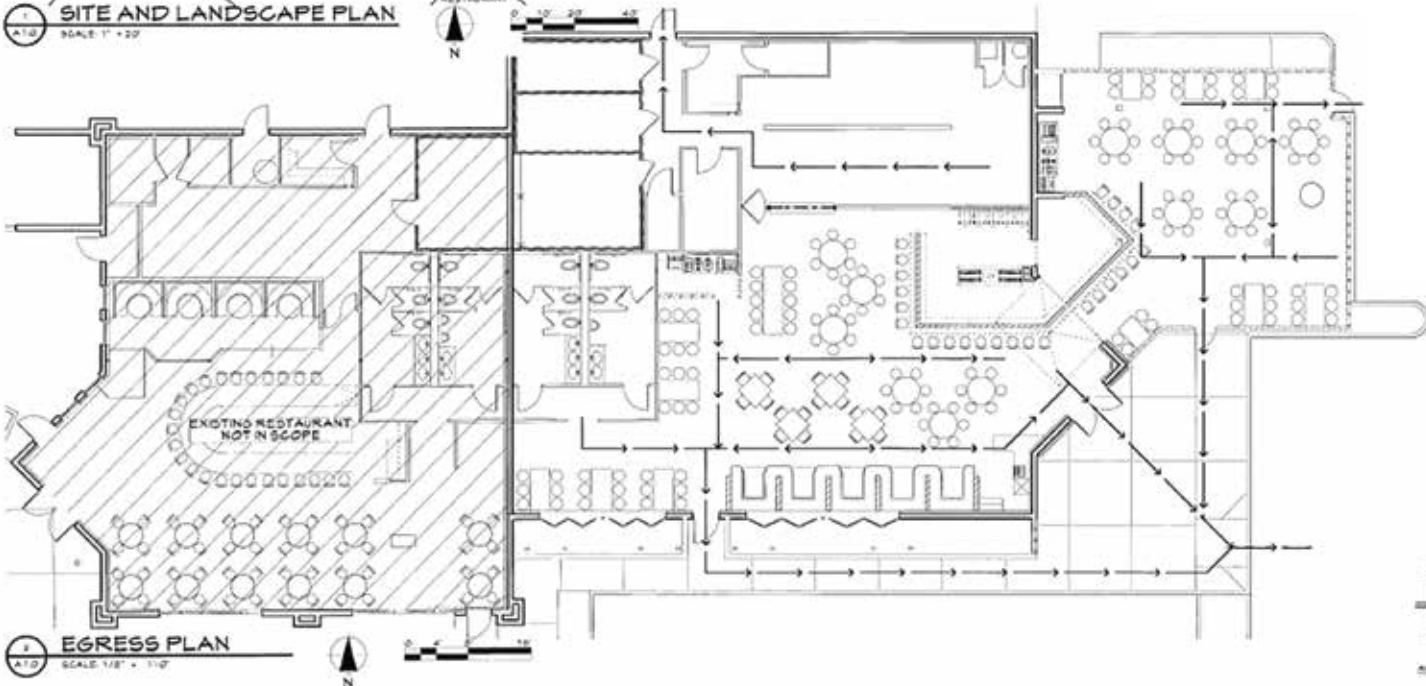
SITE

Proposed
Avenue Shops at P83

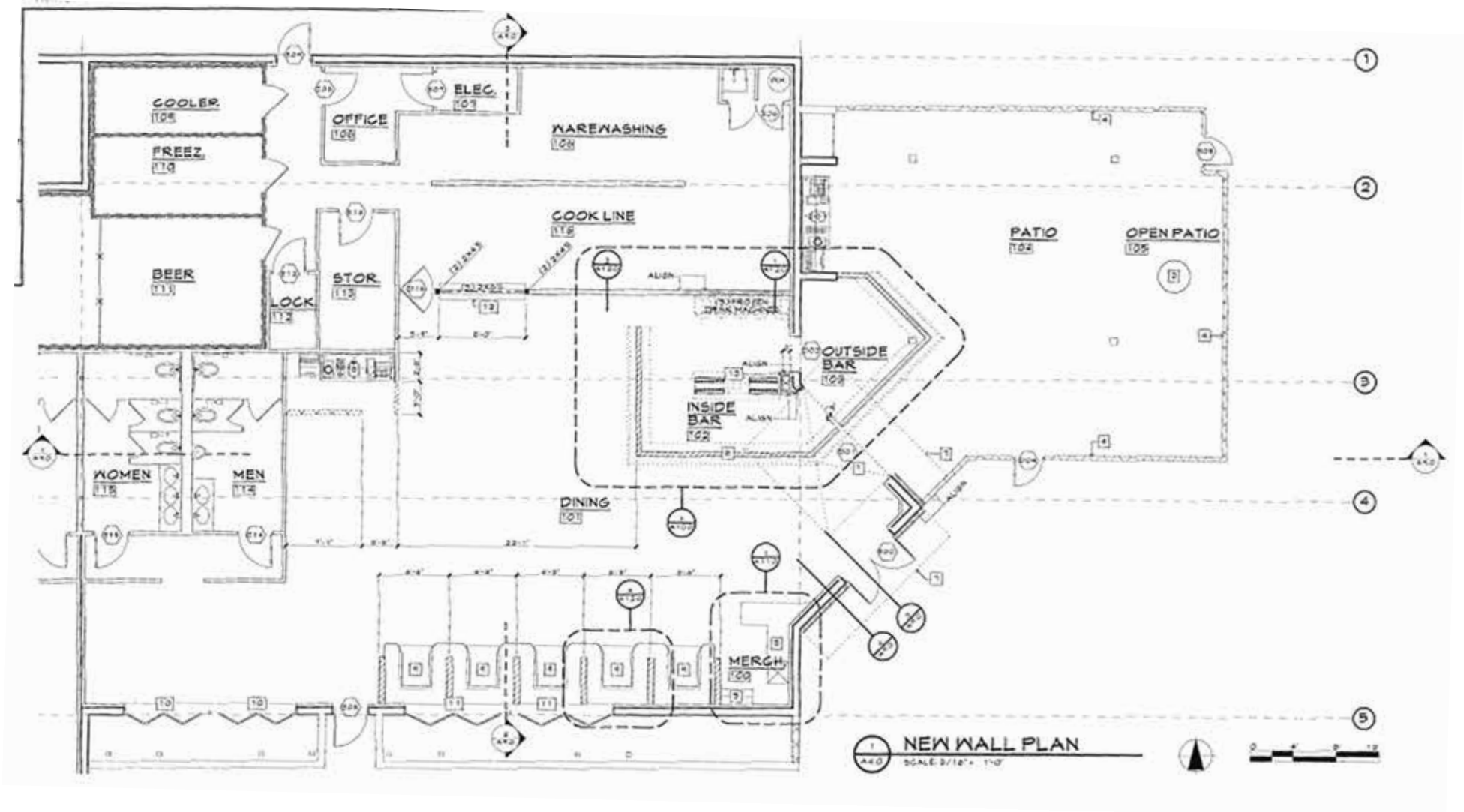


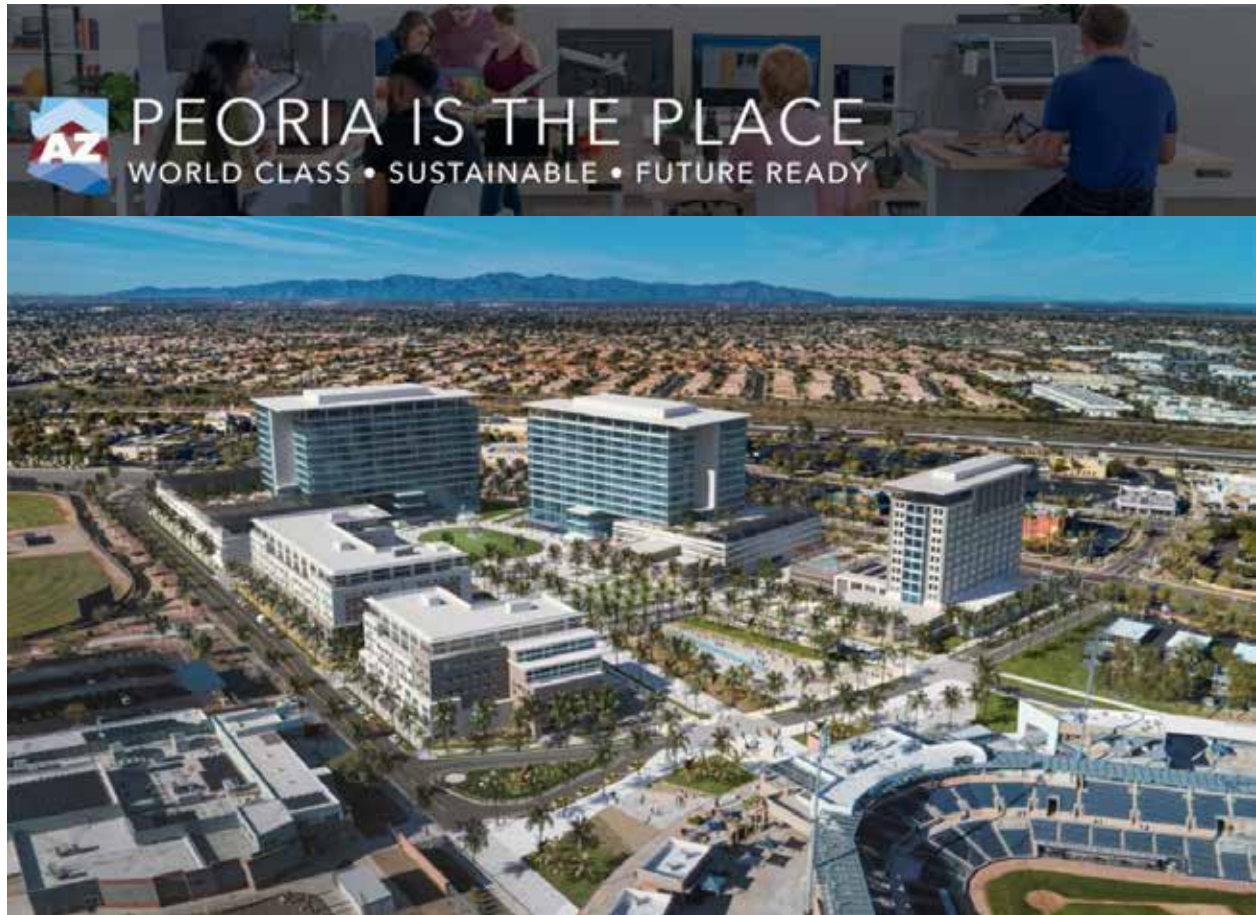


1 SITE AND LANDSCAPE PLAN
SCALE: 1" = 20'



2 EGRESS PLAN
SCALE: 1/8" = 1'-0"





Peoria Moves Forward on Stadium Point at P83 with American Life

Peoria has selected **American Life** to be the master developer of Stadium Point at P83, an exciting proposed mixed-use development at Bell Road and the Loop 101. The Peoria City Council approved a Memorandum of Understanding (MOU) with American Life, and will negotiate a development agreement. **Gregory Steinhauer, President of American Life**, and **Arthur Chang, Director of Design at FREIHEIT Architecture**, have created a world-class development plan for Stadium Point at P83. Ashley Brooks and the CBRE team will be the lead brokers for the development.

The project will include **more than 500,000 square feet of Class A office space**, a full service hotel, vertically integrated multifamily residential, signature retail and dining, and considerations for the Peoria Sports Complex and Major League Baseball spring training operations that will be finished in multiple phases. The project is expected to be more than one million square feet when complete.

Stadium Point will include "healthy" building design innovations that promote a safe environment and follow new health guidelines. These future-ready designs could limit the effects of future pandemics and promote overall better health for occupants. Companies need to have safe workspaces that lower the health risk for employees in an office setting. Stadium Point delivers a unique opportunity for business leaders to set themselves apart from competitors by providing high quality and innovative environments for their valuable workforce.



DE RITO PARTNERS, INC

“The Stadium Point project represents a key site and development, envisioned as a ‘game-changer’ for the city of Peoria and the entire region,” said Rick Buss, Peoria’s Director of Economic Development Services. “This innovative, mixed-use project is led by the construction of Class A office space, significantly augmenting the city’s vision to attract world class, sustainable, and future-ready companies contributing to the overall prosperity of the city. We welcome American Life in fulfilling this vision.”

Stadium Point is a globally successful business location for fintech, software, advanced business services, media, and other innovative companies. These industries will be a key part of the rapidly growing northwest Greater Phoenix region and take advantage of its experienced and talented workforce. The final development agreement with American Life is expected to be completed later this year with construction beginning in 2021.

Contact us today to become a part of Stadium Point at P83.

Peoria Economic Development Services

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