

## Grand Center Plaza ±1,107 - 4,800 SF



**10995-11001 N 99th Ave**  
Peoria, Arizona 85345

### Property Features

- One freestanding pad building and in-line space available for lease ranging from ±1,107 to 4,454 SF
- Great retail shopping center in close proximity to Loop 101 & Peoria Ave and Sun City retirement community
- Great visibility - frontage on 99th Ave
- Ample parking
- Excellent ingress/egress
- Great co-tenancy



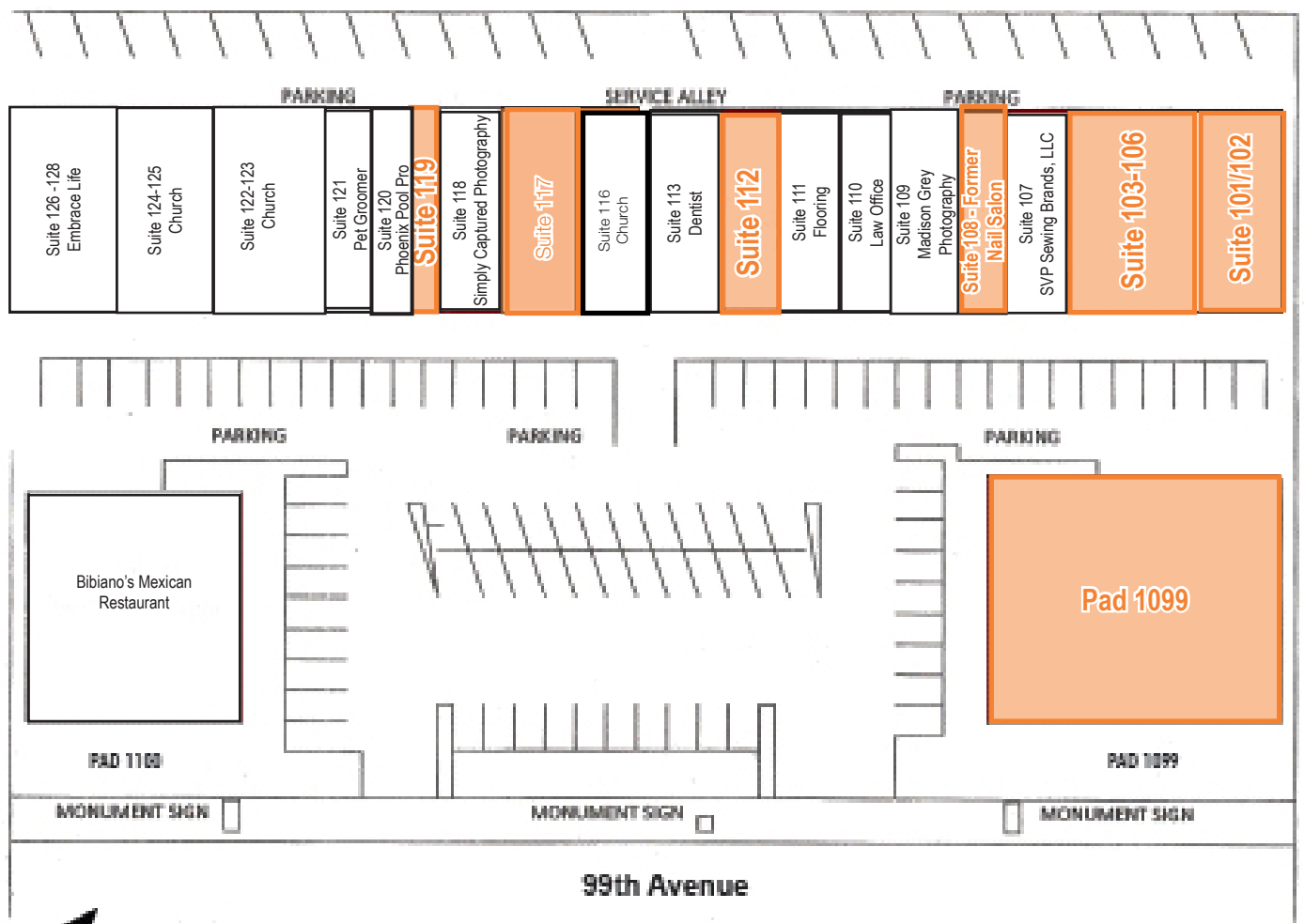
Demographics	1 Mile	3 Miles	5 Miles
Average Age:	57	45	41
Population:	11,496	105,118	250,881
Average HH Income	\$41,548	\$54,336	\$59,742
Daytime Emp. Pop.	2,165	34,181	81,966
Traffic Counts	VPD		
N 99th Ave:	11,418		
W Peoria Ave:	15,089		

**For Lease: \$10.00 - 14.00 SF/Yr  
(NNN)**

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# Available Space

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 Available

Suite #	Space Use	Lease Rate	Lease Type	Size (SF)	Availability
101/102	Street Retail	\$12.00 SF/YR	NNN	2,214 SF	VACANT
103-106	Street Retail	\$10.00 SF/YR	NNN	4,454 SF	VACANT
108	Street Retail	\$14.00 SF/YR	NNN	1,107 SF	Former Nail Salon
112	Street Retail	\$12.00 SF/YR	NNN	1,107 SF	VACANT
117	Street Retail	\$12.00 SF/YR	NNN	1,107 SF	VACANT
119	Street Retail	\$12.00 SF/YR	NNN	1,107 SF	VACANT
PAD 1099	Freestanding Retail	\$12.00 SF/YR	NNN	4,800 SF	VACANT

\*Contact Agent For Sale Information

For Lease

# Property Photos

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**NAI**Horizon

For Lease

# Proximity **Aerial**

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