

# SANTANA VILLAGE CROSSING

7539-7575 W. Peoria Avenue | Peoria, AZ 85345

SWC Peoria Ave & 75th Ave

*Retail Suites Available For Lease  
from 1,175 SF - 14,075 SF  
\$12.00/NNN*



For Additional Information, Please Contact:

## MATT McOMBER

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## TRENT RUSTAN

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## COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPFIAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiac.com

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## Property Summary

- Total building SF: 63,223 SF
- 14,075 SF Co-anchor space available
- 2,350 SF Space available, divisible to 1,175 SF
- 3 Land pads available
- 224 Brand new luxury apartment units directly across street
- Well established, densely populated West Valley area
- 2 Miles east of the 101 Freeway, just NE of Grand Ave
- Glendale Community College 2 miles east with 25,000+ students
- Center anchored by brand new 23,000 SF Planet Fitness
- Excellent ingress/egress & visibility
- 128,784 People in a 3-mile radius
- VPD: Peoria Ave - 22,638 and 75th Ave - 17,512
- Zoning: C-2

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. Effective 03 11 19

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Demographics	1 Mile	3 Mile
Population	18,265	128,784
Households	6,182	46,486
Average Age	36.50	37.30
Median HH Income	\$51,489	\$51,638
Daytime Employees	3,019	36,889
Population Growth 2017-2022	8.4%	7.8%
Household Growth 2017-2022	8.4%	7.8%



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■ AVAILABLE   
 ■ LEASED   
 ■ PADS

Suite	Tenant	SF
A-101	CPA	1,000
A-102/103	AVAILABLE (Divisible)	2,350
A-105	Nail Spa	1,650
A-106	Chiropractor	1,000
A-107	Gompers	16,062
Anchor	Planet Fitness	23,236
B-100	AVAILABLE	14,075
B-101	Donuts	1,100
B-102	Insurance	825
B-103/104B	Pizza	1,925
PAD 1	AVAILABLE PAD	28,890
PAD 2	AVAILABLE PAD	16,248
PAD 3	AVAILABLE PAD	32,123

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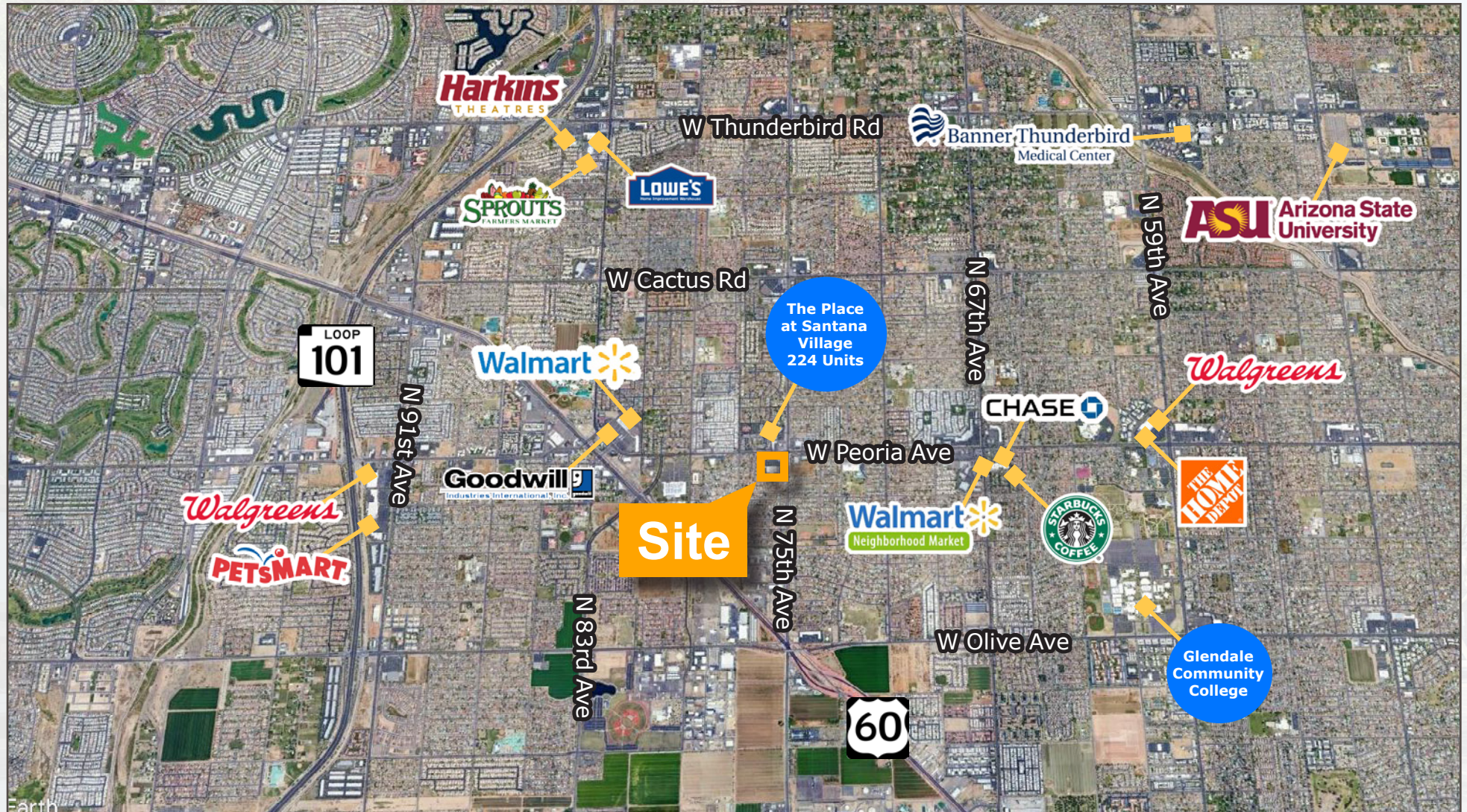
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