

LEASED CONVENIENCE STORE WITH 2 ADDITIONAL TENANTS

FOR SALE - \$650,000

8385 W. Grand Avenue | Peoria, AZ 85345

- 100% Leased
- 10% Capitalization Rate
- High Traffic Count on Grand Ave
- Flexible C3 Zoning



100% Occupied -- Approximate 10% Capitalization Rate

Property Details

- Building: ±4,715 Square Feet with 3 Suites
- Lot Size: ± 0.53 Acres / ±23,086 SF
- Zoning: C-3, City of Peoria
- Year Built: 1970 (approximately)
- Adjacent to Peoria Theater for the Performing Arts
- Potentially Eligible for City of Peoria Commercial Revitalization Program

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Est. Population (2016) | 19,639 | 116,171 | 325,969 |
| Total Households | 6,681 | 45,825 | 125,363 |
| Average Household Income | \$52,255 | \$59,575 | \$57,342 |

Traffic Counts ⁽²⁰¹⁵⁾

| | |
|-------------------------------|------------|
| W Grand Ave & NW Grand Ave NW | 32,163 vpd |
| W Peoria Ave & N 83rd Ave NE | 15,831 vpd |
| W Peoria Ave & N 83rd Ave SE | 21,241 vpd |
| N 83rd Ave & W Edwards St S | 17,992 vpd |
| W Peoria Ave & N Cherry Ln E | 19,145 vpd |

Demographics & Traffic Counts Provided by CoStar

Exclusively Listed By: **Thomas Semancik**
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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 price change, prior sale, lease, or withdrawal from the market without prior notice.
 Effective: 10 30 17

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CONFAC

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