

# RARE FOR SALE OPPORTUNITY IN P83

7797 West Paradise Lane | Peoria, Arizona

**SUBJECT:**  
7797 W. Paradise Lane  
38,300 SF / 4.19 Acres

Restaurant Site Available  
through City

Paradise Lane

**\$4,787,500**  
\$125/psf

**38,300**  
square feet

**4.19**  
acres

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 **CUSHMAN & WAKEFIELD**

# PROPERTY FEATURES

<b>Building Area (Estimated)</b>	1st floor: 27,800 SF* 2nd floor: 10,500 SF* Total: 38,300 SF *Estimated
<b>Parcel Number (APN)</b>	200-53-036D
<b>Parcel Size</b>	4.19 acres
<b>Option Parcel</b>	Option to purchase adjacent 4.5 acre city-owned site at appraised value to expand site to 8.69 acres
<b>Year Built</b>	Shell completed in 2001: 1st floor finished in 2012, 2nd floor gray shell
<b>Construction Type</b>	Tilt concrete with steel trust roof system, fully sprinklered
<b>Zoning</b>	PAD, Peoria, Mixed-Use
<b>Parking</b>	Approximately 101 stripped stalls with expansion capability
<b>Restrooms</b>	Mens and Womens (4 stalls each), and one unisex
<b>Ceiling Height</b>	First Floor: 21-24' floor to deck in open area 2nd Floor: 12-16' floor to deck
<b>Power</b>	1600 Amps 277/480 3ph, expandable
<b>Land Lease</b>	Ground lease with ability to purchase at appraised value anytime prior to 7/31/2023. Current ground lease payments increase to \$5,152.58 in May 2021





# DEMOGRAPHICS

## 15 Minute Drive-Time Demographics



**532,834**

2020 TOTAL  
POPULATION



**40.6**

2020  
MEDIAN AGE



**207,563**

2020 TOTAL  
HOUSEHOLDS



**2.54**

2020 AVERAGE  
HH SIZE



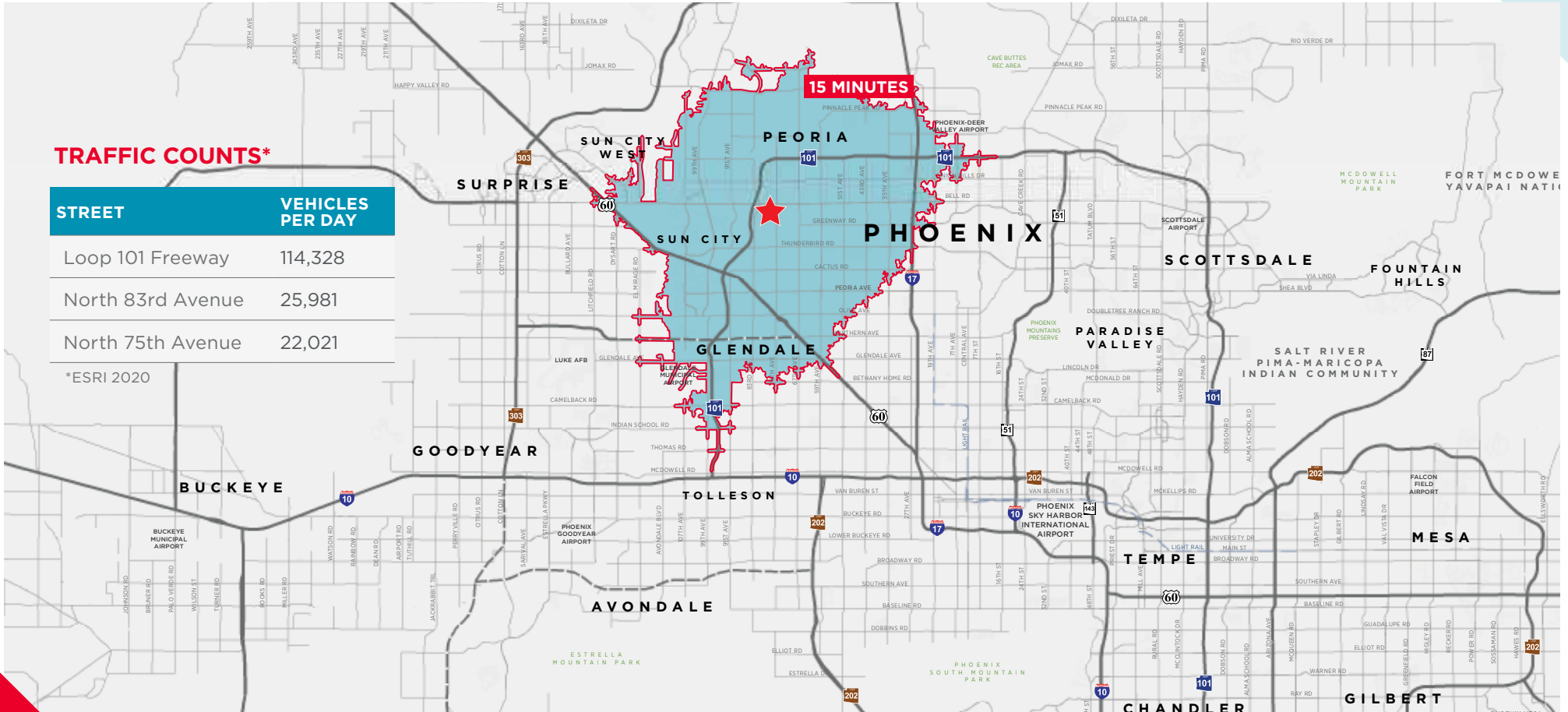
**\$80,059**

2020 AVERAGE  
HH INCOME

### TRAFFIC COUNTS\*

STREET	VEHICLES PER DAY
Loop 101 Freeway	114,328
North 83rd Avenue	25,981
North 75th Avenue	22,021

\*ESRI 2020



# TOP EMPLOYERS

## TOP WEST VALLEY EMPLOYERS



## PEORIA/GLENDALE ECONOMY

The Peoria/Glendale area is the leading economic engine of the Greater Phoenix West Valley. Employers view this market as a business destination with an abundant labor pool that also provides clients ease of access.

# AMENITIES



**Peoria Eighty Three – or P83** – is located just south of Bell Road on 83rd Avenue and is the gateway to dozens of entertainment options. From great restaurants and bars, to Seattle Mariner and San Diego spring training baseball, signature events and festivals, and shopping, P83 is your destination for family entertainment.



## Dining & Nightlife

- Abuelo's Mexican Restaurant
- Bubba's 33
- Buca di Beppo Italian
- Firebirds Wood Fired Grill
- Giordano's Chicago Pizza
- Headquarters Bar and Grill
- Manna Korean BBQ
- Osaka P83 Japanese Steakhouse
- P.F. Chang's
- Pho For Days Vietnamese Cuisine
- Red Robin Gourmet Burgers & Brews
- Revolu Modern Taqueria + Bar
- Serra Gaucha Brazilian Steakhouse
- Texas Roadhouse
- The Cheesecake Factory

## Spring Training at Peoria Sports Complex

Peoria Sports Complex is a multi-use sports facility, Spring Training stadium, and event venue located in the heart of the P83 Entertainment District. It is also the winter home of the Seattle Mariners and the San Diego Padres MLB baseball teams.

**LIVE, PLAY, WORK**  
with numerous amenities

## NEARBY AMENITIES



### Westgate Entertainment District

Westgate is a premier entertainment destination for shopping, dining, entertainment, and commercial offices. It is anchored by the Gila River Arena, home of the NHL team the Arizona Coyotes, and home to NFL team Arizona Cardinals. The complex has 8,000,000 sq ft of retail space in the region and attracts over 22 million visitors annually.



### Park West

Park West offers retail, dining and entertainment with over 30 restaurants and shops. The center also offers bali lounges in the summer, and cozy fireplaces in the winter months. Located off Loop 101 at Northern, just minutes from the Arizona Cardinals football stadium.





# EXCEPTIONAL LOCATION



## WHY 7797 W Paradise Lane?

The subject property creates an environment where employees can live, work and play all in close proximity. There are 2.5 million square feet of retail amenities within 2 miles.



## WORKFORCE

27.2% of Peoria residents have a bachelor's or graduate's degree.



## EDUCATION

Nearby colleges include Midwestern University, Arizona Christian University, ASU West, Huntington University, Trine University, Ottawa University and Maricopa Community Colleges.



## HOTELS

There are 14 hotels totaling 1,322 rooms within a 3-mile radius of the subject property.



## UNPARALLELED ACCESS

Located at the most populated intersections in the West Valley. It is positioned near the intersections of 83rd and 75th Avenues and Bell Road.



## IN GOOD COMPANY

The subject property is located in the P83 Entertainment District, which is home to the Seattle Mariners and San Diego Padres Spring Training facilities.



## MEDICAL

Three major hospitals within 15 minutes and over 350 medical businesses in Peoria. Major employers include Banner Health, Cigna and Valleywide Health.



## MULTIFAMILY

36 Properties, 9,748 multifamily units within a 3-mile radius, highlighted by Paradise @ P83, a 2020 delivered 352 unit Class A development in P83.





# AREA AMENITIES



- 7797 W Paradise Lane is part of the P83 Entertainment District featuring walkable amenities, great visibility and easy access to Loop 101. The Peoria Sports Complex is located just a short walk away and features the Seattle Mariners and San Diego Padres Spring Training facility, as well as a variety of events year round.
- The Property is within a 2 mile radius of over 2.5 million square feet of retail, including Arrowhead Towne Center Super Regional Mall. Located in Peoria, Arizona, which is home to 3 of the top zip codes for median household income in the Valley.



# SITE & ADJACENT LAND

**SUBJECT:**  
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**LAND OPTION:**  
4.5 Acres

Two Points of  
Ingress/Egress  
for Land Option

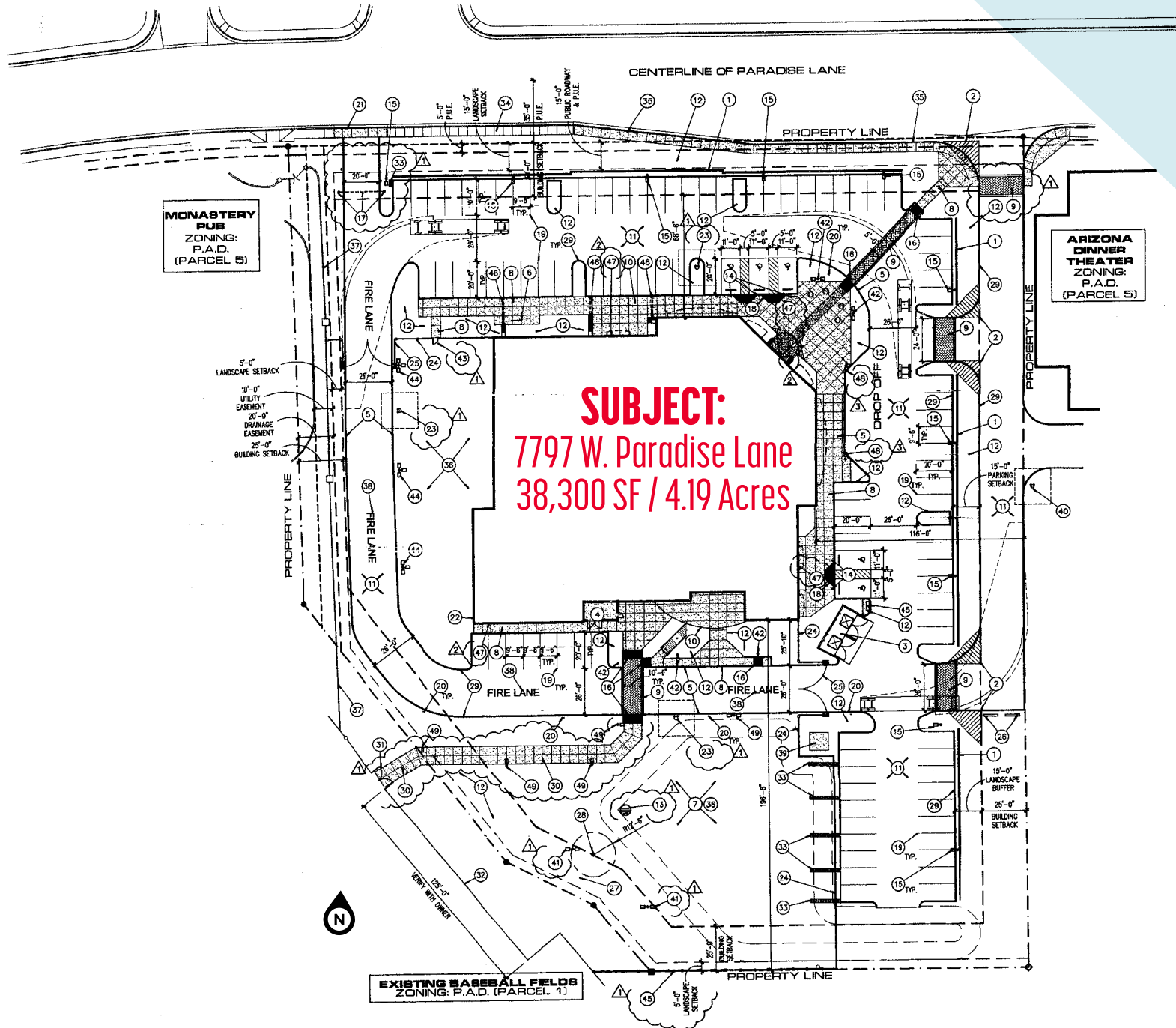
1

2



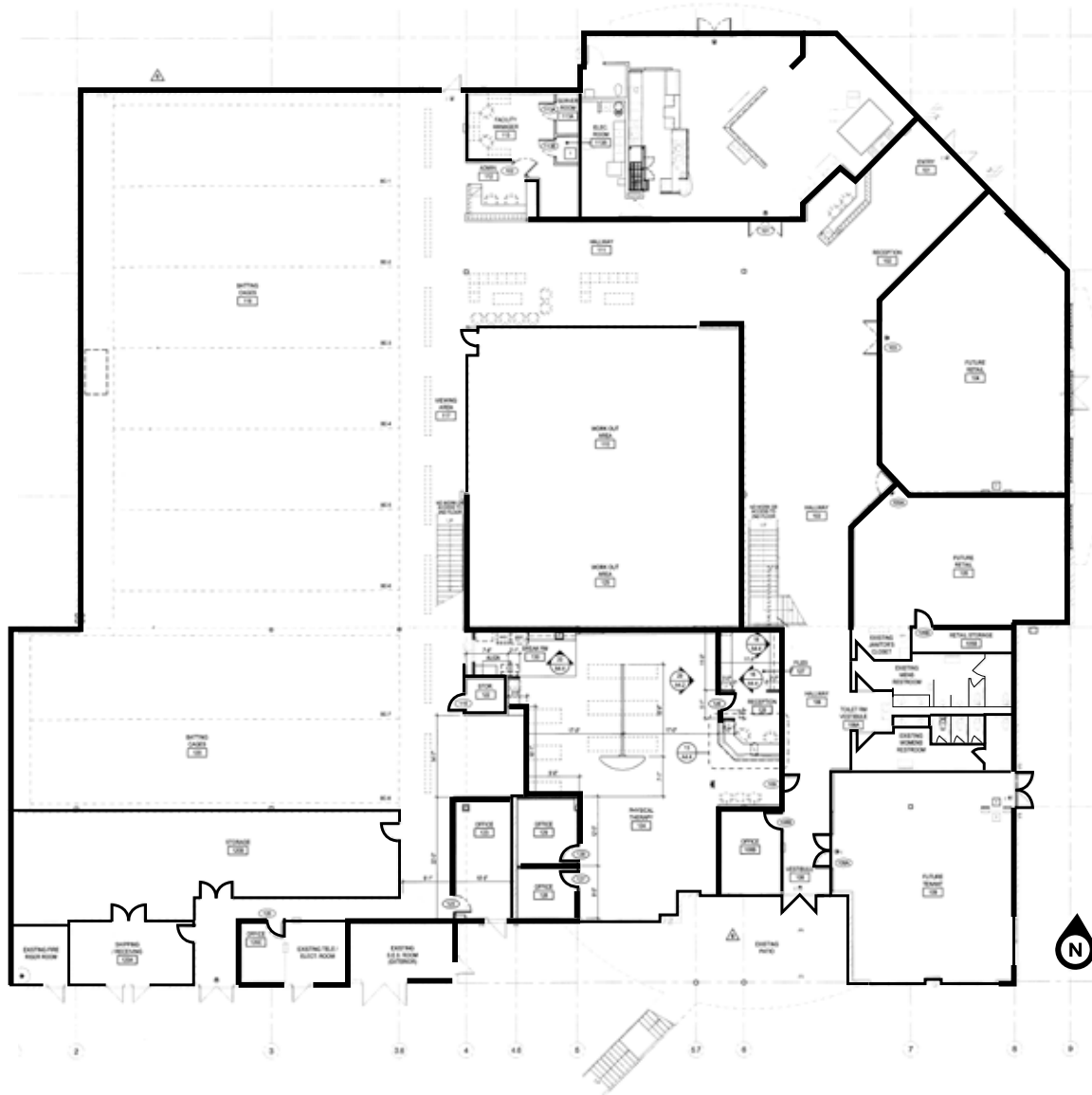


# SITE PLAN



# FLOOR PLANS

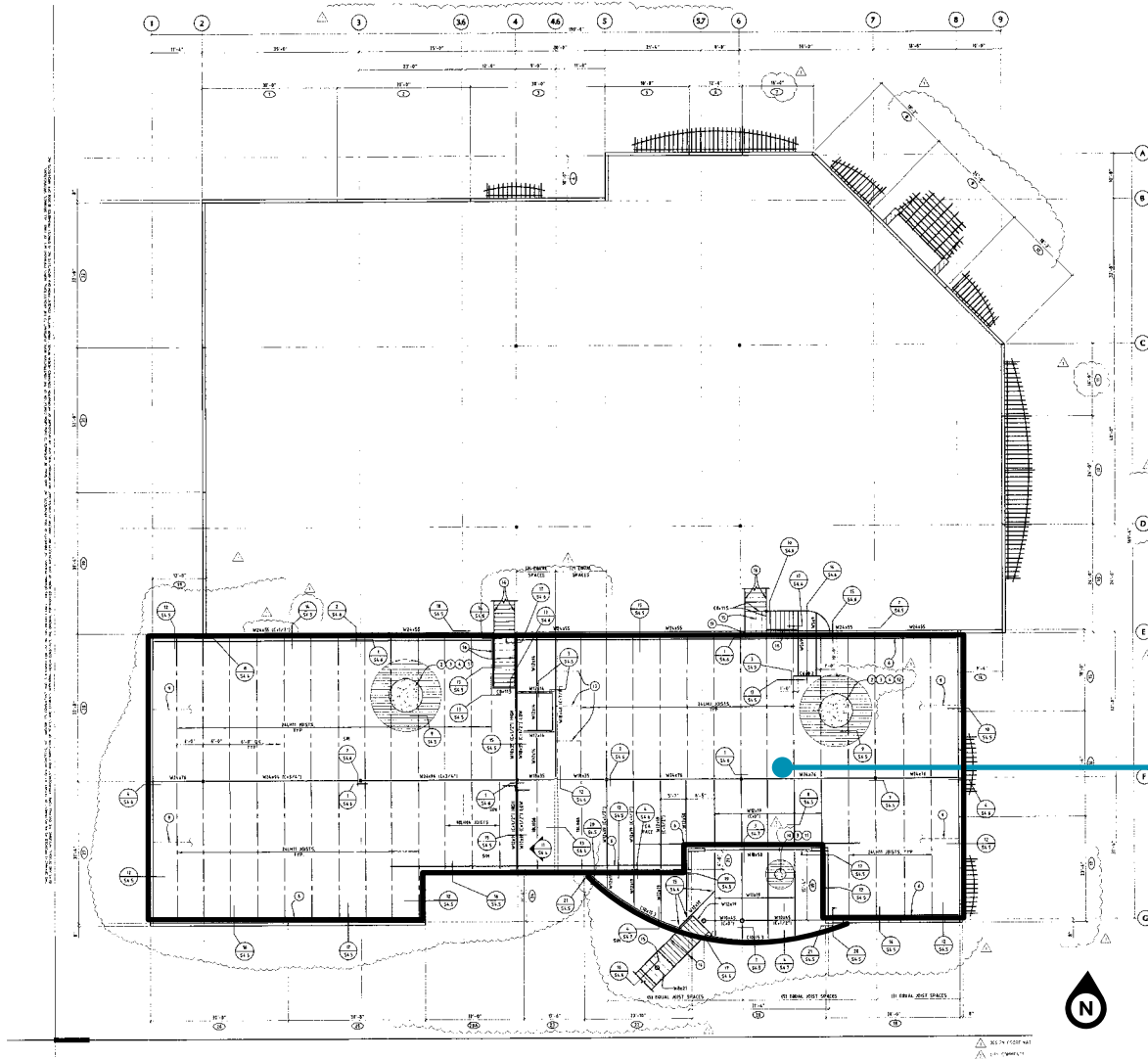
## FIRST FLOOR: 27,800 SF





# FLOOR PLANS

## SECOND FLOOR: 10,500 SF



**SECOND  
FLOOR**

# EXTERIOR BUILDING PHOTOS





# INTERIOR BUILDING PHOTOS





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Sources: www.shopparkwest.com., visitpeoriaaz.com, CoStar, ESRI.

