

DOWNTOWN PEORIA RETAIL



RENDERING

FOR LEASE

A ±13,909 SF brand new, retail building in Downtown Peoria with patio space

8320 W JEFFERSON ST, PEORIA, AZ 85345

±10,009 SF
TOTAL BUILDING

±3,900 SF
TOTAL PATIO SPACE

FOR LEASE

RETAIL & RESTAURANT SPACES IN PEORIA'S GROWING DINING DISTRICT



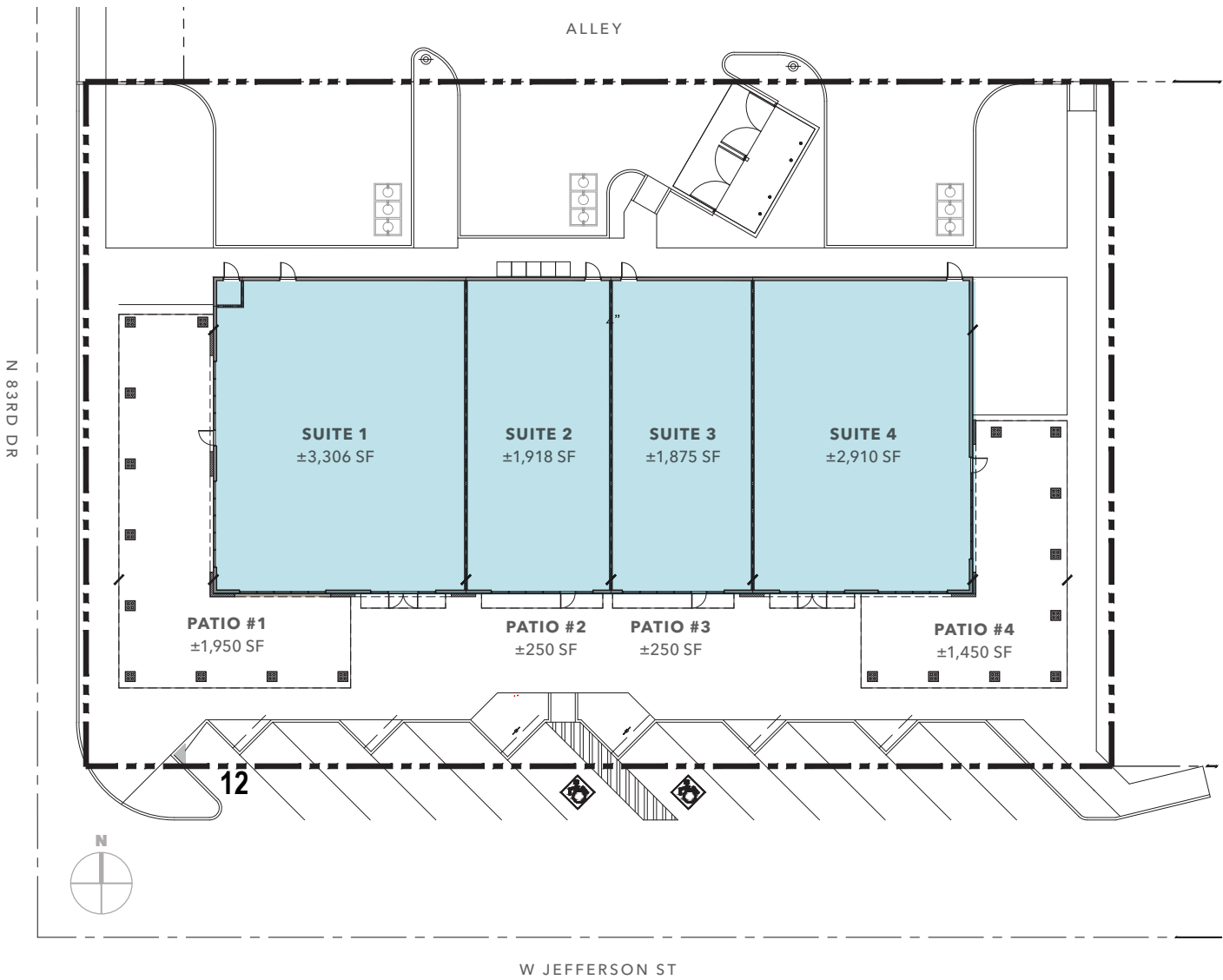
BUILDING HIGHLIGHTS

NET SITE AREA	±.67 AC (29,373 SF)
TOTAL SQFT	±10,009 SF
PATIO SQFT	±3,900 SF
SUITES	Suite 1: ±3,306 SF Suite 2: ±1,918 SF Suite 3: ±1,875 SF Suite 4: ±2,910 SF
ON-SITE PARKING	12 spaces
OFF SITE PARKING	152 spaces
ZONING	Commercial
USES	Retail and Restaurant

1 MIN
MINUTE DRIVE TO
GRANDE AVE

4 MIN
MINUTE DRIVE TO
LOOP 101

SITE PLAN



±13,909 SF

BUILDING TOTAL SF

±10,009 SF

BUILDING SF

±3,900 SF

PATIO (TOTAL)



CONVENIENT
LOCATION OFF
OF GRAND AVE



FUNCTIONAL
SITE WITH
PHENOMENAL
EXPOSURE



IN DOWNTOWN
PEORIA GROWING
DINING DISTRICT



IMPRESSIVE
DEMOS | 3-MI HH
INCOME NEAR
\$100K



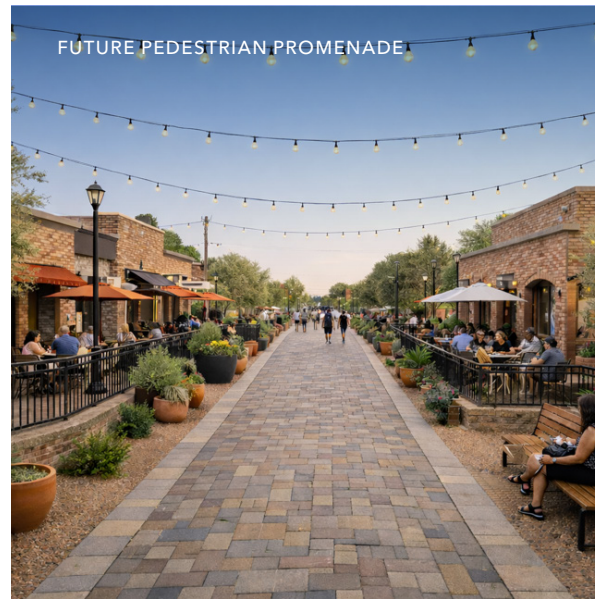
JEFFERSON HOUSE RENDERING



CALDWELL COUNTY BBQ



FUTURE PEDESTRIAN PROMENADE



Downtown Peoria is in the early stages of a strategic revitalization effort led by the City, with a vision to transform the area into a vibrant, walkable dining and entertainment district.

This property offers a rare opportunity to establish an early presence in a growing corridor poised for long-term growth. Anchored by nearby foot traffic from Caldwell County BBQ, complemented by Jefferson House next door, and with 83rd Drive planned as a future pedestrian promenade, the area is quickly gaining momentum and increased consumer activity.

1 MIN

FROM CALDWELL COUNTY BBQ -
HIGH-TRAFFIC LOCAL DRAW

±2-3 YEAR

HORIZON FOR CITY-LED
DOWNTOWN REVITALIZATION

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	17,039	109,288	303,895
2020 CENSUS	18,040	119,128	333,659
2025 ESTIMATED	18,884	124,562	344,430
2030 PROJECTED	18,803	123,328	341,934

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	34.2	39.7	39.1
% FEMALE	51.1%	51.5%	50.9%
% MALE	48.9%	48.5%	49.1%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$66,244	\$77,689	\$76,688
2030 MEDIAN PROJECTED	\$66,736	\$77,832	\$76,814
2025 AVERAGE	\$81,815	\$95,566	\$93,793
2030 AVERAGE PROJECTED	\$82,337	\$95,621	\$94,087

Data Source: ©2025, Sites USA





DOWNTOWN PEORIA RETAIL

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