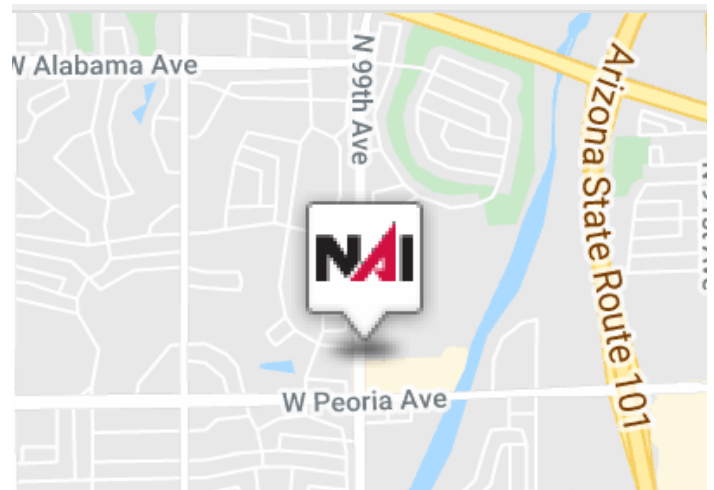




10995–11001 N 99th Ave
 Peoria, Arizona 85345

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
- Monument signage



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

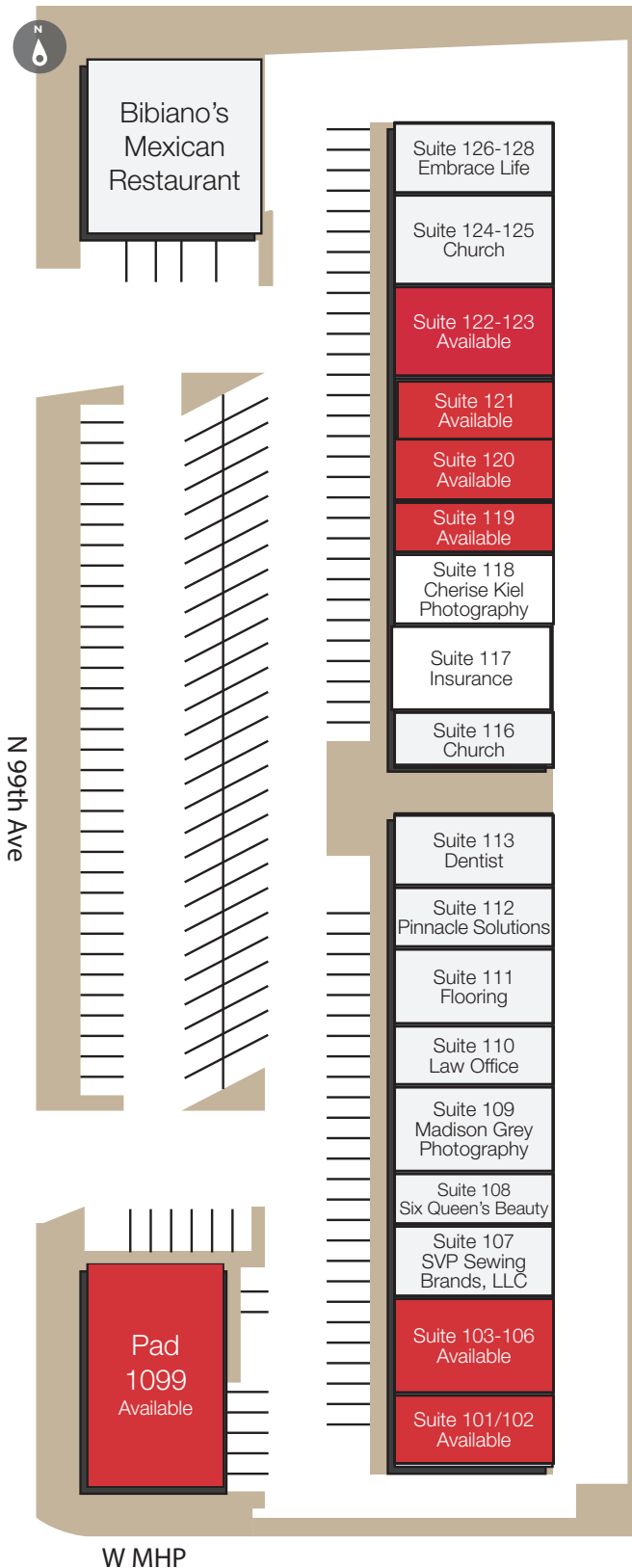
Traffic Counts

	VPD
N 99th Ave:	11,418
W Peoria Ave:	15,089

For Lease:
\$12.00 – 14.00 SF/YR (NNN)

Matt Harper, CCIM
 602 393 6604
matt.harper@naihonorizon.com

Available Space



For Lease
Grand Center Plaza
 ±1,107 – 4,800 SF

Street Retail Suites For Lease
 Lease Rate: \$12.00-\$14.00 NNN

Suite #	Lease Rate	Size (SF)
101/102	\$12.00 SF/YR	2,214 SF
103-106	\$12.00 SF/YR	4,454 SF
119	\$14.00 SF/YR	1,107 SF
120	\$14.00 SF/YR	1,107 SF
121	\$14.00 SF/YR	1,000 SF
122-123*	\$12.00 SF/YR	2,324 SF
PAD 1099	\$12.00 SF/YR	4,800 SF

*Suite 122-123 available 6/1/2024



Property Photos

For Lease
Grand Center Plaza
±1,107 – 4,800 SF



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NAIHorizon

Proximity Aerial

For Lease
Grand Center Plaza
±1,107 – 4,800 SF

