

FOR LEASE

Stonegate Office Park Bldg 3 Suites 117-119

14155 N. 83RD AVENUE

Peoria, AZ 85381

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 PSF NNN
SUITE SIZE:	±3,947 SF
YEAR BUILT:	2006
ZONING:	PUD
SUBMARKET:	Arrowhead
APN:	200-63-332, 200-63-333, 200-63-334

PROPERTY HIGHLIGHTS

- Fully Built Out Office Condo for Lease
- High End Finishes
- Cat 5e Cabling Throughout
- Professionally Managed Association
- Ample Parking w/ Ratio of 5:1,000 SF
- Desirable Layout w/ Large Reception, 8 Private Offices, Two Conference Rooms, Server Rooms, and Break Room
- Building and Monument Panel Signage Opportunities
- Close Proximity to Loop 101 Freeway
- Highly Amenitized Area w/ Arrowhead Mall, P83 Entertainment District, and Westgate Nearby

2023 ESTIMATED EXPENSES

	MONTHLY	ANNUALLY
PROPERTY TAXES (2022):	\$826.25	\$9,915.02
ASSOCIATION DUES:	\$824.03	\$9,888.36
PSF TOTALS	\$0.41 PSF/MO	\$5.02 PSF/YR



PROPERTY + LOCATION DESCRIPTION



PROPERTY DESCRIPTION

SVN Desert Commercial Advisors is pleased to present for lease, an approximately 3,947-square-foot high-end office condo, located in the West Valley's most desirable submarket of Arrowhead. This particular space features a high-end second-generation build-out with conference rooms, an open work area, a large break room, a spacious reception/lobby area, and approximately 8 private executive offices. There is ample parking, at a ratio of 5:1,000 SF, with additional covered parking available. Additionally, there is monument panel signage available at the intersection of 83rd Avenue and Ludlow Drive.

LOCATION DESCRIPTION

The subject property is located in the desirable Stonegate Office Park, in Peoria, AZ. Suites 117-119 in Building 3 are situated on the north end of the complex along 83rd Avenue. A stone's throw away from the Loop 101 Freeway, this office park is located at the northeast corner of 83rd Avenue and Ludlow Drive, just north of Thunderbird Road. This particular complex has maintained historically high occupancy since its inception in 2006. This professional complex boasts strong synergy with law firms, ophthalmologists, plastic surgery doctors, financing planners, and real estate offices, just to name a few. This desirable Arrowhead submarket features numerous amenities in the immediate area consisting of Arrowhead Mall, the P83 Entertainment District, San Diego Padres Spring Training, and Banner Thunderbird. and various restaurant/retail amenities in the P83 district.

FLOOR PLAN: ±3,947 RSF



INTERIOR PHOTOS



PEORIA, AZ INFO



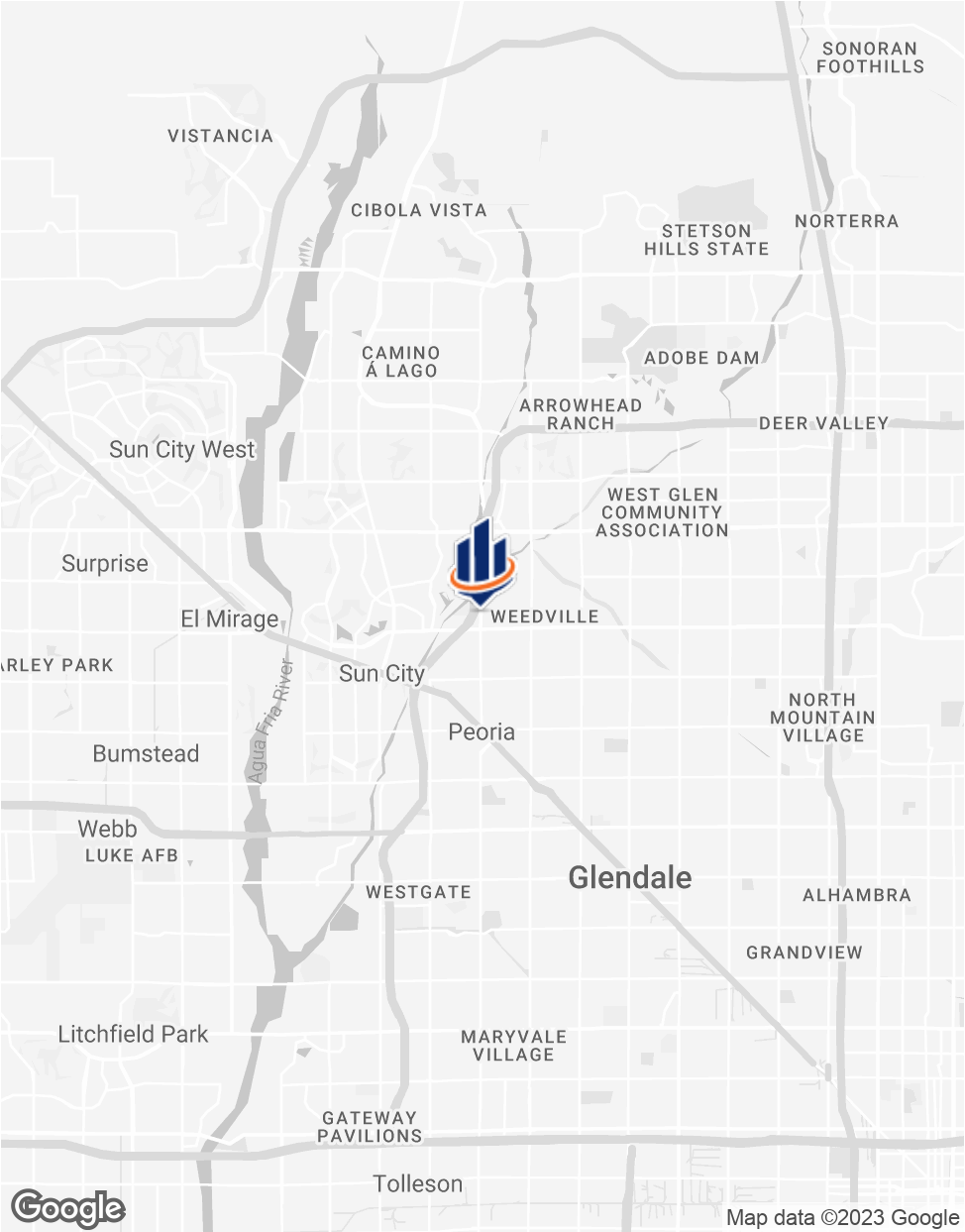
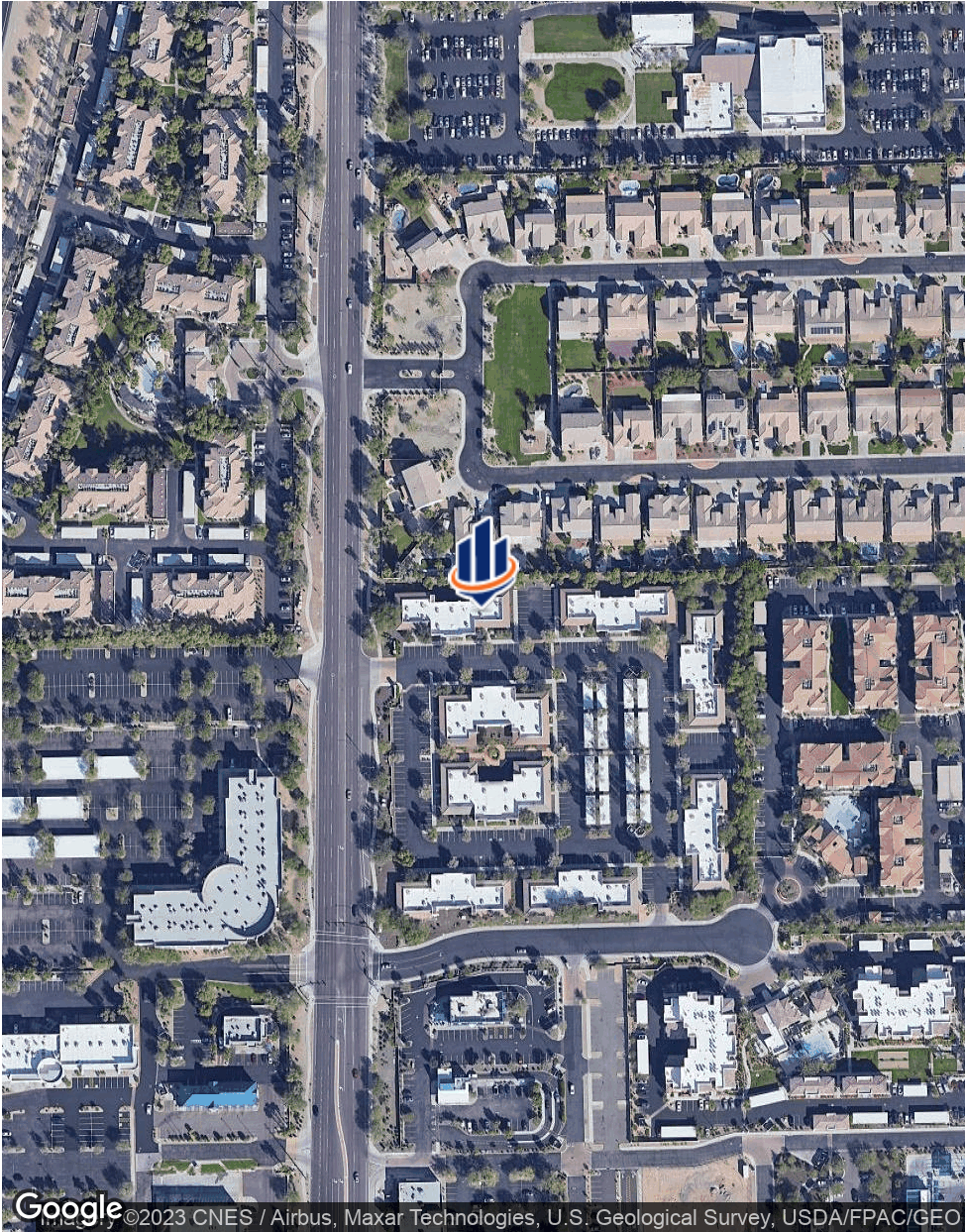
RETAIL TRADE AREA

Peoria has created a community with a very high quality of life, and as a result, retail and service offerings are very strong. The city has a thriving Entertainment District which is the most affluent and exciting 10-minute radius in the West Valley of the Phoenix metropolitan area. In that area, 29% of household incomes were over \$100,000 annually. The tremendous growth in the area over the last decade has fueled the need to expand retail services. Peoria has responded by targeting retail opportunities to meet the needs of residents and improve the community service offerings.

TOP PRIVATE EMPLOYERS
+ ESTIMATED JOB TOTAL

WALMART	7,360
BANNER HEALTH	7,140
AMERICAN EXPRESS	7,130
FRY’S FOOD STORES	6,280
AMAZON	4,840
HONORHEALTH	4,250
MAYO CLINIC	4,190
MCDONALD’S	3,530
WELLS FARGO	3,520
ABRAZO HEALTHCARE	3,300
*EXCLUDES EMPLOYERS IN PUBLIC EDUCATION SECTOR	

LOCATION MAPS



AREA AMENITIES



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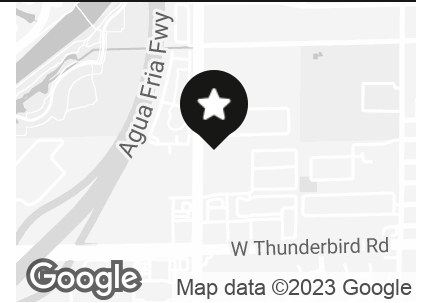
OWNER USER COMPS



SUBJECT PROPERTY

14155 N. 83rd Avenue | Peoria, AZ 85381

Sale Price:	\$1,350,000	Lot Size:	0.09 Acres	Year Built:	2006
Building SF:	3,947 SF	Price PSF:	\$342.03	CAP:	5.02%
NOI:	\$67,806				



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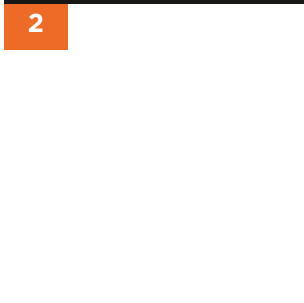
ARROWHEAD OFFICE PLAZA

18205 N. 51st Avenue, Unit 125-127 | Glendale, AZ 85308

Sale Price:	\$755,000	Lot Size:	8,002 SF	Year Built:	2005
Building SF:	3,029 SF	Price PSF:	\$249.26	Closed:	11/16/2022



SVN Desert Commercial Advisors sold the unit to an attorney user.



ARROWHEAD OFFICE SUITES

20325 N 51st Ave, Unit 178 & 180 | Glendale, AZ 85308

Sale Price:	\$1,225,000	Lot Size:	6,639 SF	Year Built:	2006
Building SF:	3,635 SF	Price PSF:	\$337.00	Closed:	12/12/2022



OWNER USER COMPS

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ARROWHEAD COMMONS

18275 N 59th Ave, Unit F101 | Glendale , AZ 85308

Sale Price: \$760,000

Lot Size: 5,763 Acres

Year Built: 2004

Building SF: 2,200 SF

Price PSF: \$345.45

Closed: 09/23/2022



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8802 N 61ST AVE

8802 N 61st Ave | Glendale, AZ 85302

Sale Price: \$930,000

Lot Size: 55,060 SF

Year Built: 1985

Building SF: 6,424 SF

Price PSF: \$144.77

Closed: 02/09/2023



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DESERT HARBOR PROFESSIONAL PLAZA

13943 N 91st Ave, Unit H-101 | Peoria, AZ 85381

Sale Price: \$1,000,000

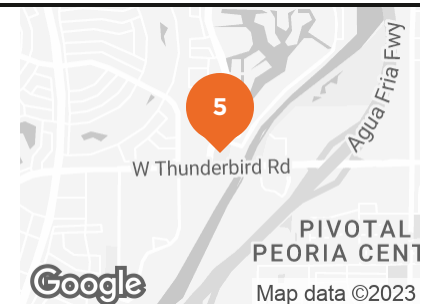
Lot Size: 110,368 SF

Year Built: 2005

Building SF: 2,957 SF

Price PSF: \$338.18

Closed: 05/05/2023



OWNER USER COMPS

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COPPER SKY PROF PLAZA

8232 W Cactus Rd, | Peoria, AZ 85381

Sale Price: \$620,000

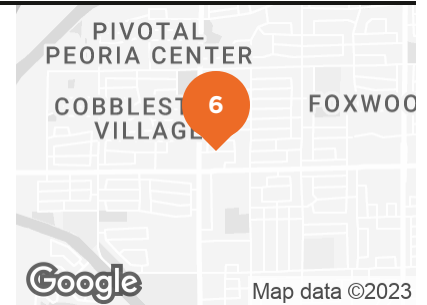
Lot Size: 3,899 SF

Year Built: 2006

Building SF: 2,418 SF

Price PSF: \$256.41

Closed: 08/02/2022



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ARROWHEAD BUSINESS PARK II

8765 W Kelton Ln - C1 | Peoria, AZ 85382

Sale Price: \$965,000

Lot Size: 3,441 SF

Year Built: 2005

Building SF: 4,276 SF

Price PSF: \$225.68

Closed: 12/20/2022



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SUN GROVE PROFESSIONAL PLAZA

20542 N Lake Pleasant Rd, Unit 109 | Peoria, AZ 85382

Sale Price: \$905,000

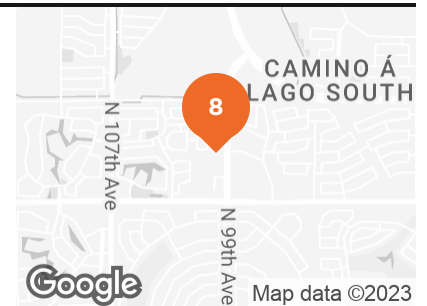
Lot Size: 98,446 SF

Year Built: 2006





Building SF: 2,237 SF

Price PSF: \$404.56

Closed: 02/01/2023



OWNER USER COMPS

9	<div><div><div>OLIVE AVENUE BUSINESS PARK</div><div>9299 W Olive Ave, Unit 304 Peoria, AZ 85354</div><div><div><div>Sale Price:</div><div>\$605,000</div></div><div><div>Lot Size:</div><div>40,511 SF</div></div><div><div>Year Built:</div><div>2006</div></div></div><div><div><div>Building SF:</div><div>3,105 SF</div></div><div><div>Price PSF:</div><div>\$194.85</div></div><div><div>Closed:</div><div>08/29/2022</div></div></div></div></div> <div><p>SUN AIR ESTATES W Olive Ave WESTGREEN ESTATES Google Map data ©2023</p></div>
10	<div><div><div>PASEO RANCH</div><div>6677 W Thunderbird Rd, Unit 180-82 Glendale, AZ 85306</div><div><div><div>Sale Price:</div><div>\$1,230,705</div></div><div><div>Lot Size:</div><div>6,116 SF</div></div><div><div>Year Built:</div><div>2003</div></div></div><div><div><div>Building SF:</div><div>2,473 SF</div></div><div><div>Price PSF:</div><div>\$497.66</div></div><div><div>Closed:</div><div>05/02/2023</div></div></div></div></div> <div><p>W Thunderbird Rd N 67th Ave SWEETWATER ESTATES Google Map data ©2023</p></div>
11	<div><div><div></div><div><div>THUNDERBIRD UTAZ PROF. VILLAGE</div><div>7966 W Thunderbird Rd. Peoria, AZ 85381</div><div><div><div>Sale Price:</div><div>\$1,200,000</div></div><div><div>Lot Size:</div><div>3,021 SF</div></div><div><div>Year Built:</div><div>2004</div></div></div><div><div><div>Building SF:</div><div>5,014 SF</div></div><div><div>Price PSF:</div><div>\$239.33</div></div><div><div>Closed:</div><div>04/01/2023</div></div></div></div></div><div><p>Agua Fria Fwy W Thunderbird Rd PIVOTAL DRIA CENTER Google Map data ©2023</p></div></div>