

NEC 91ST AVE & BELL RD

PEORIA, AZ

JOIN



91ST AVE

BELL RD



2ND GEN RESTAURANT SPACE WITH PATIO

GROCERY ANCHORED



PROPERTY SUMMARY

AVAILABLE

SUITE A106: ±960 SF
DO NOT DISTURB TENANT

ZONING

PAD

PRICING

CALL FOR RATES

PROPERTY HIGHLIGHTS

- ✓ Grocery-anchored Albertsons center with strong daytime traffic volumes with over 45,000 vehicles traveling by each day from Loop 101
- ✓ Average HH incomes exceed \$80,000 within a 3-mile radius
- ✓ Less than a mile west of Agua Fria Fwy (Loop 101)
- ✓ Strong daytime population with over 112,000 persons within a 3-mile trade area with notable employers such as City of Peoria, Banner Health, The Antigua Group, and PFVT Motos Inc in the area

TRAFFIC COUNTS

N ±13,100 VPD (NB & SB)

S ±13,123 VPD (NB & SB)

ADOT 2024

E ±32,544 VPD (EB & WB)

W ±33,524 VPD (EB & WB)

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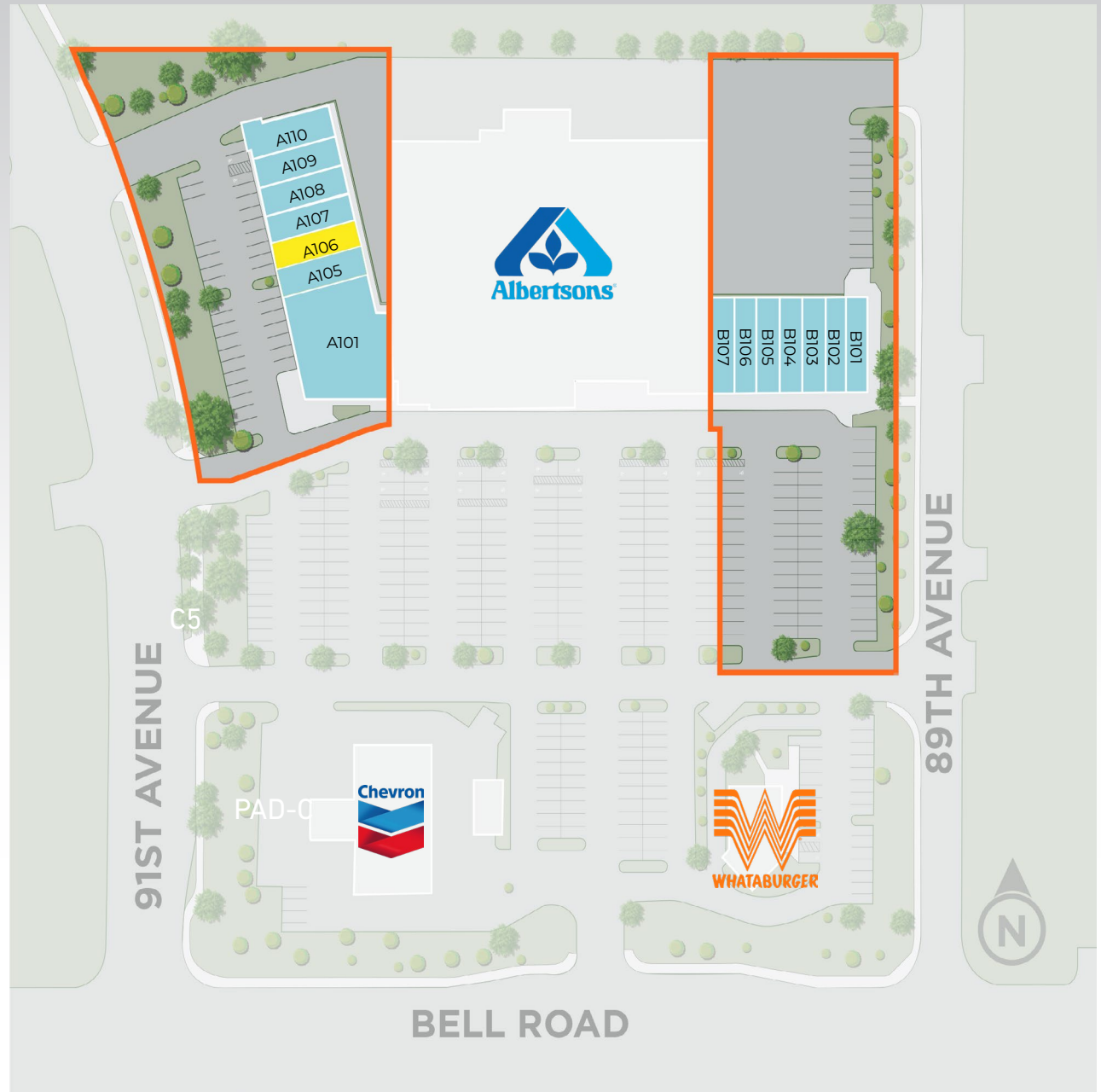
Edward Jones[®]
MAKING SENSE OF INVESTING



NEC 91ST AVE & BELL RD | PEORIA, AZ

SITE PLAN

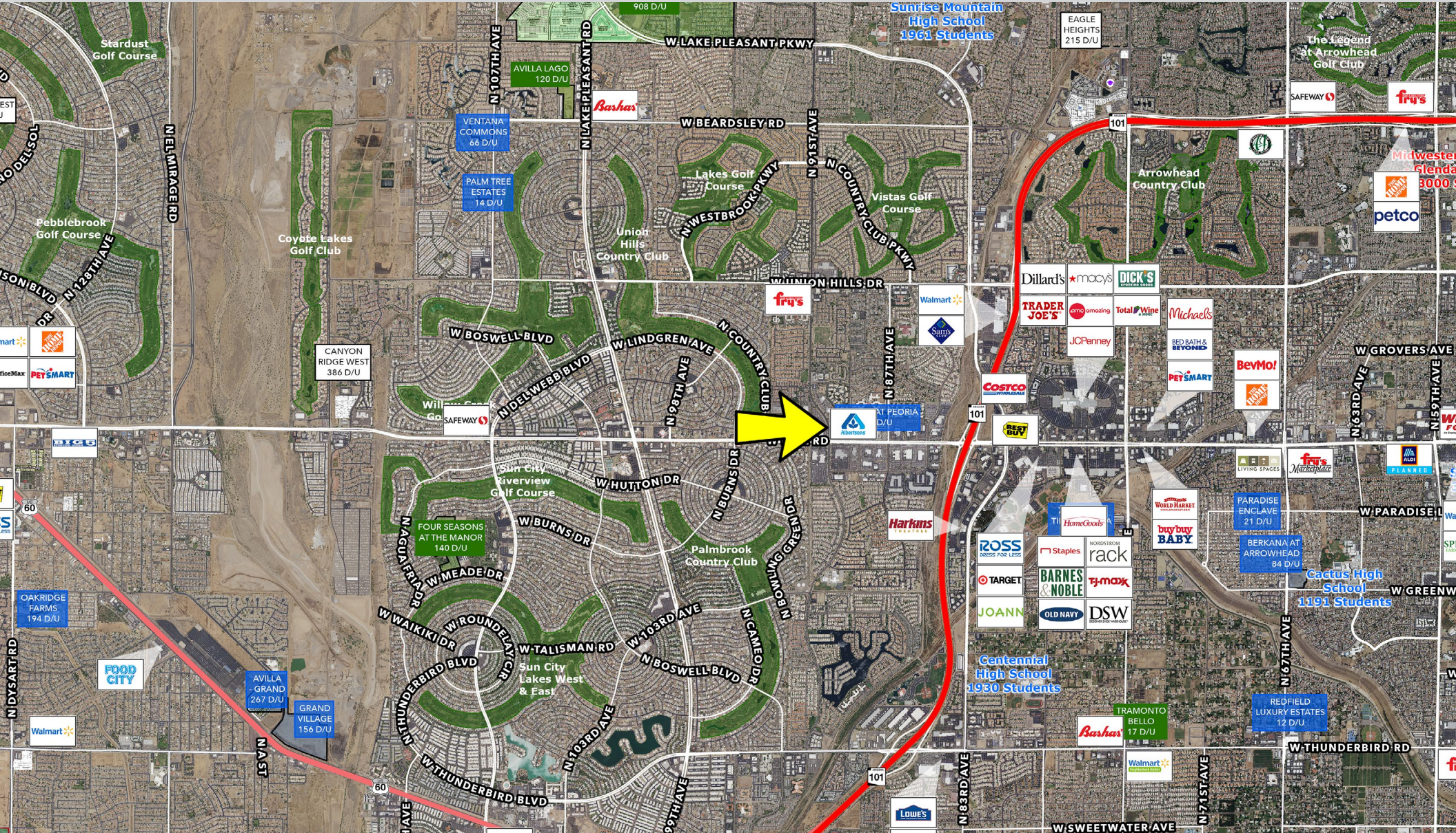
SUITE	TENANT	SIZE (SF)
A101	AZ MediQuip Inc.	±4,862
A105	Crossfit Gym	±1,734
A106	Available DO NOT DISTURB TENANT	±960
A107	Edward Jones	±1,200
A108	Beyond Beautiful	±960
A109	Sunshine Dry Cleaners	±1,660
A110	Desi Fusion	±1,690
B101	UPS Store	±1,422
B102	Domino's Pizza	±1,040
B103	Wok Fire Restaurant	±1,300
B104	Advia Nails	±1,040
B105	Cost Cutters	±1,300
B106	All American Eye Glass Repair	±840
B107	Mr Goodcents	±1,543
Total GLA		±21,551 SF



AERIAL



AERIAL



DEMOGRAPHICS

2025 ESRI



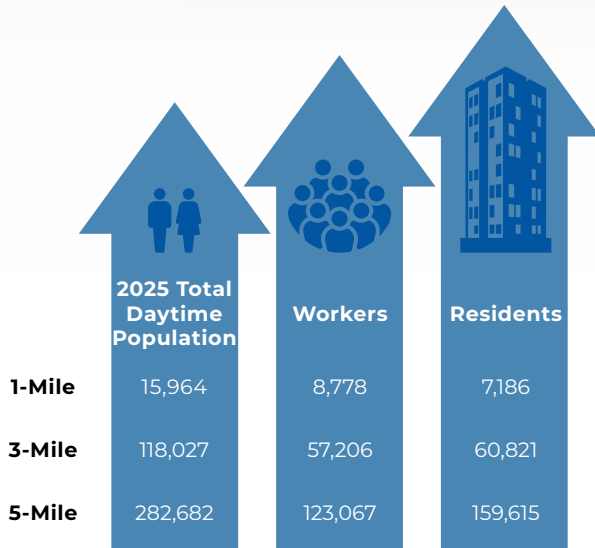
	1-Mile	3-Mile	5-Mile
2025 Total Population	13,227	106,093	289,650
2030 Total Population	13,290	107,235	296,374



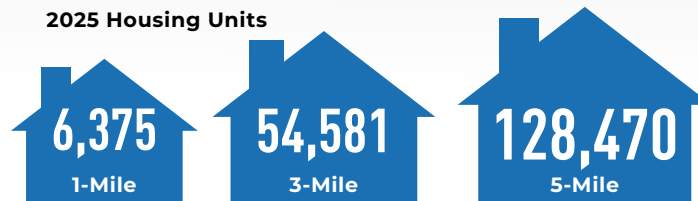
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$78,153	\$99,689	\$43,648
3-Mile	\$78,636	\$102,304	\$47,201
5-Mile	\$81,080	\$106,759	\$43,822



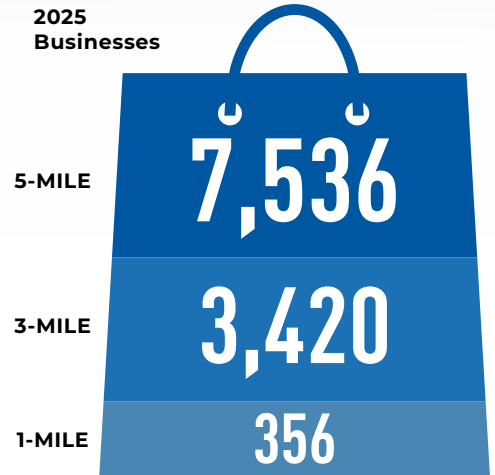
	1-Mile	3-Mile	5-Mile
2025 Households	5,696	49,066	118,556
2030 Households	5,776	49,948	121,766



	2025 Total Daytime Population	Workers	Residents
1-Mile	15,964	8,778	7,186
3-Mile	118,027	57,206	60,821
5-Mile	282,682	123,067	159,615



2025 Housing Units			
	1-Mile	3-Mile	5-Mile
Owner Occupied	70.5%	74.0%	75.1%
Renter Occupied	29.5%	26.0%	24.9%





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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 09/08/2025



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