



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

# PEORIA TOWNE CENTER

NEC 83rd Ave. & Peoria Ave.  
8150 W. Peoria Ave, Peoria, AZ

## FOR SALE

\$2,950,000

Approximately 62,831 SF  
Retail Box For Sale

Extensive Renovation  
Completed October 2015

Priced Way Below  
Replacement Cost at \$47/SF

Minutes from the  
101 Freeway

### JOIN OUR ANCHORS:



(Both Now Open)



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com

## STEVE GROSSOEHME

480.214.9413  
Steve@RGcre.com



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

# PEORIA TOWNE CENTER

NEC 83rd Ave. & Peoria Ave.  
8150 W. Peoria Ave, Peoria, AZ

## SITE MAP

\$2,950,000

Approximately 62,831 SF

Only \$47/SF

Parcel Size 5.08 Acres

Former Albertson's Grocery Store

Two Dock High Loading Docks

219 Parking Spaces Along with Common Area Parking Agreement

### JOIN OUR ANCHORS:



(Both Now Open)



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com

## STEVE GROSSOEHME

480.214.9413  
Steve@RGcre.com



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

# PEORIA TOWNE CENTER

NEC 83rd Ave. & Peoria Ave.  
8150 W. Peoria Ave, Peoria, AZ

## SITE PLAN

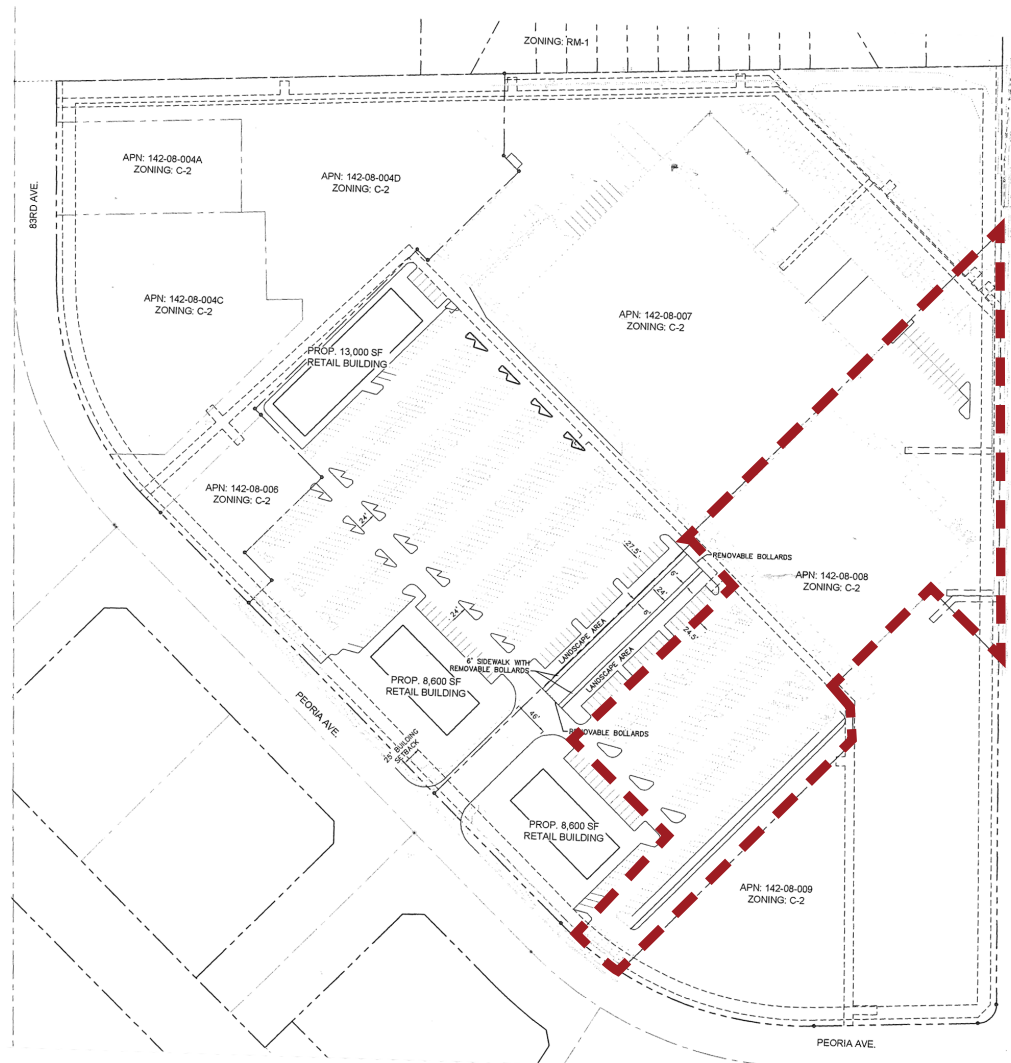
The parcel is subject to the following prior to close of escrow:

- Parcel Size
- Common Ingress/Egress Agreement
- Common Parking Agreement
- Common Area Maintenance Agreement
- Common Area Utility Agreement

### JOIN OUR ANCHORS:



(Both Now Open)



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com

## STEVE GROSSOEHME

480.214.9413  
Steve@RGcre.com



# PEORIA TOWNE CENTER

NEC 83rd Ave. & Peoria Ave.  
8150 W. Peoria Ave, Peoria, AZ

## FLOOR PLAN

\$2,950,000

Approximately 62,831 SF

Only \$47/SF

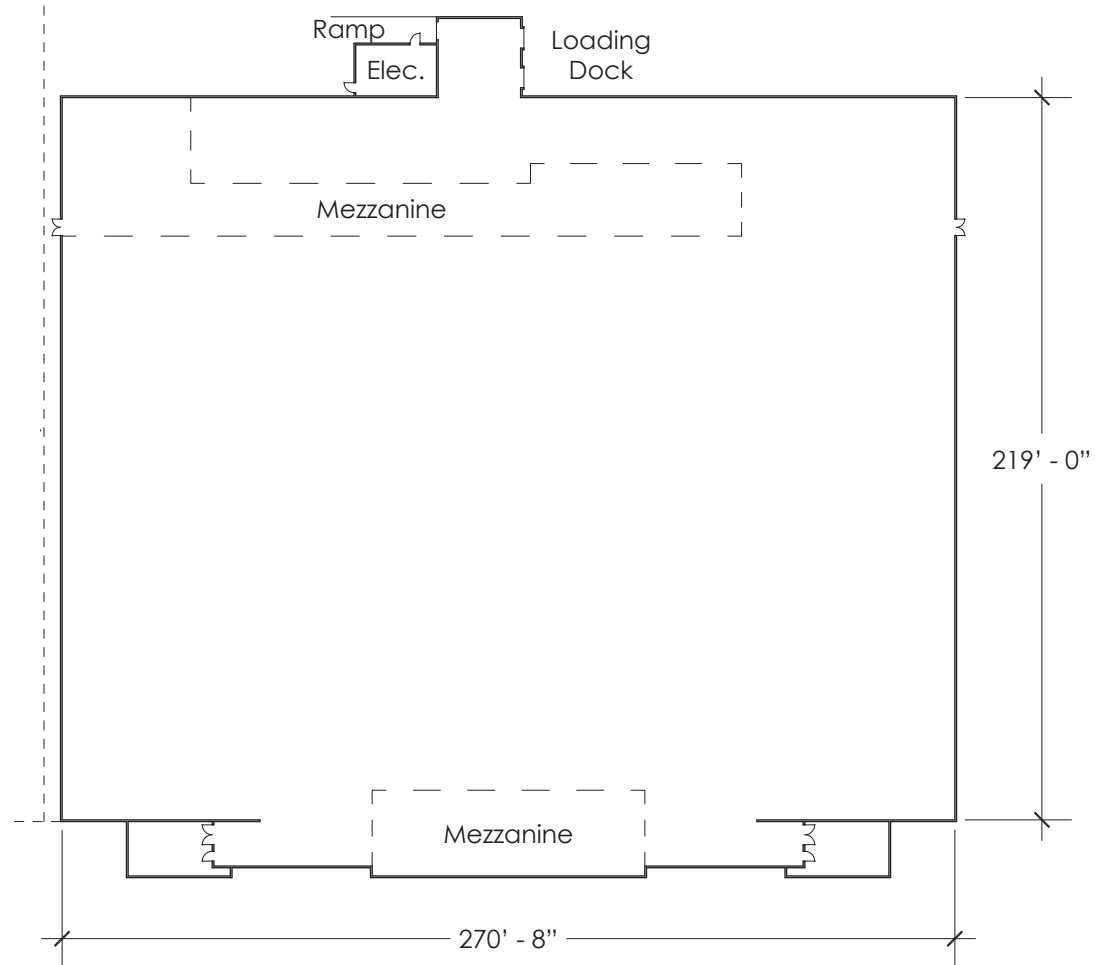
Former Albertson's Grocery Store

Two Dock High Loading Docks

### JOIN OUR ANCHORS:



(Both Now Open)



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

JAKE ERTLE

480.214.9419  
Jake@RGcre.com

STEVE GROSSOEHME

480.214.9413  
Steve@RGcre.com



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

# PEORIA TOWNE CENTER

NEC 83rd Ave. & Peoria Ave.  
8150 W. Peoria Ave, Peoria, AZ

## DEMOGRAPHICS

(2014)

### Population Estimates

1 Mile	17,817
3 Mile	60,234
5 Mile	323,381

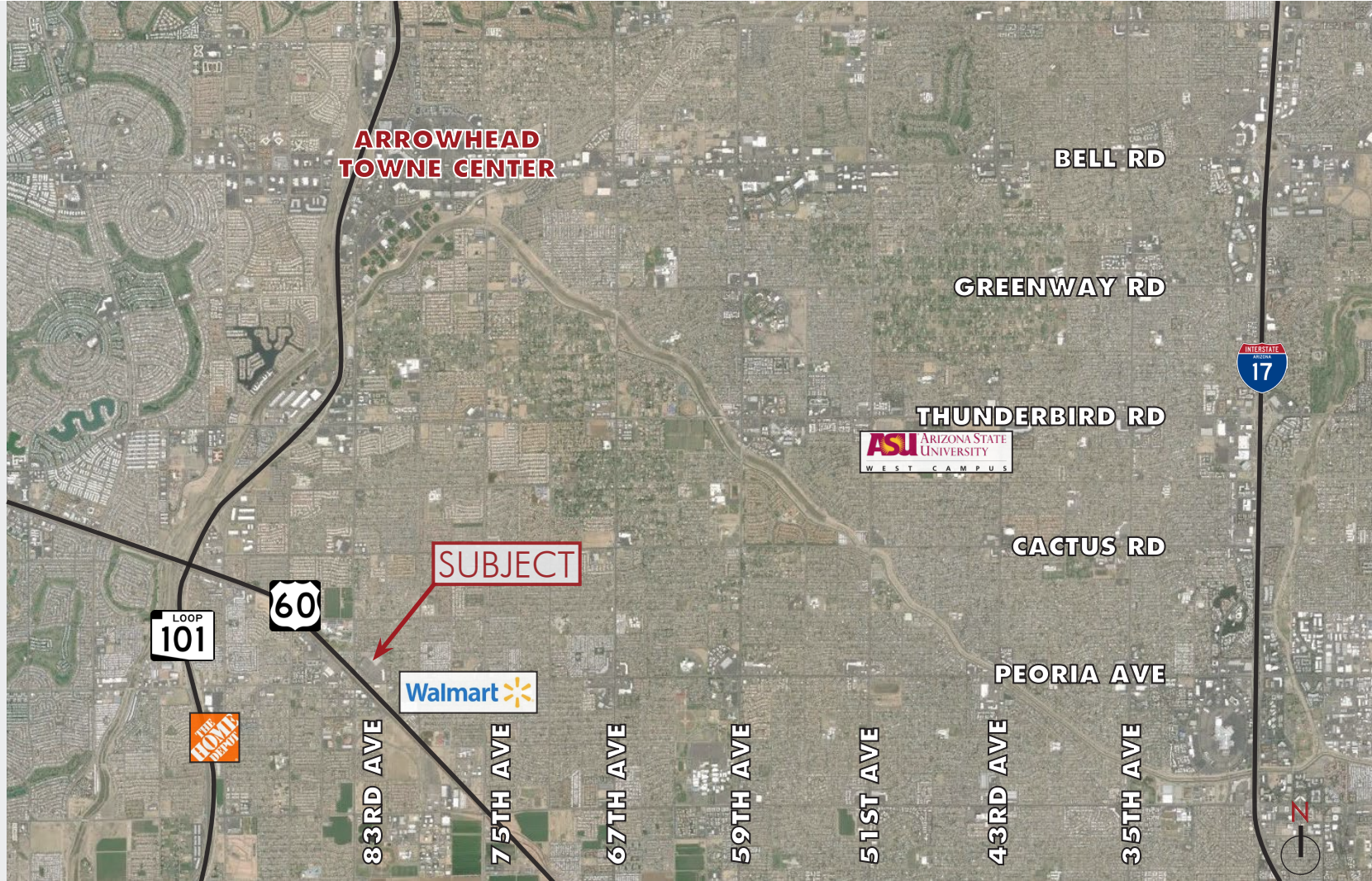
### Average Household Income

1 Mile	\$58,928
3 Mile	\$61,854
5 Mile	\$57,107

### Households

1 Mile	5,983
3 Mile	21,319
5 Mile	124,701

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com

## STEVE GROSSOEHME

480.214.9413  
Steve@RGcre.com



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

# PEORIA TOWNE CENTER

NEC 83rd Ave. & Peoria Ave.  
8150 W. Peoria Ave, Peoria, AZ

## FOR SALE

\$2,950,000

Approximately 62,831 SF  
Retail Box For Sale

Existing Renovation  
Completed October 2015

Priced Way Below  
Replacement Cost at \$47/SF



## JOIN OUR ANCHORS:



(Both Now Open)



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com

## STEVE GROSSOEHME

480.214.9413  
Steve@RGcre.com