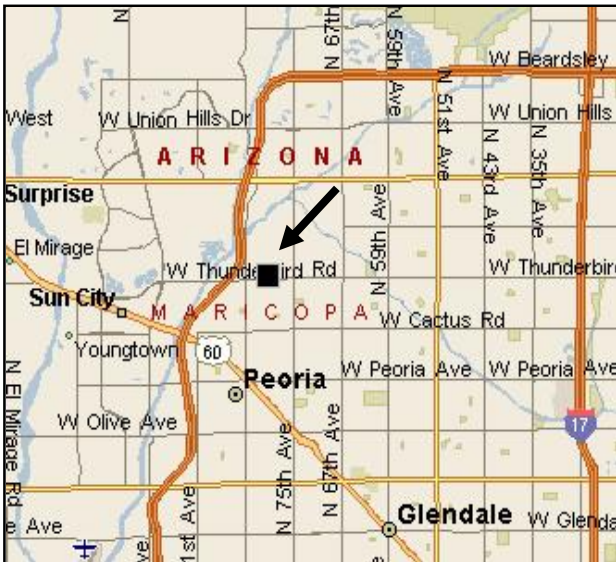
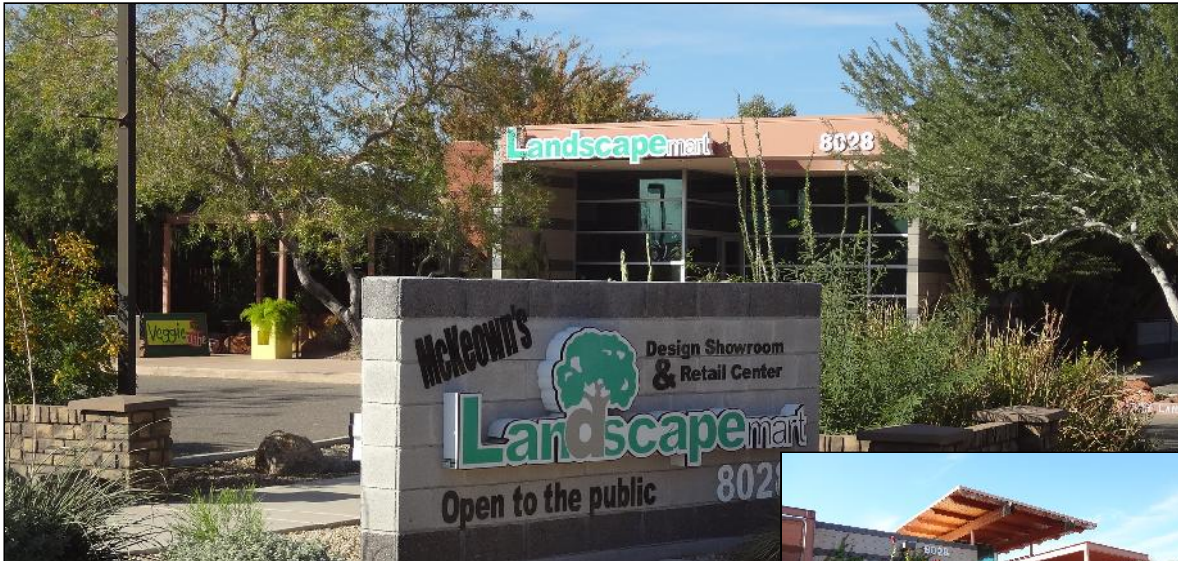


UNIQUE OFFICE/RETAIL FREE STANDING BUILDING FOR SALE



Offered at \$1,085,000 (\$110/sf)

**8028 W. Thunderbird Road
Peoria, Arizona**

- 9,870 sf
- Built 2004
- Zoned C-2
- 1.59 Acres

Exclusively Offered By:



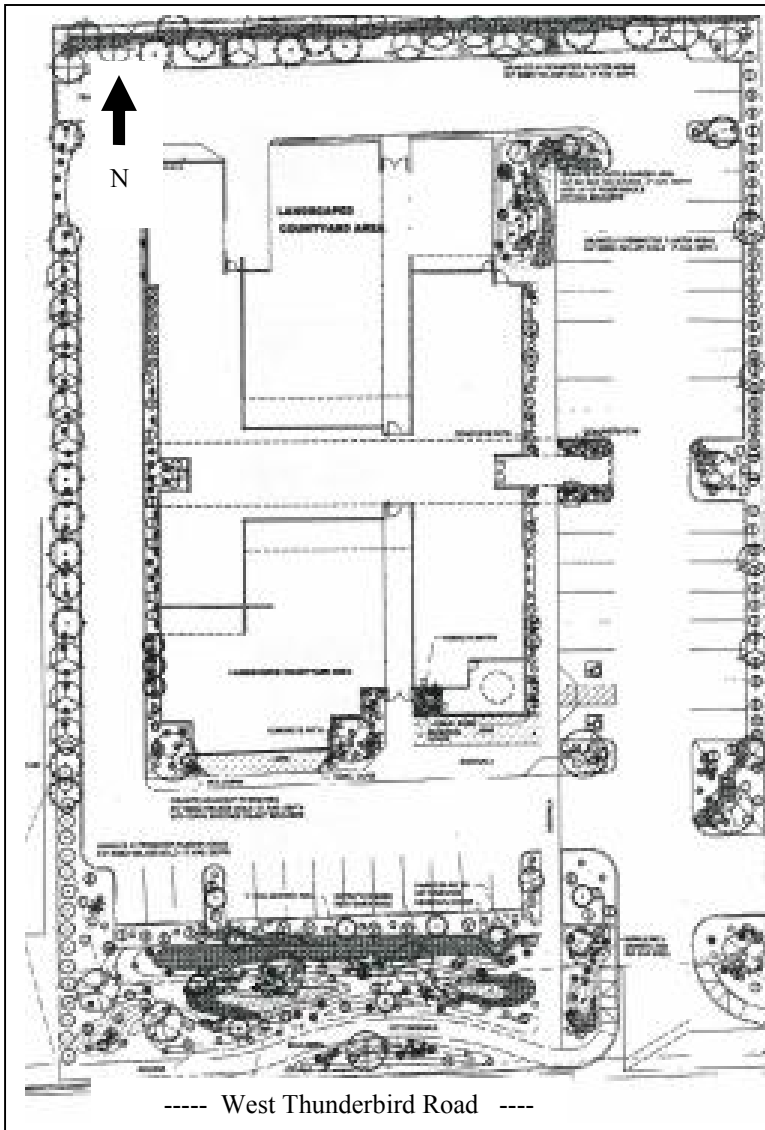
Linda Fritz-Salazar, Associate Broker
602.759-1204 office
602.989.9487 mobile
Linda@KLCommGroup.com

Terry J. Kass, CCIM, CPM, Associate Broker
602.445.4124 office
602.703.5277 mobile
Terry@KLCommGroup.com

2821 E Camelback Road, Suite 600; Phoenix, AZ 85016

www.KLCOMMERCIALGROUP.COM

OFFICE/RETAIL - FREE-STANDING BUILDING FOR SALE
\$1,085,000 (\$110/sf)



Site Plan



Front Entry



Front Room – Retail Sales



Sales Offices & Wall Sample Displays

This unique Office/Retail, Multifunctional Building is located on West Thunderbird Road, approximately three blocks east of the entrance to the Loop 101 Freeway. It is ideally located in Peoria, AZ., and in the middle of the West Valley's development center. It is one mile south of the Arrowhead Mall and the Peoria Sports Center and five miles north of Westgate, The University of Phoenix Stadium, Jobing.Com. and all of the new development planned and/or taking place along the Loop 101 Freeway.

The building layout itself is ideal for a corporate headquarters or owner/user facility and could also be divided into a multi-tenant building. The building has both a front open air courtyard and a back open air courtyard with a swimming pool. As the building was used to display various residential landscaping options, there are numerous outdoor vignettes showing these possibilities. The zoning is C-2, so many options are available for use.

The current owners of the building no longer require all of the space allowed. Providing it would dovetail with a new Buyers needs, they have indicated a willingness to stay; but to occupy a smaller section of the building.

We encourage you to call for a tour of the property.



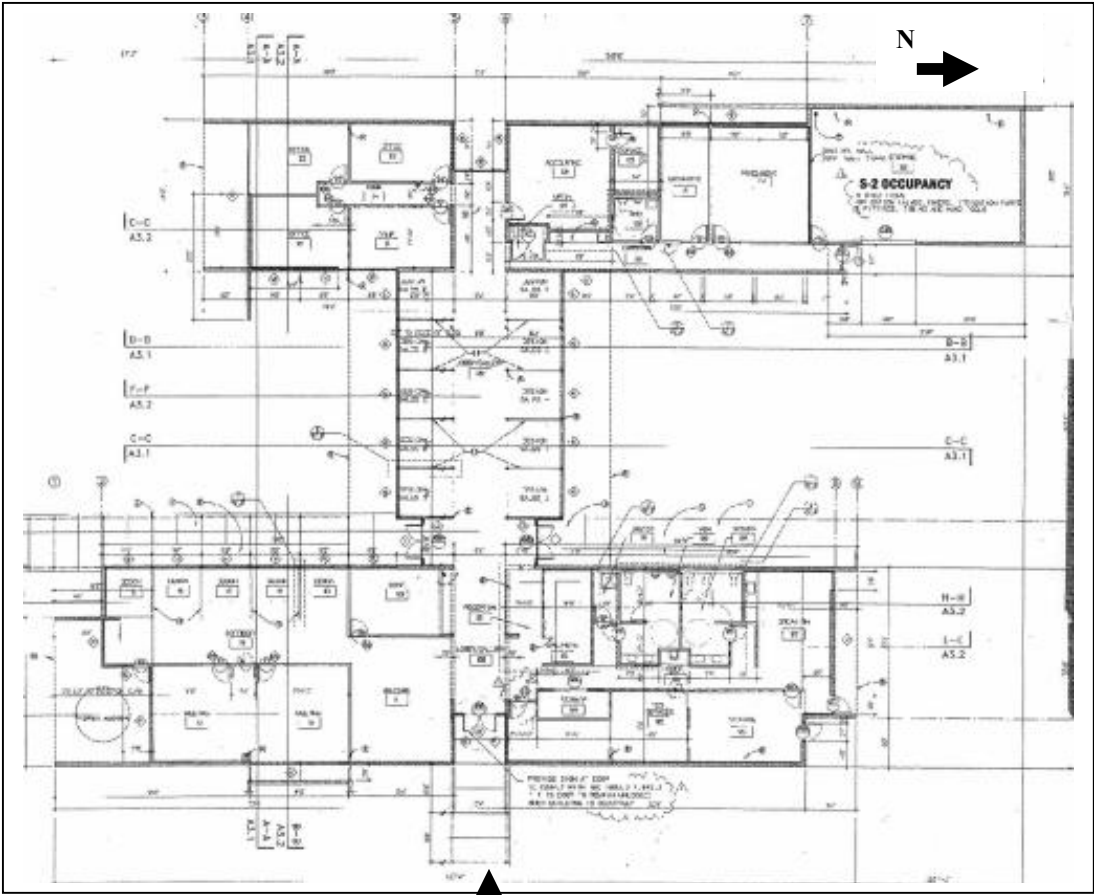
8028 W Thunderbird Road; Peoria, AZ



Rear Courtyard with Pool



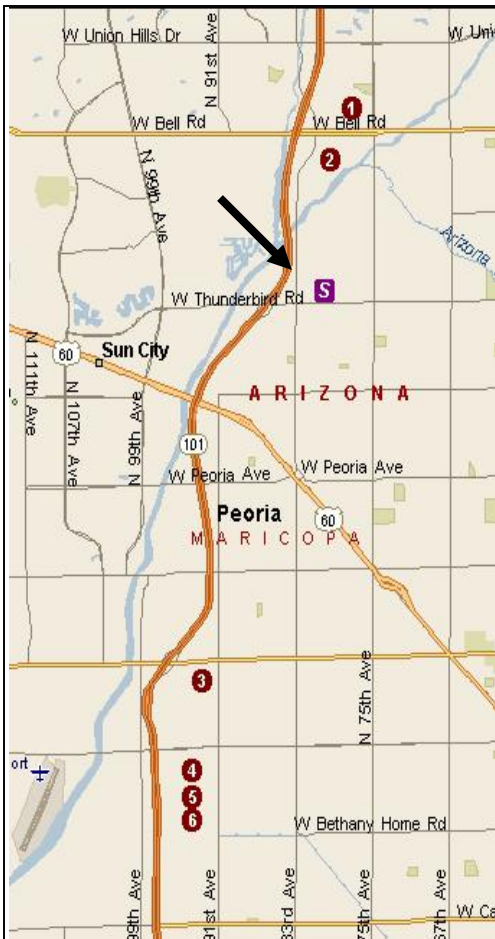
Front Courtyard with Stone Patio



Main Entrance



8028 WEST THUNDERBIRD ROAD; PEORIA, AZ



1. Arrowhead Mall
2. Peoria Sports Center
3. Tohono O'odham Nation Proposed Casino
4. Westgate City Center
5. Jobing.Com Arena
Home to the NHL Coyotes
6. The University of Phoenix Stadium
Home to the NFL Arizona Cardinals

| <u>Demographics</u> | <u>1 mile</u> | <u>3 miles</u> | <u>5 miles</u> |
|-------------------------------|---------------|----------------|----------------|
| • Estimated Population | 14,066 | 121,363 | 310,358 |
| • Projected Population (2015) | 15,047 | 125,925 | 325,823 |
| • Average HH Income (2010) | \$102,001 | \$76,385 | \$73,927 |



OFFICE/RETAIL - FREE-STANDING BUILDING FOR SALE
\$1,085,000 (\$110/sf)



Aerial

8028 WEST THUNDERBIRD ROAD
PEORIA, AZ. 85381-4612

PARCEL NO. 200-62-978

2011 Maricopa County Real Estate Tax Valuation Information

Full Cash Total: \$1,286,446

Tax Amount: \$26,359

