



# Crossroads Plaza

## NWC 67th Ave & Peoria Ave

Suite Sizes Available From  $\pm 1,200$ - $\pm 11,000$  SF  
6750 West Peoria Avenue | Peoria, Arizona 85345

### HIGHLIGHTS

- Join anchors Goodwill and Dollar Tree
- Over 50,000 vehicles per day through the intersection
- 25 national credit tenants at intersection
- 7 days per week porter service
- On-site property management
- Fully-fixturized restaurant/sports bar ( $\pm 6,300$  SF)
- Aggressive rental rates
- $\pm 11,000$  SF junior anchor opportunity

Aggressive Rates Available:

Call for pricing

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## Specifications

Total Acreage	±15.15 Acres
Zoning	C-2
Access	Grand Ave & Loop 101
Year Built	1987
Parking Lot	Resurfaced 2017
Exterior	Repainted 2017



Accelerating success.



## Availability

104	AVAILABLE   <i>Former Restaurant Space</i>	±6,330 SF
105	AVAILABLE	±1,200 SF
106	Soleil Tanning	
107-108	AVAILABLE	±2,400 SF
109	Boost Mobile	
110	AVAILABLE	±1,457 SF
111	Pizza Hut	
112-113	All Out Fitness	
114-116	New To You   <i>Available With Notice</i>	±11,020 SF
117	Occupied	
118	Jackson-Hewitt Tax Service	
119	AVAILABLE	±1,200 SF
120	AVAILABLE   <i>Former Hair Salon</i>	±1,200 SF
121	AVAILABLE   <i>Former Sub Shop</i>	±1,200 SF
122	Lee's Shoes & Luggage Repair	
124	Goodwill Career Center	
128	AVAILABLE	±3,985 SF
129	Gun Shop	
130	Metro PCS	
131-133	AVAILABLE	±3,435 SF
134	Dr. Robert Yacko - Dental	
135	Valley King Properties	
136	Smoke Shop	
137	Model Nails	
138	Rewinds, Consign with Design	
142	AVAILABLE	±2,750 SF
144	Enochs Lounge	

## Area Demographics 3-mile radius



**Current Population**  
(2017)

147,383



**Projected Population**  
(2022)

157,721



**Average Household Income** (2017)

\$66,875



**Daytime At-Home Population** (2017)

65.0%

## Site Plan





