

SOUTHWEST CORNER OF 87TH AVENUE & PEORIA AVENUE | PEORIA, AZ 85345



Premier Hard-Corner Retail Opportunity

\$37.41/SF | \$1,450,000.00

SUBJECT PROPERTY

Peoria Ave

87th Ave

LOOP
101

FOR SALE | HIGHLY VISIBLE ±1.00 ACRE CORNER SITE
Ideal for Retail or Drive-Thru Opportunity



Property Overview

Located at the signalized intersection of 87th Avenue and Peoria Avenue, this ±1.0-acre parcel offers exceptional access and visibility in a thriving retail corridor. The property sits just minutes from Loop 101, surrounded by strong residential neighborhoods and established national retailers.

Highlights:

- + Signalized hard corner with excellent access and visibility
- + Surrounded by dense residential housing and retail traffic
- + Ideal for drive-thru QSR, coffee, or convenience user
- + All utilities to site

PROPERTY TYPE

RETAIL / DRIVE-THRU PAD

Land Size

±1.0 Acre

Zoning

C-2 (Intermediate Commercial District)

Price

\$1,450,000

Frontage

Peoria Avenue & 87th Avenue

Parcel #

142-37-977



OPTION 1

Proposed Maxed-Out Retail Site (No Drive-Through End Cap)

This concept maximizes the site's build-able area while maintaining strong visibility and efficient land utilization. The configuration delivers a full retail build-out positioned to capitalize on the high-traffic corner at 87th Avenue and Peoria Avenue.

Key Features:



±8,750 SF total building area (based on 35 parking spaces × 250 SF per space zoning requirement)



High-visibility retail frontage at the signalized intersection



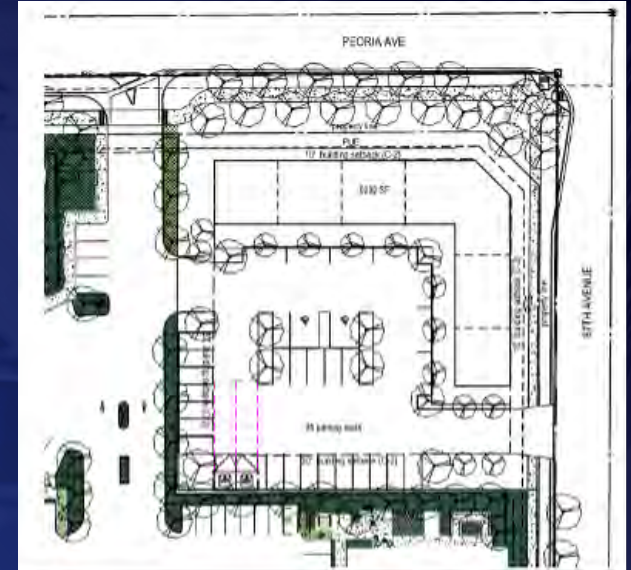
Efficient site design maximizing usable square footage



Excellent street presence and pedestrian accessibility



No drive-thru end cap, which limits tenant flexibility but allows for a larger retail footprint



Concept Summary:

An ideal configuration for multi-tenant retail, service, or medical users seeking maximum exposure and full utilization of the site. The layout emphasizes corner presence and clean access circulation, creating a strong impression for customers entering from both major arterials.

OPTION 2

Proposed Drive-Thru Site Plan (±3,518 SF Building Footprint)

This site plan concept introduces a freestanding drive-thru configuration ideal for a quick-service restaurant (QSR) or coffee user. The layout offers efficient circulation, optimal visibility, and full drive-thru functionality at a high-traffic signalized intersection.

Key Features:



±3,518 SF proposed
building footprint



Full drive-thru access with
efficient stacking and site
circulation



Potential for dual ingress/egress
and shared access points



39 parking stalls
(11/1,000 SF parking ratio)



Corner visibility along Peoria
Avenue and 87th Avenue



Designed for peak-hour
efficiency and seamless
traffic flow



(Proposed image)

Concept Summary:

This configuration delivers a high-performing, single-tenant drive-thru opportunity with premium visibility and accessibility. Ideal for national QSR or coffee brands seeking maximum exposure and convenience within a rapidly growing trade area.

Demographics

Demographic data reflects a mature and stable market supported by high population density, above-average household incomes, and significant daytime employment. These factors combine to sustain long-term retail performance in the Peoria corridor.

POPULATION

5 Mile Radius
215,000

3 Mile Radius
90,000

1 Mile Radius
12,800

OCCUPATION (2024 - 5 MILES RADIUS)

24%

Sales,
Office

62%

White Collar
Workers

36%

Blue Collar
Workers

HISTORICAL POPULATION GROWTH (2020-2025)

3 Mile Radius
5.8%



Location Summary

This prime corner site offers exceptional accessibility and visibility within the heart of Peoria's west valley corridor. Positioned along two major arterials — Peoria Avenue and 87th Avenue — the property benefits from consistent local and commuter traffic, making it an ideal location for retail, restaurant, or service-oriented uses.

TRANSPORTATION & ACCESS HIGHLIGHTS

Major Roadways

- + Immediate access to **Peoria Avenue (±33,000 VPD)** and **87th Avenue (±16,000 VPD)**
- + Just **2 miles from Loop 101 (Agua Fria Freeway)**, providing direct connection to I-10, US-60, and major West Valley destinations
- + Convenient east-west connectivity via Peoria Avenue linking to **Downtown Peoria, Glendale, and Sun City**

Area Connectivity

Well-connected to major employment centers, schools, and retail destinations

Public Transit

Served by Valley Metro Bus Route 106 (Peoria/Glendale Line) and Route 83 (83rd Avenue Line), providing convenient commuter access

Bus stops located within walking distance of the site on both Peoria Avenue and 87th Avenue

Airports

Phoenix Sky Harbor International Airport
approx. 25 miles southeast (~30 minutes)

Phoenix-Goodyear Airport
approx. 20 miles southwest

Glendale Municipal Airport
approx. 8 miles south

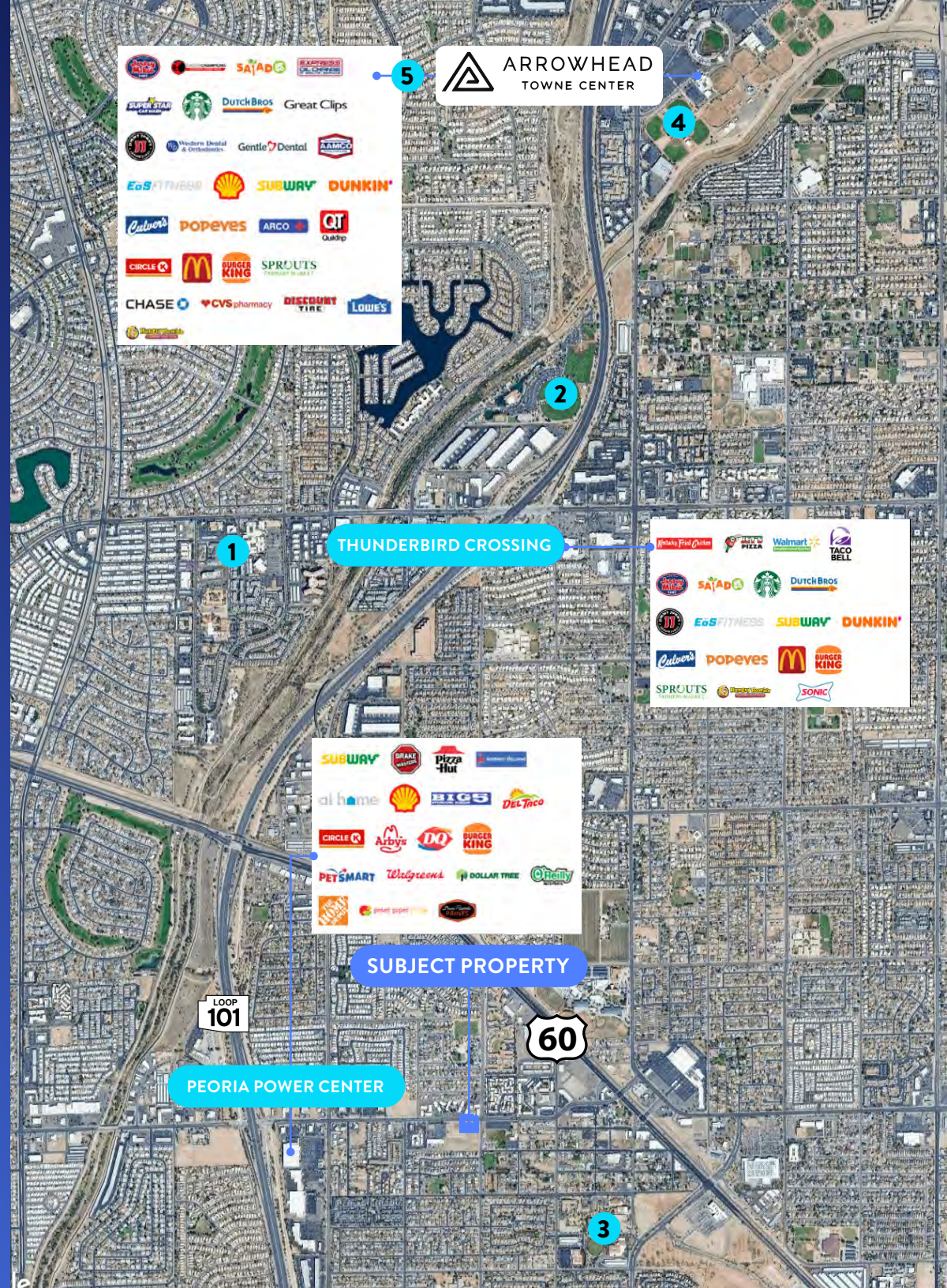


Nearby Amenities

The property sits within a thriving retail and residential corridor offering excellent consumer draw and accessibility. Major national and regional brands surround the intersection, creating consistent daily traffic from local residents, commuters, and nearby employees. The immediate trade area features a diverse mix of shopping, dining, services, and community amenities—all supporting strong retail performance and long-term growth.

Community & Services

- 1 2.5 MILES | 5 MINUTES**
Banner Health: A major healthcare provider in the area; the industry is a key driver in Peoria's economy
- 2 1.8 MILES | 4 MINUTES**
Rio Vista Community Park: Local community park featuring playgrounds, trails and sports fields, adding family-friendly value to the area
- 3 1.5-2.0 MILES | 5-6 MINUTES**
Peoria Municipal Complex: City offices and public safety
- 4 6-7 MILES | 12-14 MINUTES**
Peoria Sports Complex: Spring training home of the Seattle Mariners & San Diego Padres
- 5 4-5 MILES | 8-10 MINUTES**
Arrowhead Towne Center: Regional shopping destination just 10 minutes east





Thank You

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