

EMPIRE BUSINESS PARK

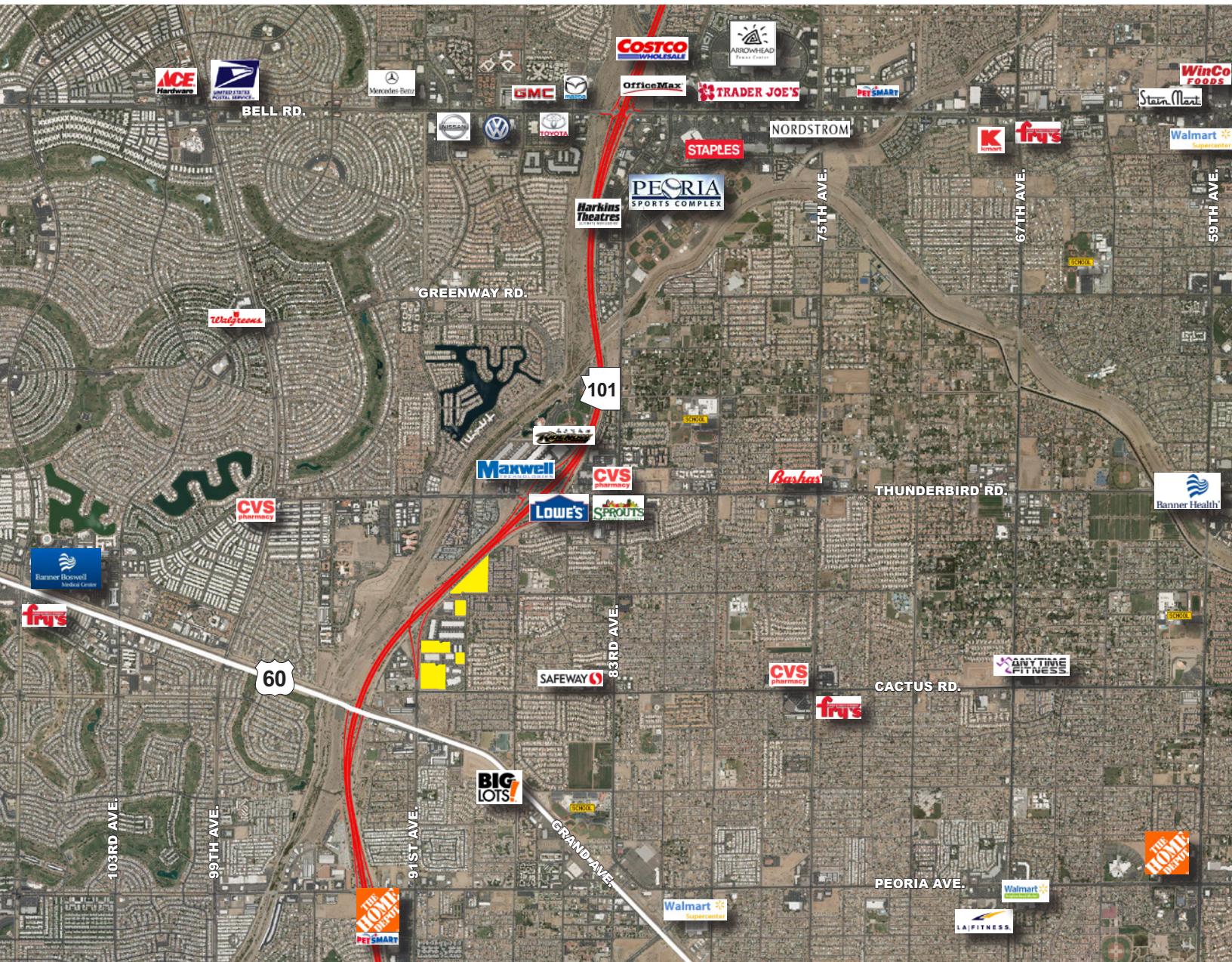
Peoria, Arizona

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

FOR SALE | BUILD-TO-SUIT

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FOR MORE INFORMATION
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FEATURES:

- NEC of 91st Avenue and Cactus Rd.
- 101 Freeway Visibility
- Zoning: P.A.D., City of Peoria
- Lot Sizes: 1-11 Acres
- Improved (Shovel Ready)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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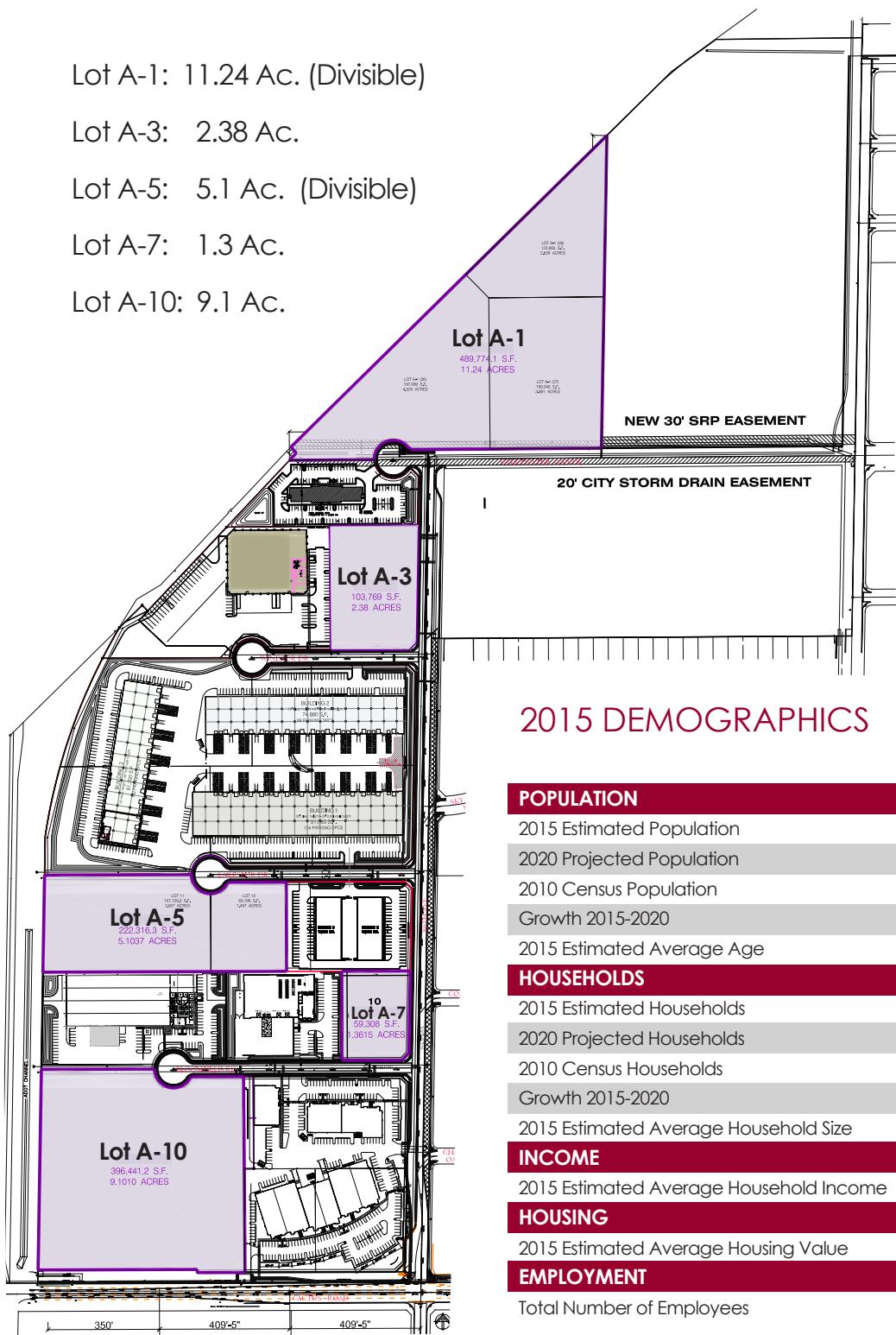
Lot A-1: 11.24 Ac. (Divisible)

Lot A-3: 2.38 Ac.

Lot A-5: 5.1 Ac. (Divisible)

Lot A-7: 1.3 Ac.

Lot A-10: 9.1 Ac.



FEATURES:

- **Price:**
Asking \$5.50 - \$7.00 PSF
- **Land SF/Acres:**
1-11 Acres Available
- **Parcel Numbers:**
200-80-978
200-83-499
200-79-985
200-79-987
200-79-411
- Existing Off-Site Improvements
- Immediate Access to Loop 101 Freeway
- Cactus Road Frontage
- Business Park Setting

2015 DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---|-----------|-----------|-----------|
| POPULATION | | | |
| 2015 Estimated Population | 18,048 | 109,841 | 306,654 |
| 2020 Projected Population | 18,963 | 115,500 | 324,413 |
| 2010 Census Population | 17,333 | 105,040 | 291,087 |
| Growth 2015-2020 | 5.1% | 5.2% | 5.8% |
| 2015 Estimated Average Age | 34.50 | 42.80 | 40.70 |
| HOUSEHOLDS | | | |
| 2015 Estimated Households | 6,239 | 44,649 | 120,329 |
| 2020 Projected Households | 6,624 | 47,362 | 128,967 |
| 2010 Census Households | 5,883 | 42,075 | 112,889 |
| Growth 2015-2020 | 6.2% | 6.1% | 6.4% |
| 2015 Estimated Average Household Size | 2.90 | 2.40 | 2.50 |
| INCOME | | | |
| 2015 Estimated Average Household Income | \$54,175 | \$56,305 | \$55,983 |
| HOUSING | | | |
| 2015 Estimated Average Housing Value | \$164,487 | \$176,589 | \$172,735 |
| EMPLOYMENT | | | |
| Total Number of Employees | 5,751 | 40,205 | 110,710 |



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PEORIA AREA:

Peoria Redevelopment District

Empire Business Park is located in the Peoria Redevelopment District. The city has taken several steps to revitalize the area that include:

- Adopted a revitalization plan
- Invested \$80 million in landscape, streetscape and infrastructure improvements
- Adopted a multi-modal plan to build an Old Town transit center to serve commuter rail
- Adopted a Commercial Rehabilitation Program to provide cosmetic and property improvements to commercial properties in the area. Wagoner I & II were completed in 2012
- Built a Performing Arts District that offers community theatre
- Developed a Building Re-Use Implementation Strategy to address vacant and underutilized properties.

City of Peoria

Current Development Projects and Initiatives

In 2010, the Peoria City Council approved an Economic Development Implementation Strategy ("EDIS") which provides an implementation based plan for achieving the economic development goals of the city as established by the Council. The EDIS includes a community and business climate assessment of Peoria, an economic base analysis, an identification of business activities and industries desirable to the city, and a general discussion of strategies to enhance the city's economic development future. The City Council found that implementing the EDIS will further a number of public purposes, including stimulating the local economy by providing additional value-added employment opportunities, expanding the tax base required to provide essential public services, diversifying the local economy, expanding the economic base of the city, promoting redevelopment of unused or underutilized properties to positively influence infill development opportunities, and providing educational and workforce training opportunities for Peoria residents.



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AREA STATISTICS:

MAJOR PHOENIX METRO EMPLOYERS

| FIRM | NO. OF EMPLOYEES |
|---------------------|------------------|
| Banner Health | 38,527 |
| Walmart Stores Inc. | 32,000 |
| Kroger Co. (2) | 16,856 |
| Wells Fargo & Co. | 14,613 |
| Albertsons (3) | 14,490 |
| McDonald's Corp. | 13,853 |
| Intel Corp. | 11,000 |
| HonorHealth (4) | 10,500 |

(SOURCE: GPEC)

DAYTIME EMPLOYMENT BASE

| | |
|----------------|---------|
| WITHIN 3 MILES | 40,205 |
| WITHIN 5 MILES | 110,710 |

(SOURCE: Claritas)

POPULATION (2015 Estimated)

| | |
|----------------|---------|
| WITHIN 3 MILES | 109,841 |
| WITHIN 5 MILES | 306,654 |

(SOURCE: Claritas)



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