



# ARROWHEAD HIGH PROFILE RESTAURANT OPPORTUNITY

SSWC Bell Rd & 83rd Ave  
Peoria, Arizona

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# ARROWHEAD HIGH PROFILE RESTAURANT OPPORTUNITY

SWC 83rd Ave & Bell Rd  
Peoria, Arizona



◆ +/- 10,168 SF RESTAURANT AVAILABLE (DO NOT DISTURB)

## Property Highlights

- Freestanding high profile restaurant available +/- 10,168 SF
- Located in the highly touted Arrowhead Entertainment District (P83)
- Opportunity for lease or redevelopment
- Adjacent to Peoria Sports Complex, home of the Seattle Mariners & San Diego Padres
- Over 290,000+ residents in exploding trade area
- Loop 101 Freeway Pylon signage available

## Traffic Counts

83rd Ave	20,622 CPD
101 Freeway	121,900 CPD
<b>Total</b>	<b>164,081 CPD</b>

## Demographics

	1 mi	3 mi	5 mi
Estimated Population	9,338	113,968	309,231
Estimated Households	3,648	49,011	125,335
Avg Household Income	\$83,011	\$75,385	\$76,540
Daytime Population	8,788	44,379	93,830

Source: SitesUSA

## Nearby Tenants



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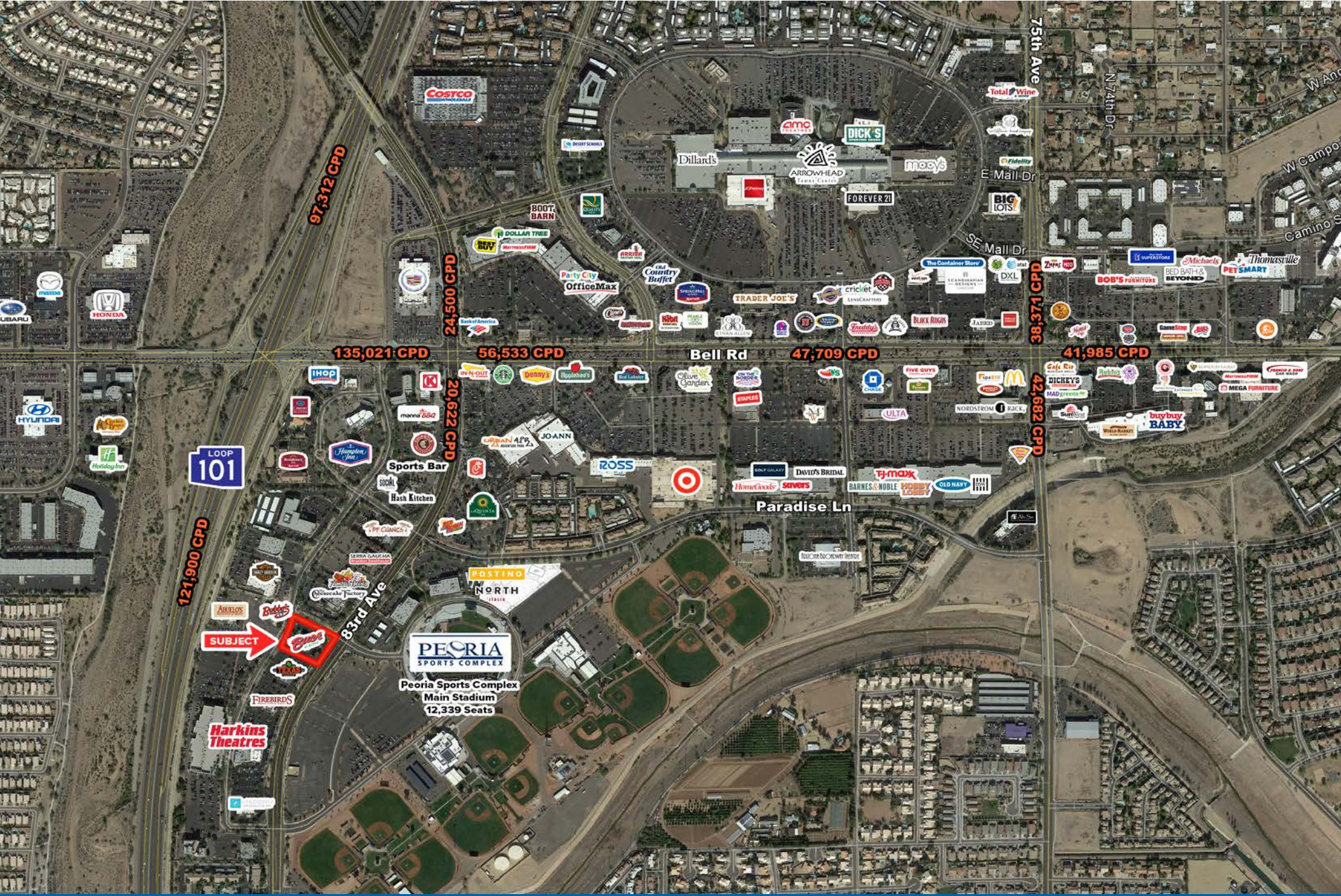


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121,900 CPD

42,181 CPD

83rd Ave

LOOP 101

Bell Rd

PEORIA SPORTS COMPLEX  
Peoria Sports Complex  
Main Stadium  
12,339 Seats

20,622 CPD

Paradise Ln  
30,403 CPD

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# DEMOGRAPHICS



## 2022 POPULATION

1 MILE: 9,338  
3 MILES: 113,968  
5 MILES: 309,231



## POPULATION GROWTH PROJECTION 2022 - 2027

1 MILE: 0.4%  
3 MILES: 0.6%  
5 MILES: 0.4%



## 2022 TOTAL HOUSEHOLDS

1 MILE: 3,648  
3 MILES: 49,011  
5 MILES: 125,335



## MEDIAN HOME VALUE

1 MILE: \$270,416  
3 MILES: \$268,367  
5 MILES: \$261,426



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$106,128  
3 MILES: \$86,386  
5 MILES: \$83,121



## TOTAL BUSINESSES

1 MILE: 782  
3 MILES: 5,141  
5 MILES: 11,145



## NUMBER OF EMPLOYEES

1 MILE: 8,788  
3 MILES: 44,379  
5 MILES: 93,830

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