

Former Built-Out
Animal Hospital
Available



Property Highlights

- Anchored by Fry's Food & Drug
- Easy access to a full diamond interchange at Loop 101 & Olive Avenue
- Close proximity to some of the West Valley's premier destinations such as Westgate & University of Phoenix Stadium and Desert Diamond Casino

Area Co-Tenants

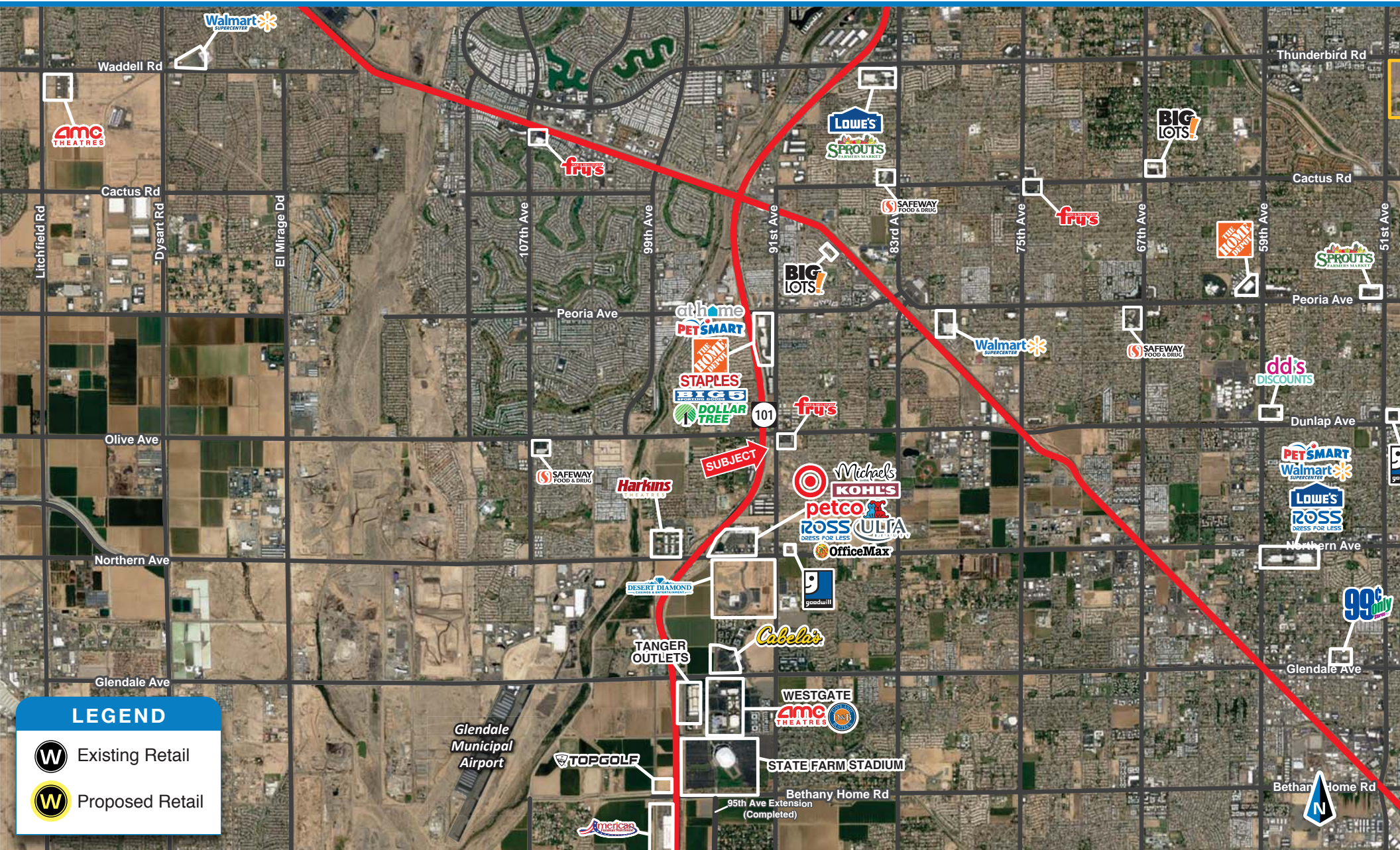


Contact

RYAN DESMOND 602.931.4489
rdesmond@w-retail.com

BRYAN LEDBETTER..... 602.795.8670
bledbetter@w-retail.com

KATIE WEEKS 602.368.1372
kweeks@w-retail.com





WESTERN
RETAIL ADVISORS

Agua Fria Plaza

Southeast Corner Olive Avenue & 91st Avenue | Peoria, Arizona



WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



WESTERN
RETAIL ADVISORS

Agua Fria Plaza

Southeast Corner Olive Avenue & 91st Avenue | Peoria, Arizona



SHOP	TENANT	SF
A101	AVAILABLE - FORMER ANIMAL HOSPITAL	2,080
A103	PEORIA VAPE	900
A104	ALLSTATE	1,020
A105	AVAILABLE	4,641
A109	AVAILABLE	1,839
A111	COST CUTTERS	1,400
A112	NATIONWIDE VISION	1,560
B113	AVAILABLE	1,200
B114	ANGEL NAILS BY ANN	1,200
B115	DOLCE YOGURT	1,200
B116	AVAILABLE	1,200
B117	AVAILABLE	1,360
B118	SMOKER'S VILLAGE	1,200
B119	TANJA'S NATURAL MAGICK	1,200
B120	DESERTVIEW DENTAL	2,700
B123	AVAILABLE	2,100
B125	GNC	1,200
B126	BEST CHINA - CHINESE RESTAURANT	2,400
B128	CRICKET WIRELESS	900
B129	FOOT REFLEXOLOGY	1,200
B130	AVAILABLE - FORMER DONUT SHOP	1,500
B131	PAPA JOHN'S PIZZA	1,500
B132	SUBWAY	1,200
B134	RAMIRO'S MEXICAN RESTAURANT	1,500



	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	14,607	107,736	308,552
2023 Total Population	15,507	116,553	329,101
2015-2020 Annual Growth Rate	1.20%	1.59%	1.30%
2018 Median Age	34.8	39.6	36.3
INCOME SUMMARY			
Median Household Income	\$56,447	\$49,641	\$50,102
Average Household Income	\$67,113	\$61,525	\$62,557
BUSINESS DATA			
Total Businesses:	389	2,489	6,130
Total Employees:	4,480	31,952	76,901
Daytime Population:	12,110	91,610	252,455
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	8.7%	8.1%	8.0%
Bachelor's Degree	12.7%	13.0%	12.4%
Graduate/Professional Degree	5.9%	6.5%	6.5%
Percent of Population with Degrees	27.3%	27.6%	26.9%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	6,976	48,080	132,996
White Collar	54.1%	54.2%	53.6%
Services	22.3%	21.1%	21.2%
Blue Collar	23.6%	24.7%	25.2%
HOUSEHOLD SUMMARY			
2018 Households	5,048	41,712	110,755
2018 Average Household Size	2.88	2.55	2.76
2018 Average Family Size	3.45	3.22	3.40
2018 Median Home Value	\$168,278	\$159,235	\$165,446