

FOR SALE

SUN AIRE PLAZA II

6.7 % CAP RATE - MULTI-TENANT RETAIL CENTER

9501 W. PEORIA AVE • PEORIA, AZ 85345



PROPERTY FEATURES

BUILDING SIZE	16,470 SF
LOT SIZE	1.47 AC
ZONING	C-2
PARCEL:	142-54-189
ASKING PRICE:	\$2,950,000

CINDY MOY-ZHANG
C: 646.206.0905
O: 480-610-6500
cmoyzhangrealestate@gmail.com
LICENSE # SA701280000

BROOK MILLER
C: 602-391-7164
O: 480-610-6500
brookmiller27@gmail.com
LICENSE # BR53397400

4365 E. PECOS ROAD GILBERT, A.Z. 85295

RE/MAX
COMMERCIAL®

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PROPERTY HIGHLIGHTS

- 16,470 Square Foot Building
- Lot size: 1.47 Acres
- Peoria Ave Frontage
- Investment Sale opportunity
- 100% Occupied with 9 Tenants
- Large lot and building for future improvement or development opportunities
- Peoria is one of the leading Cities in the fast economic engines in the Greater Phoenix West Valley
- Located close proximity to:
 - Loop 101 Highway: +/- 1/4 MILE
 - Historic Downtown Peoria: +/- 2 MILE
 - Peoria P83: +/- 5 MILES
 - Westgate Entertainment District: +/- 4 MILES
 - State Farm Cardinal's Stadium: +/- 5 MILES
 - Sky Harbor Airport: +/- 24 MILES

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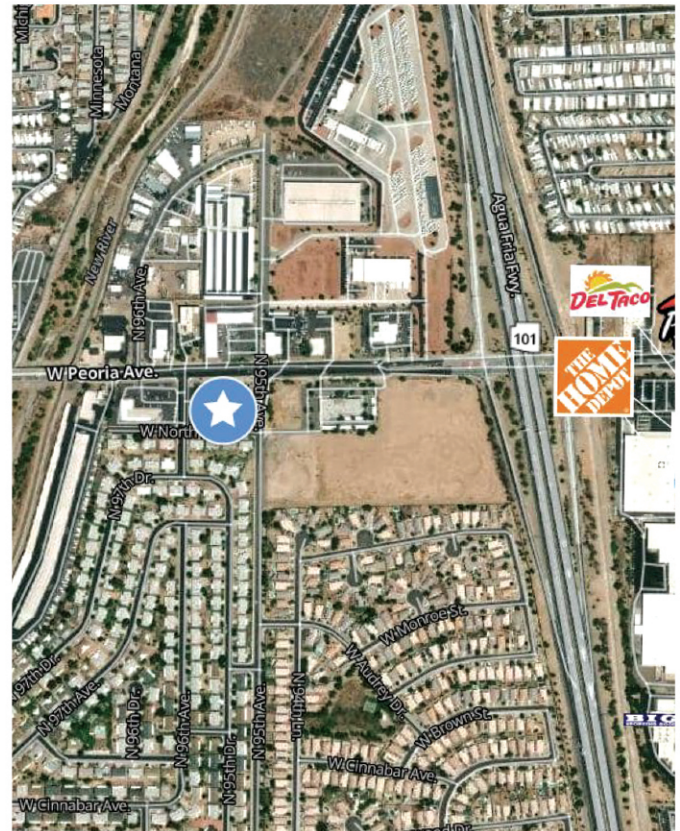
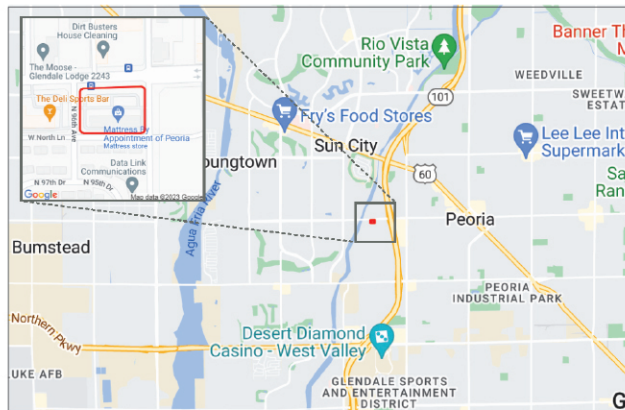
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UNIT	TENANT	SQ. FT.
101/102	BLAZE CYLCE, YOGA & FITNESS	2,480
103	CUDDLY CREATIONS PET GROOMING	1,240
104	UPROAR BARBERSHOP	1,240
105/106	Qi REFLEXOLOGY SPA	2,480
107	GREENLINE ENTERPRISES	1,240
108	LUXURY WEST SALON	1,240
109/110	CITADEL CHURCH	2,400
111/112	DENTED CAN GROCER	2,480
113	CHINESE RESTAURANT	1,240



DISCLAIMER:

ALL INFORMATION FURNISHED REGARDING THIS PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE. ANY PROJECTIONS, ESTIMATES, OPINIONS, OR FINANCIAL ASSUMPTIONS ARE FOR SAMPLE PURPOSES ONLY. PLEASE CONSULT ANY LEGAL PROFESSIONALS TO DETERMINE IF THIS PROPERTY IS SUITABLE FOR YOUR NEEDS AND PURPOSES.

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