



# 100% Leased PEORIA SQUARE

**\$31.86** AVG. Plus CAMs

**2.5%** BUYSIDE FEE



6,000 SF

2,000 SF

1,590 SF

1,890 SF

2,321 SF

1,389 SF

3,972 SF

3,864 SF



23,026 square feet • Parking Ratio: 7.3 (168 Parking Spaces) • 2011 NOI: \$668,494 • **Cap Rate: BID**

Shadow-Anchored by Inland's adjacent Peoria Crossing Power Center and Park West Lifestlye Center • Land Area: 2.915 acres



### EXISTING LEASES

Tenant	Lease Term	Lease Term
BedMart	7yr w/5yr option	6/20/2007-6/19/2014
Sprint PCS	6yr w/5yr option	8/1/2007-7/31/2013
FedEx	5yr w/2 5yr option	2/15/2007-2/14/2012
Scrubs & Beyond	10yr w/5yr option	12/14/2007-12/13/2017
Armed Forces	5 year	3/15/2008-3/14/2013
NextCare	10yr w/2 5yr option	11/11/2008-11/10/2018
Roni Deutch	6.5yr w/2 5yr option	1/1/2009-5/1/2015
Navy Federal	5yr w. 2 5yr option	9/10/2010-9/9/2015

### PARK WEST MAJOR TENANTS

Harkins Theaters  
Sunglass Hut  
See's Candies  
Massage Envy  
Victoria's Secret  
Bath & Body Works  
Brighton's Collectables

Flemings  
Chico's  
Verizon  
Sandbar

### MAJOR TENANTS ADJACENT TO PEORIA SQUARE

Kohl's  
Michaels  
Target  
Ross  
Petco  
Applebee's  
Office Max  
Auto Zone

Village Inn  
Quiznos Sub  
Ulta Beauty Supply  
Famous Footwear  
Jiffy Lube  
Bank of America  
Applebee's  
Taco Bell



### DEMOGRAPHICS (2010 EST.)

Radius	1 mile	3 mile	5 mile
Est. Population	6,588	83,845	308,440
Average Income	\$72,531	\$63,194	\$60,492
Est. Households	2,019	28,190	101,928

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