

MARYLAND PLAZA

6445 N. 51ST AVENUE, GLENDALE, AZ 85301

FOR LEASE

Office Building



Features

- 21,331 SF Retail Strip Center
- Zoned C-2
- Half Mile North of US 60
- 4.5 Miles North of I-10
- 3.33: 1,000 SF Parking Ratio

Units Available

SPACE	SIZE (SF)	LEASE RATE
Suite 111 - 6445 N 51st Avenue	2,269 SF	\$16.00 SF/yr
Suite 114 - 6445 N 51st Avenue	1,024 SF	\$16.00 SF/yr



INSIGNIA CRE - AZ

www.SperryCGA.com



Adam Lam, CCIM

SENIOR ASSOCIATE

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AZ #SA66470600

Each office independently owned and operated.

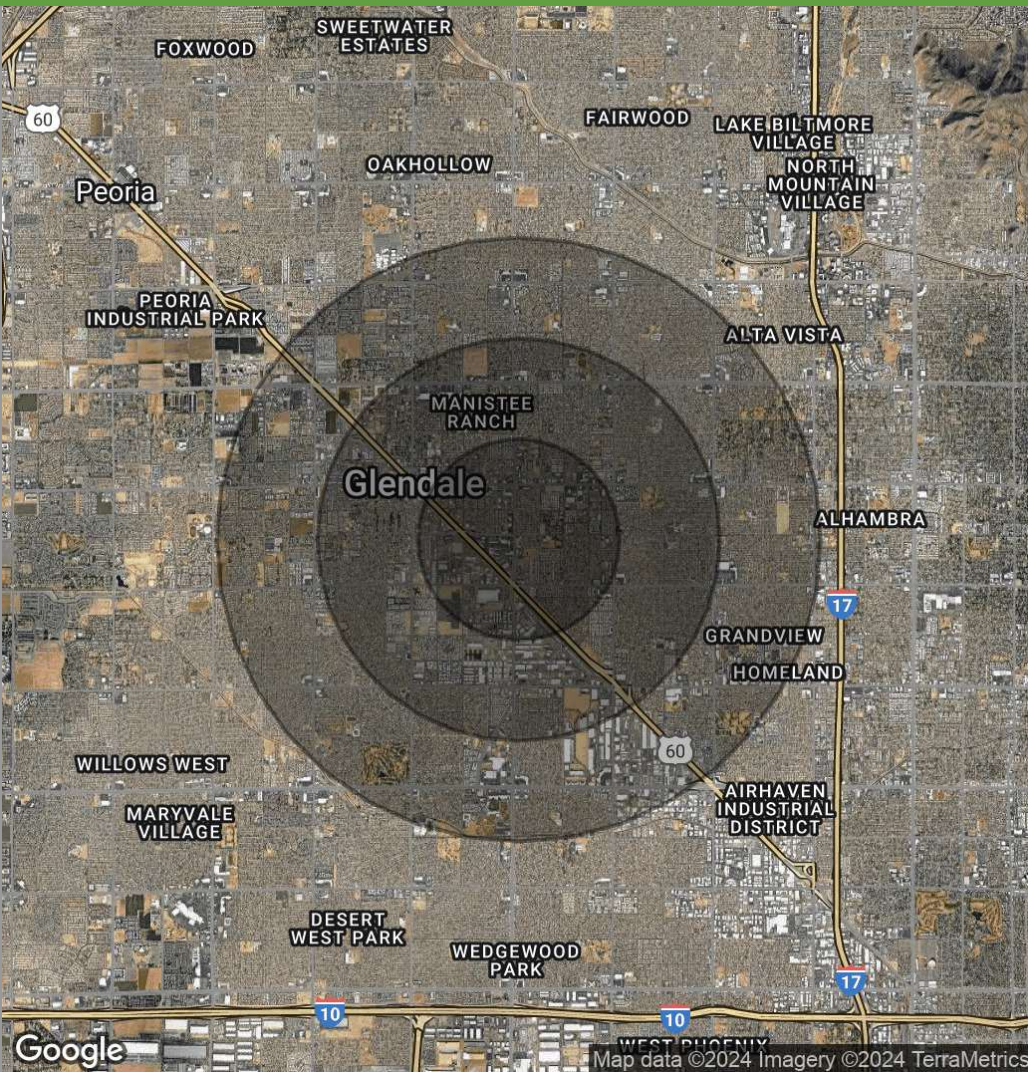
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	20,309	78,975	183,382
Median age	27.6	28.8	29.1
Median age (Male)	24.6	26.3	27.2
Median age (Female)	29.7	30.9	30.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,755	26,432	59,539
# of persons per HH	3.0	3.0	3.1
Average HH income	\$39,386	\$42,817	\$46,248
Average house value	\$125,646	\$163,602	\$170,620

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	61.0%	58.1%	56.5%

RACE (%)

	1 MILE	2 MILES	3 MILES
White	69.3%	70.6%	69.7%
Black	7.3%	6.4%	6.3%
Asian	1.2%	2.5%	2.7%
Hawaiian	0.7%	0.3%	0.2%
American Indian	3.6%	2.3%	2.4%
Other	15.0%	14.7%	15.7%

** Demographic data derived from 2020 ACS - US Census*



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