

2,350 SF For Lease  
**Olive Crossing**  
9250 N 43rd Ave

**NAI**Horizon



**For Lease: \$14.00 PSF NNN**

**Matt Harper, CCIM**  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2944 N 44th St, Suite 200  
Phoenix, AZ 85018  
+1 602 955 4000  
[naihorizon.com](http://naihorizon.com)



# Property Details

For Lease  
9250 N 43rd Ave  
Glendale, Arizona 85302

## Location

- Olive Crossing Neighborhood
- Very Visible Location with Strong Traffic Counts
- Dense Population in Trade Area
- Frontage Located on N 43rd Avenue
- C2 Zoning

## Buildings

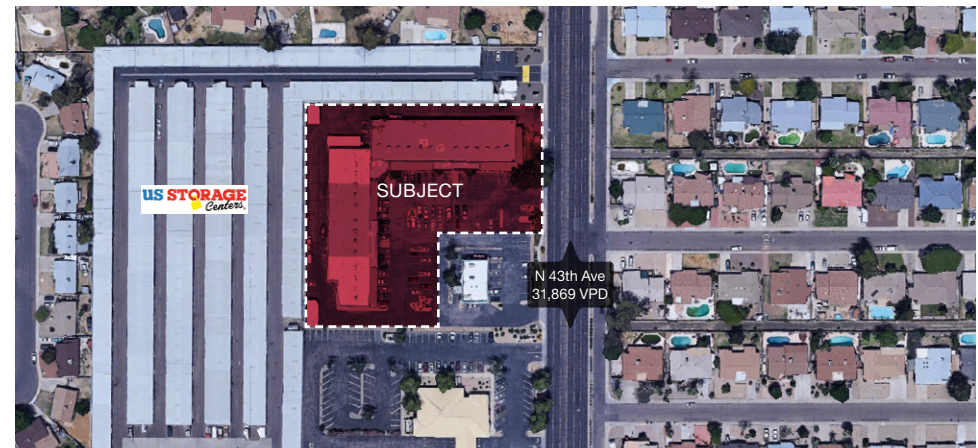
- 30,040 SF
- Built in 1985
- 24 units between two (2) buildings
- Covered Tenant Parking
- Tenant Monument Signage Available
- Well-maintained
  - Roof replaced in 2018
  - Parking lot repaired and seal-coated in 2020

## Demographics

	1 Mile	3 Miles	5 Miles
Population	22,088	194,869	500,247
Average HH Income	\$61,456	\$55,196	\$56,114
Average Age	37.6	36.2	35.5

## Traffic Counts

	VPD
N 43rd Ave	31,869
W Olive Ave	34,600



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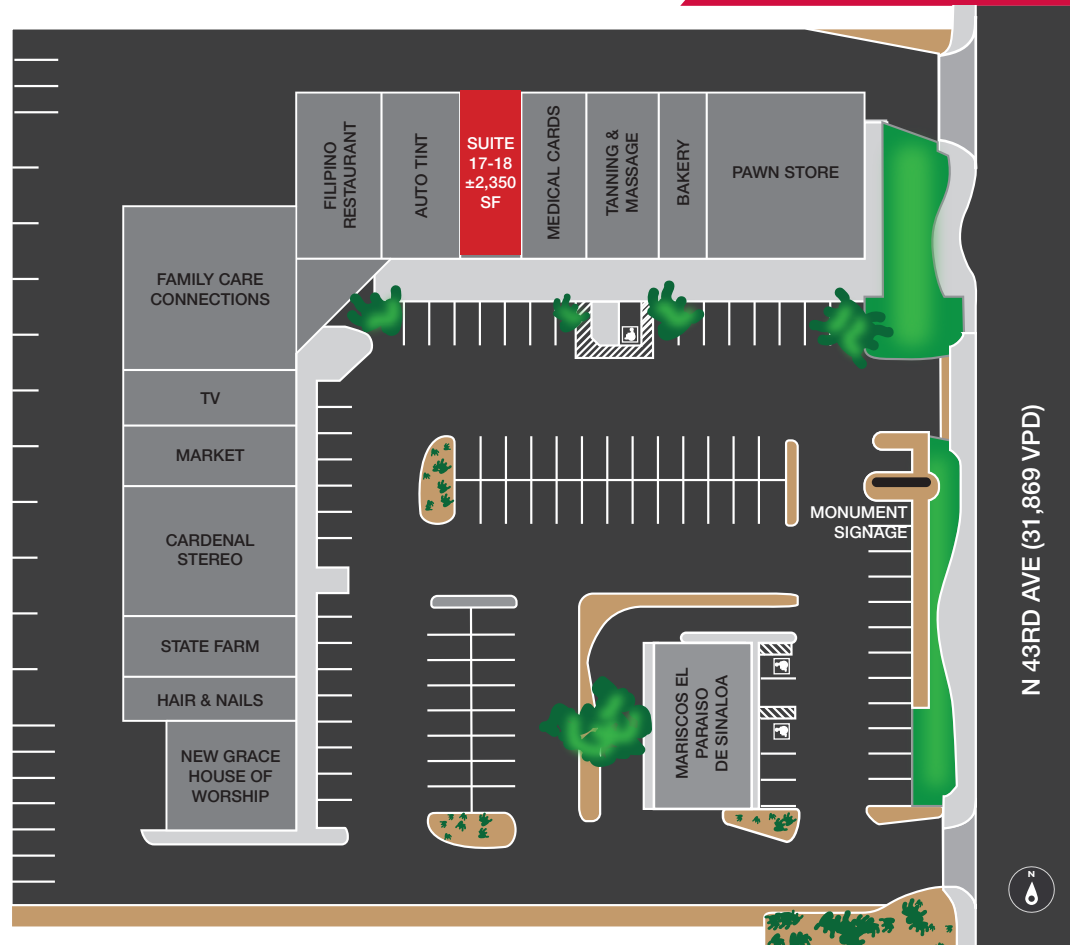
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## Suites Available

17-18

## SF Lease Rate

2,350 \$14 PSF NNN

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# Aerial Map

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# Property Photos

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