



FOR LEASE

Greenway Promenade

5930 W GREENWAY RD

Glendale, AZ 85306

PRESENTED BY:

RICHARD LEWIS JR.

O: 480.425.5536

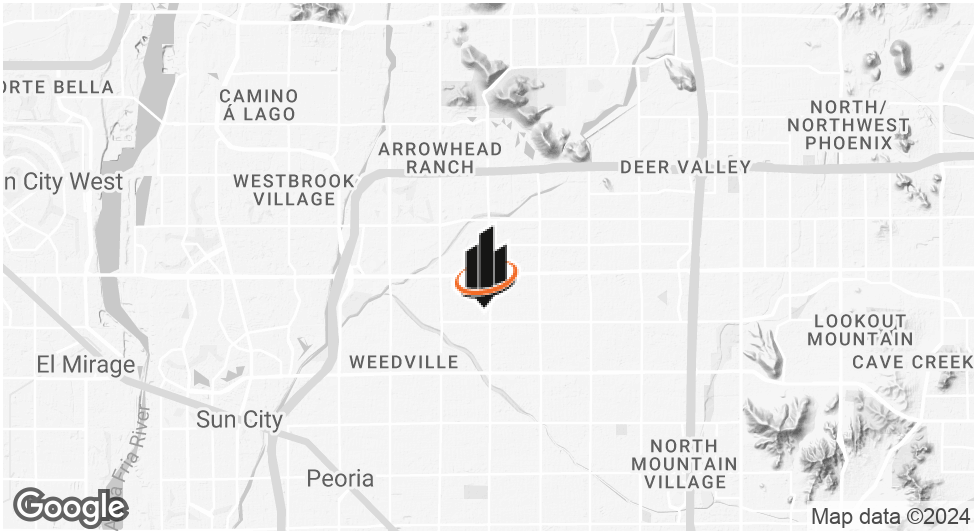
richard.lewis@svn.com

JUSTIN HORWITZ, SIOR

O: 480.425.5518

justin.horwitz@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------|---------------------|
| LEASE RATE: | \$16.00 SF/yr (NNN) |
| NNN RATE: | \$6.35 PSF |
| BUILDING SIZE: | 62,949 SF |
| AVAILABLE SF: | 961 - 4,859 SF |
| YEAR BUILT: | 1988 |
| ZONING: | C-2 |
| TRAFFIC COUNT: | 40,000 |

PROPERTY HIGHLIGHTS

- Five spaces for Lease
- Well-established neighborhood retail center
- Diverse tenant mix | Regional and local tenants
- Strong growth in surrounding area | Arrowhead Ranch Submarket
- Substantial new development in direct vicinity
- Directly adjacent to Arizona Christian University
- Near ASU West campus and Grand Canyon University

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, on behalf of the Owner, is pleased to offer for lease the last remaining vacancies at Greenway Promenade. The vacancies represent two unique opportunities within the center. Suite 1A and Suite 2 represent a combined $\pm 4,859$ SF of leasable space on the eastern side of the property near 59th Ave. The suites currently have a pass-through cut between them but could easily be divided should it be necessary. Suite 19, 20/21 represents a total of $\pm 2,897$ SF of space on the western side of the complex near the Greenway Rd Entrance. Suite 20 and 21 are currently combined with a shared wall to suite 19 providing the remainder of the available space.

LOCATION DESCRIPTION

Greenway Promenade is located in the city of Glendale, north of the historic downtown area. The property is located in the Arrowhead sub-market which has seen positive growth over the last decade. The property offers road frontage along both Greenway Road and 59th Avenue, as well as a close proximity to Interstate 17, as well as the US-60 and Loop-101 freeways. Popular attractions around the property include Arizona State University West Campus, Grand Canyon University, Glendale Community College, shops at Arrowhead Towne Center, and Peoria Sports Complex (P83) which is home to spring

LEASE SPACES

LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|------------|
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 961 - 4,859 SF | LEASE RATE: | \$16 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|---------------|-----------|------------------|------------|---------------|
| ■ Suite 1A | Available | 2,587 - 4,859 SF | NNN | \$16.00 SF/yr |
| ■ Suite 2 | Available | 2,272 - 4,859 SF | NNN | \$16.00 SF/yr |
| ■ Suite 19 | Available | 961 - 2,897 SF | NNN | \$16.00 SF/yr |
| ■ Suite 20/21 | Available | 1,936 - 2,897 SF | NNN | \$16.00 SF/yr |



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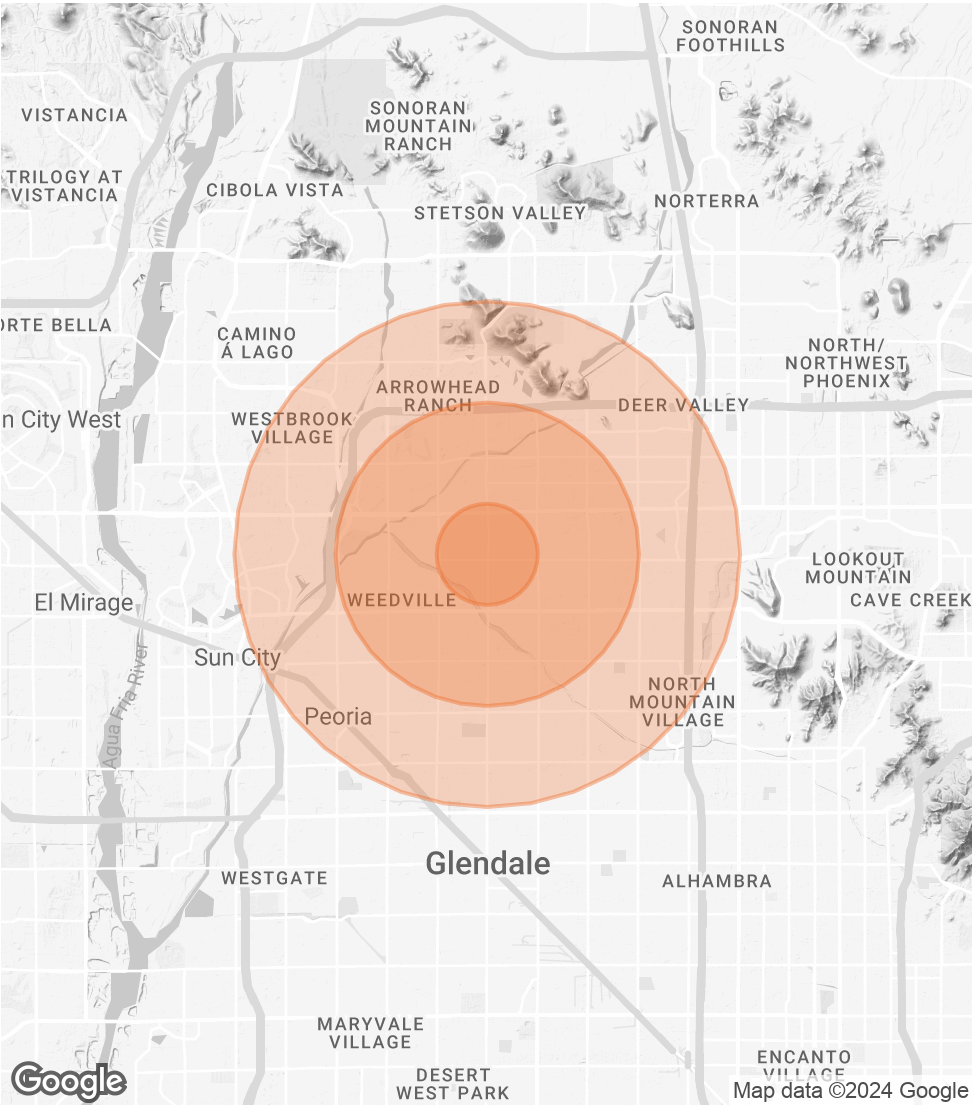
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 13,306 | 115,277 | 339,023 |
| AVERAGE AGE | 36.3 | 36.7 | 36.7 |
| AVERAGE AGE (MALE) | 34.0 | 34.9 | 35.2 |
| AVERAGE AGE (FEMALE) | 39.0 | 38.9 | 38.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 5,163 | 41,572 | 125,492 |
| # OF PERSONS PER HH | 2.6 | 2.8 | 2.7 |
| AVERAGE HH INCOME | \$67,322 | \$76,341 | \$71,498 |
| AVERAGE HOUSE VALUE | \$237,774 | \$292,874 | \$244,273 |

* Demographic data derived from 2020 ACS - US Census



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