



FOR LEASE | RETAIL

GLENDALVE AVE RETAIL CENTER

5409-5415 W Glendale Ave , Glendale, AZ 85301

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PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Building Size:	3,800 SF
Zoning:	C-2
Cross Streets:	Glendale and 51st Ave

LOCATION OVERVIEW

3,500 SF Multi-Tenant Retail Property located in Glendale. Property sits directly off of Glendale Avenue within the Old Towne Shopping District and just steps away from Glendale's Historic Downtown. Minutes to Phoenix-Wickenburg Highway. 18,300 VPD along Glendale Ave.

PROPERTY HIGHLIGHTS

- Retail Suites for Lease starting
- Ste 5409: 650 SF Retail Suite: Newly Renovated Open Space with Restroom.
- Recently Improved with New Paint throughout the Suite.
- Building and Monument Signage Available
- Minutes to US 60 Phoenix-Wickenburg Highway and Historic Downtown
- Population of 17,274 within 1 mile
- Highly Visible with Daily Traffic Count of 18,300 VPD along Glendale Ave

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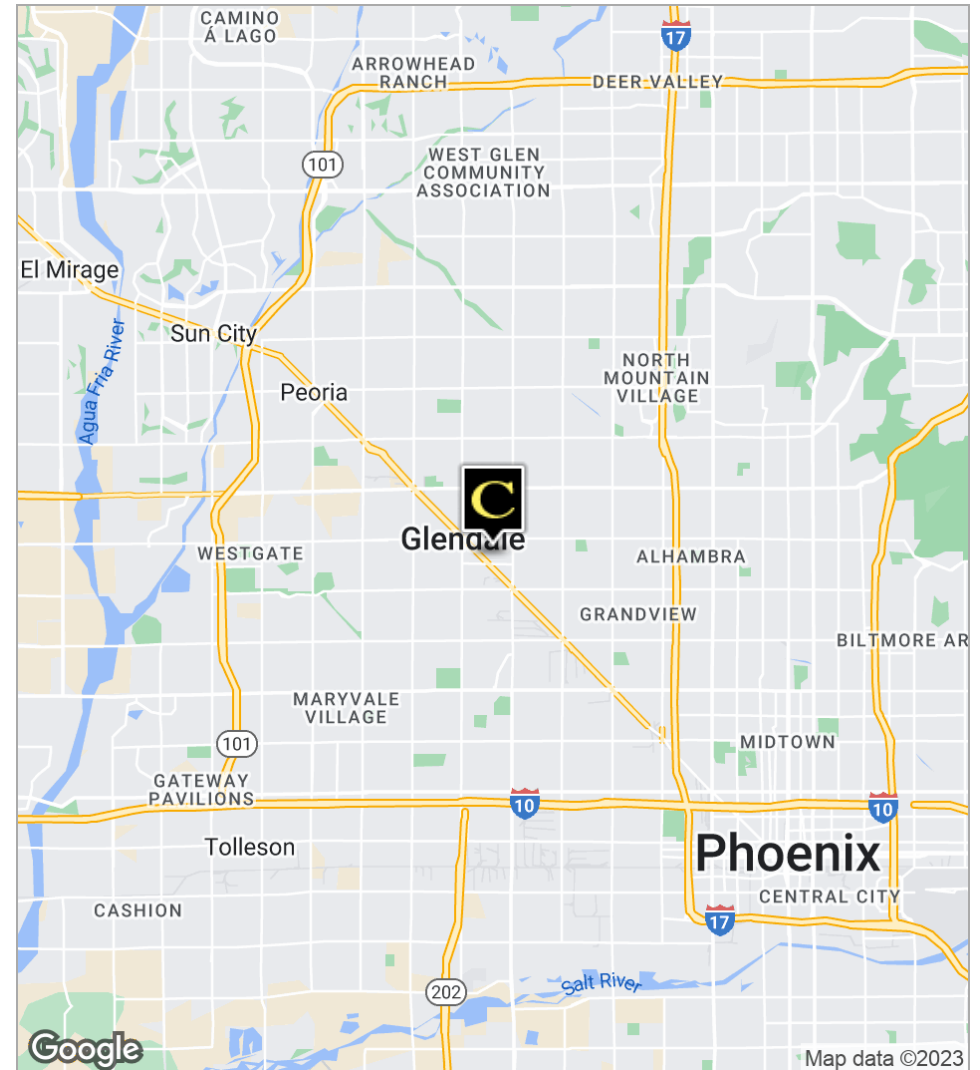
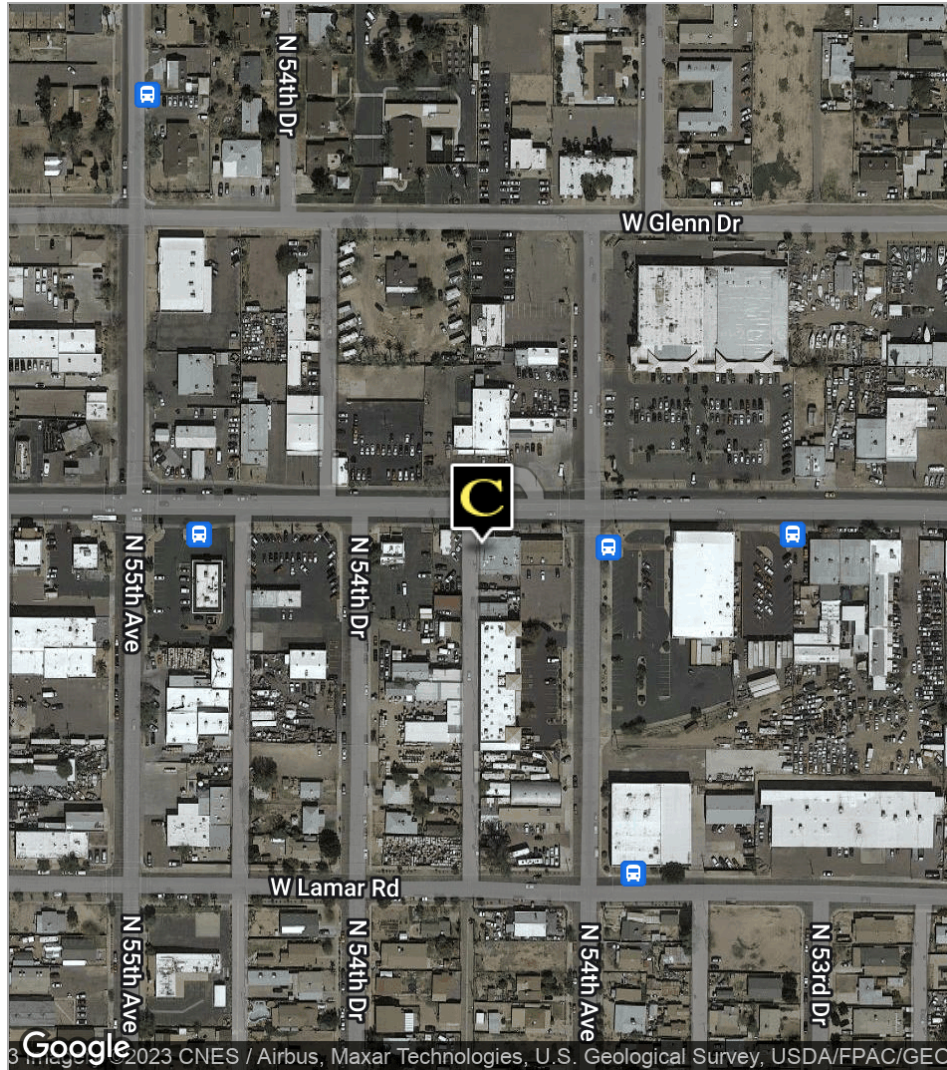
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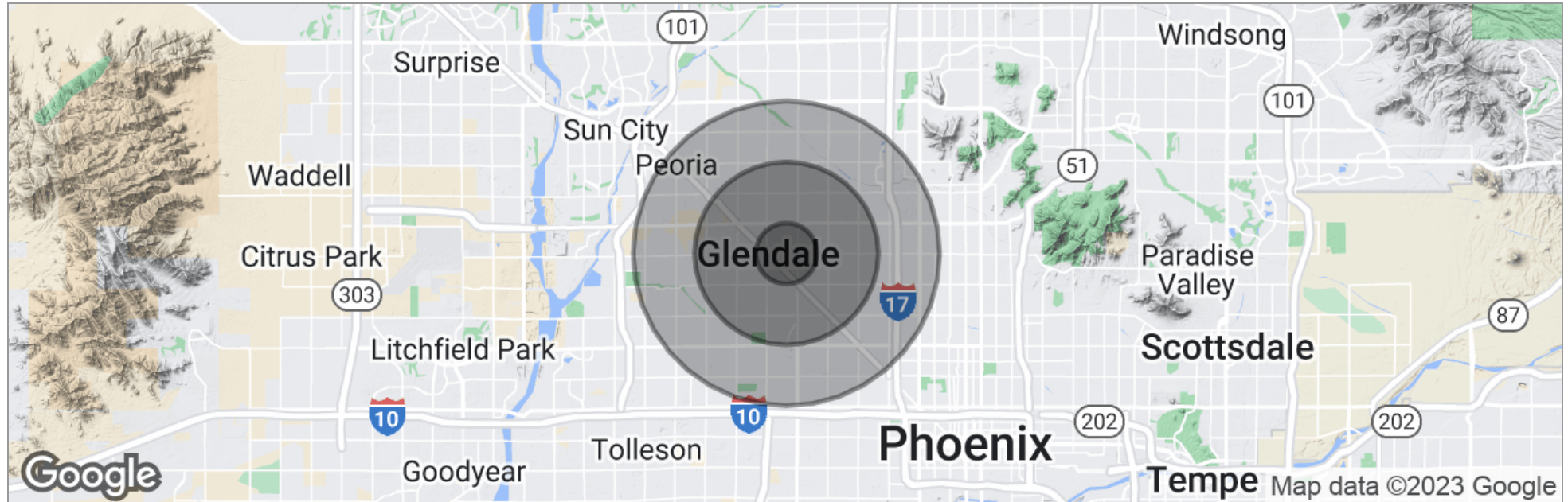
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	1 Mile	3 Miles	5 Miles
Total Population	17,274	180,300	510,322
Population Density	5,498	6,377	6,498
Median Age	29.0	30.1	29.1
Median Age (Male)	25.7	28.2	28.1
Median Age (Female)	32.1	31.5	30.2
Total Households	5,905	60,153	160,423
# of Persons Per HH	2.9	3.0	3.2
Average HH Income	\$41,997	\$48,176	\$50,132
Average House Value	\$148,707	\$168,930	\$177,002

* Demographic data derived from 2020 ACS - US Census

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