



GLENDALE CROSSING

PRIME RETAIL ENDCAP

5929 W PEORIA AVE, SUITE 101, GLENDALE, AZ 85302

PROPERTY OVERVIEW

Suite 101 at Glendale Crossing offers a high-profile endcap at the signalized intersection of Peoria Avenue and 59th Avenue in Glendale. Comprising three contiguous storefronts, this flexible space sits within an established neighborhood shopping center anchored by national tenants and surrounded by dense, high-income residential communities. With over 57,630 vehicles passing daily and prominent monument signage, this location is positioned for virtually any retailer or service provider seeking exceptional visibility in a thriving commercial corridor.

Ideal for retail, medical, wellness, fitness, automotive, beauty, pet services, and other service-oriented concepts, the space benefits from strong daytime traffic, an established medical presence nearby, and a professional, family-oriented demographic with significant purchasing power.



PROPERTY SUMMARY



Available SF **3,500 SF**

Lease Rate **\$33.00/SF**
NNN ±\$7.00/SF

Traffic **±57,630 VPD**

Zoning **C-2**

APN **143-12-007Z**

Type **2nd Generation,
Retail Endcap,
Flexible Use**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

HIGHLIGHTS

- Signalized Hard Corner | 57,630 VPD
- Monument Signage
- Flexible Use – Retail, Medical, Service



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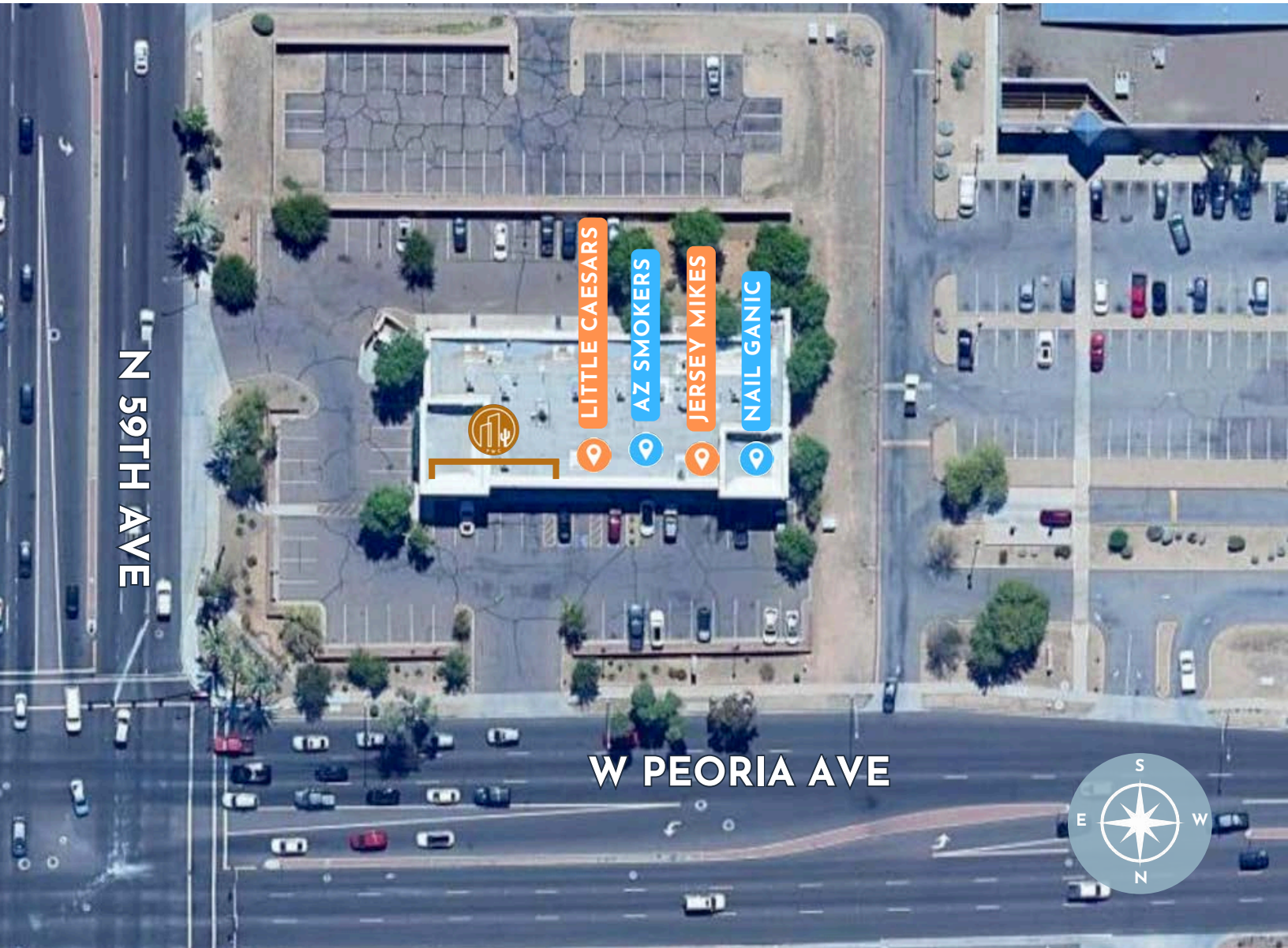
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AERIAL VIEW

NEARBY TENANTS



= SITE



= DINING



= RETAIL



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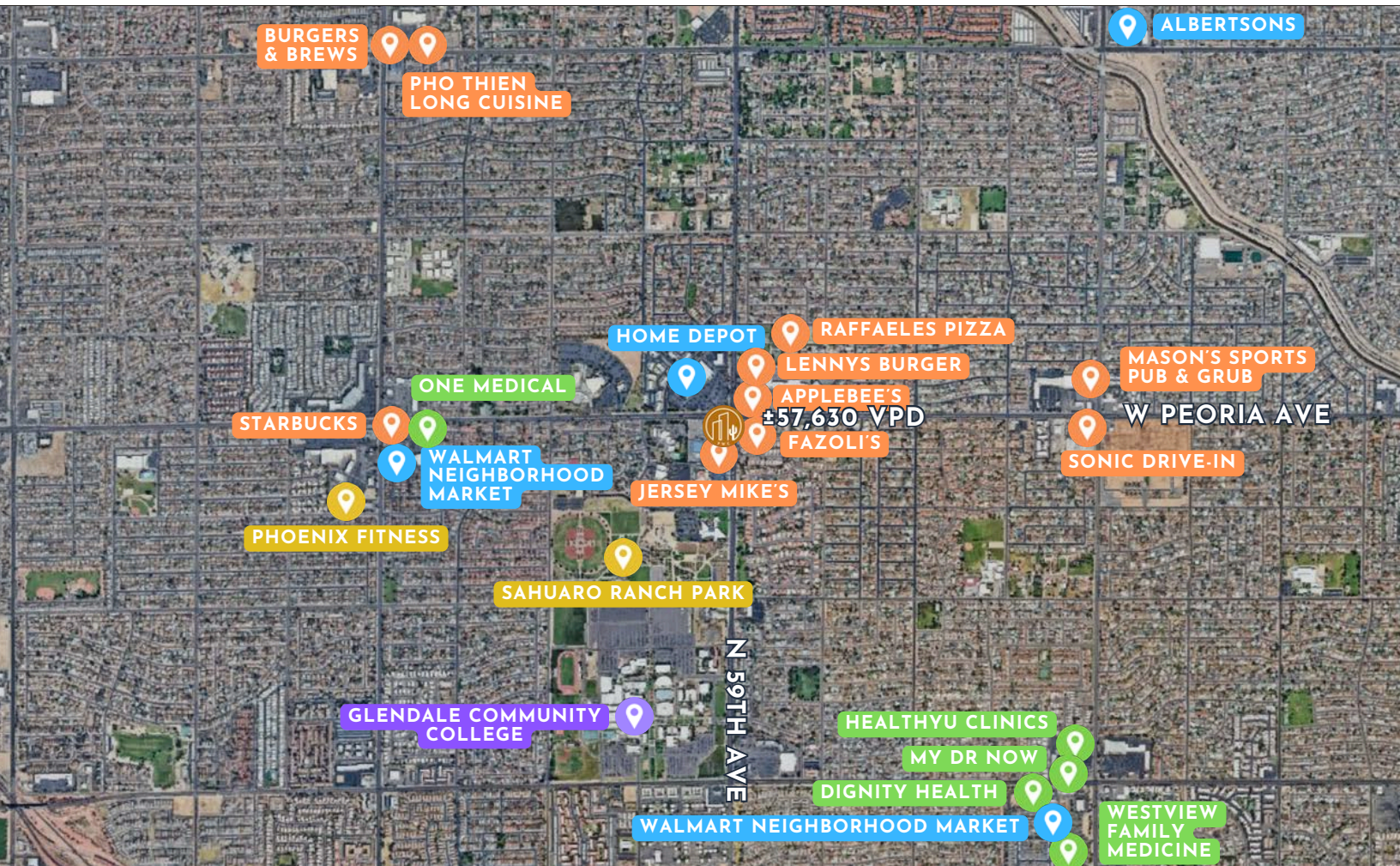


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AERIAL MAP



= SITE



= DINING



= RETAIL/GROCERY



= GYM/FUN



= MEDICAL



= SCHOOL



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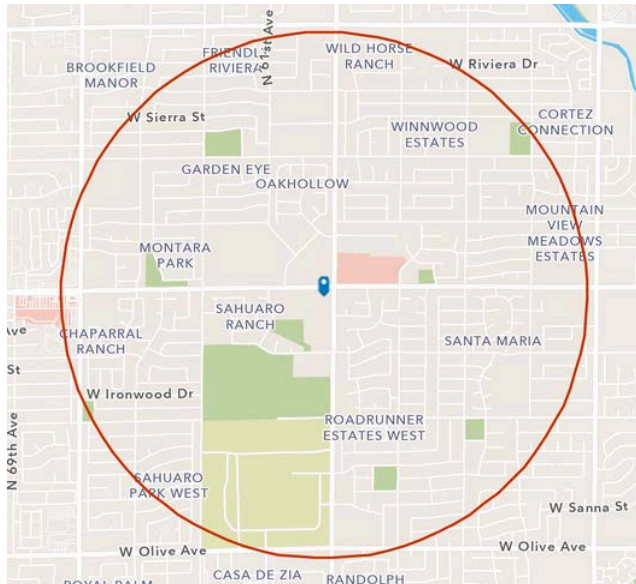
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DEMOGRAPHICS

RING OF 1 MILE



KEY FACTS

16,869

Population

40.1

Median Age

5,983

Households

\$75,822

Median Disposable Income

INCOME



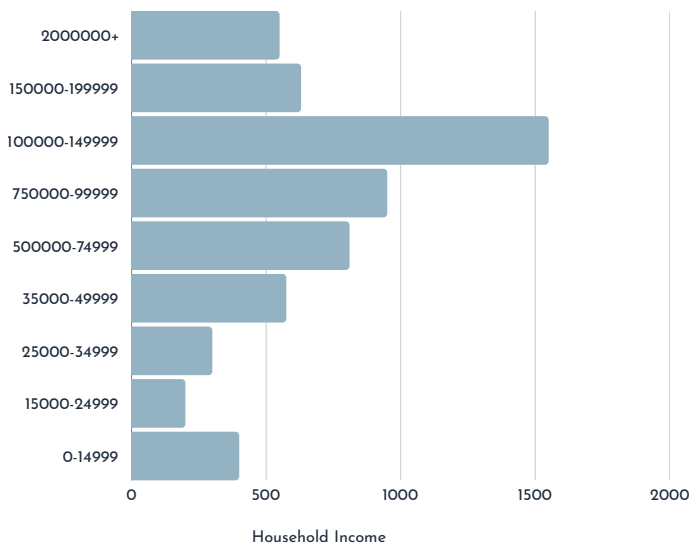
\$91,822
Median Household Income



\$37,760
Per Capita Income



\$306,256
Median Net Worth



EDUCATION

10.9%

No High School Diploma



24.6%
High School Graduate



37.6%
Some College/
Associate's Degree



26.9%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

59.8%



Blue Collar

24.6%



Services

18.3%

2.0%

Unemployment Rate



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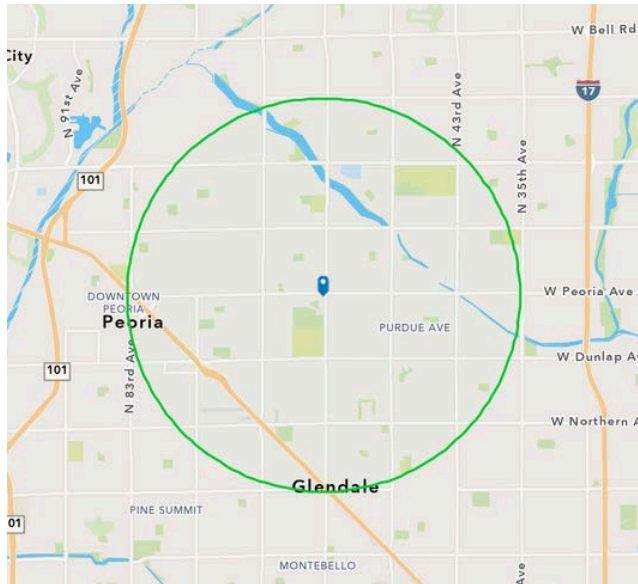
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DEMOGRAPHICS

RING OF 3 MILE



KEY FACTS

157,970

Population

37.5

Median Age



56,987

Households

\$61,672

Median Disposable Income

INCOME



\$76,206

Median Household Income



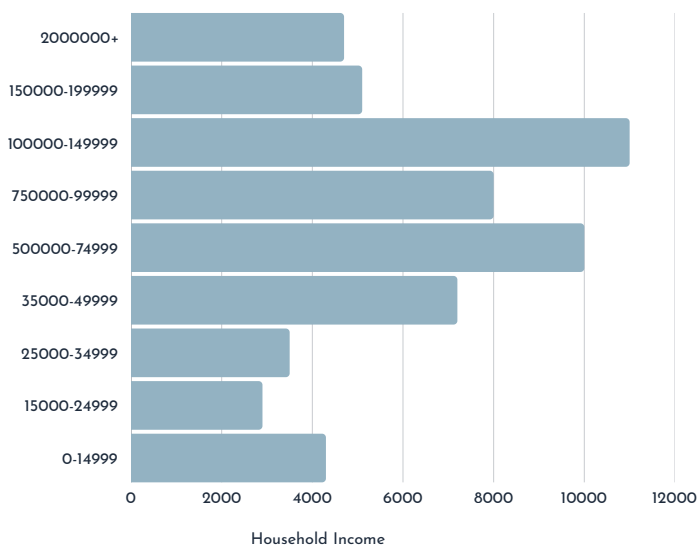
\$34,343

Per Capita Income



\$199,233

Median Net Worth



EDUCATION

11.2%

No High School Diploma



28.7%
High School Graduate



36.7%
Some College/
Associate's Degree



23.4%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

60.8%



Blue Collar

26.0%



Services

16.7%

3.7%
Unemployment Rate



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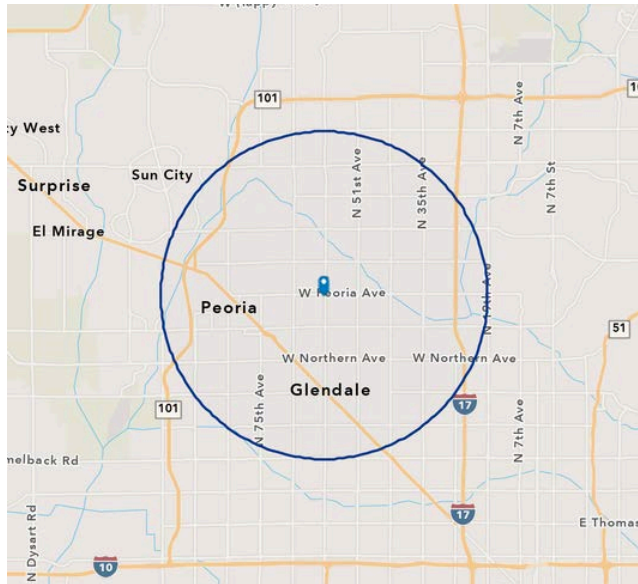
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DEMOGRAPHICS

RING OF 5 MILE



KEY FACTS

436,258

Population

36.0

Median Age



156,318

Households

\$58,678

Median Disposable Income

INCOME



\$71,654

Median Household Income



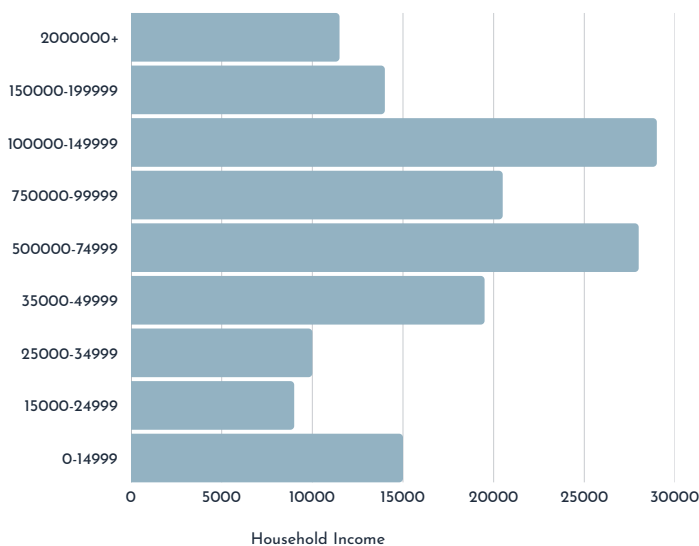
\$32,710

Per Capita Income



\$152,026

Median Net Worth



EDUCATION

13.5%

No High School Diploma



30.1%
High School Graduate



33.7%
Some College/
Associate's Degree



22.6%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

58.9%



Blue Collar

26.7%



Services

18.4%

4.2%
Unemployment Rate



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