



HIGH PROFILE RETAIL PAD AVAILABLE FOR GROUND LEASE, BUILT TO SUIT, OR SALE

NEC 43RD AVE & UNION HILLS DR | GLENDALE, AZ

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PROPERTY HIGHLIGHTS

- Prime retail PAD available for ground lease, build-to-suit, or sale
- Located at the busy intersection of 43rd Avenue and Union Hills Drive - One mile south of Loop 101 Freeway
- Part of a Walmart anchored shopping center with strong foot traffic – Densely Populated Glendale Trade Area
- Adjacent to a new Dutch Bros. Coffee location currently under construction
- Excellent visibility and access from both Union Hills Drive and 43rd Avenue

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **309,293**

DAYTIME POPULATION **304,689**

TRAFFIC COUNTS

UNION HILLS DR **30,713 VPD**

(ADOT '22)

LA MONTANA DR **18,017 VPD**

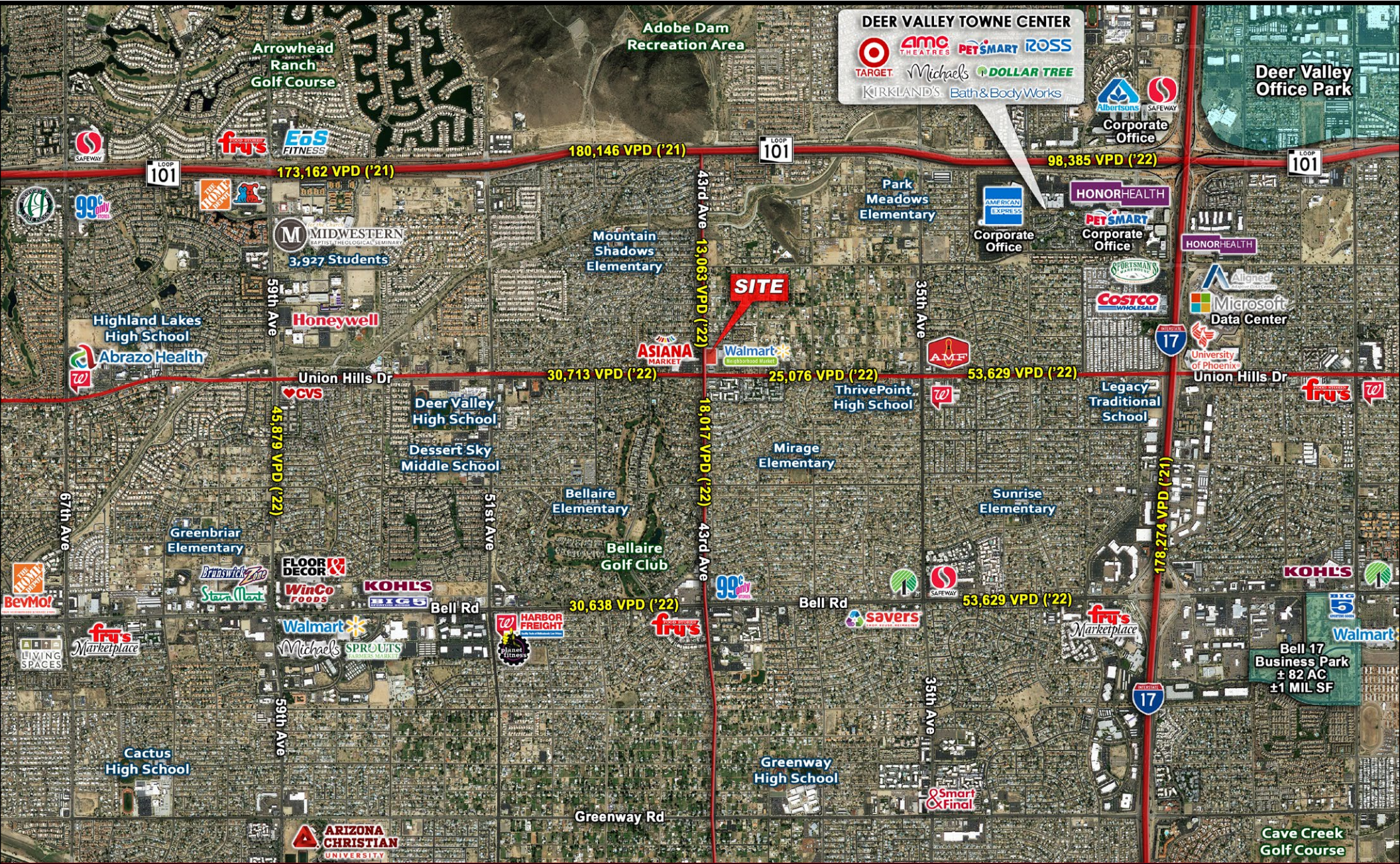
(ADOT '22)

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MARKET AERIAL

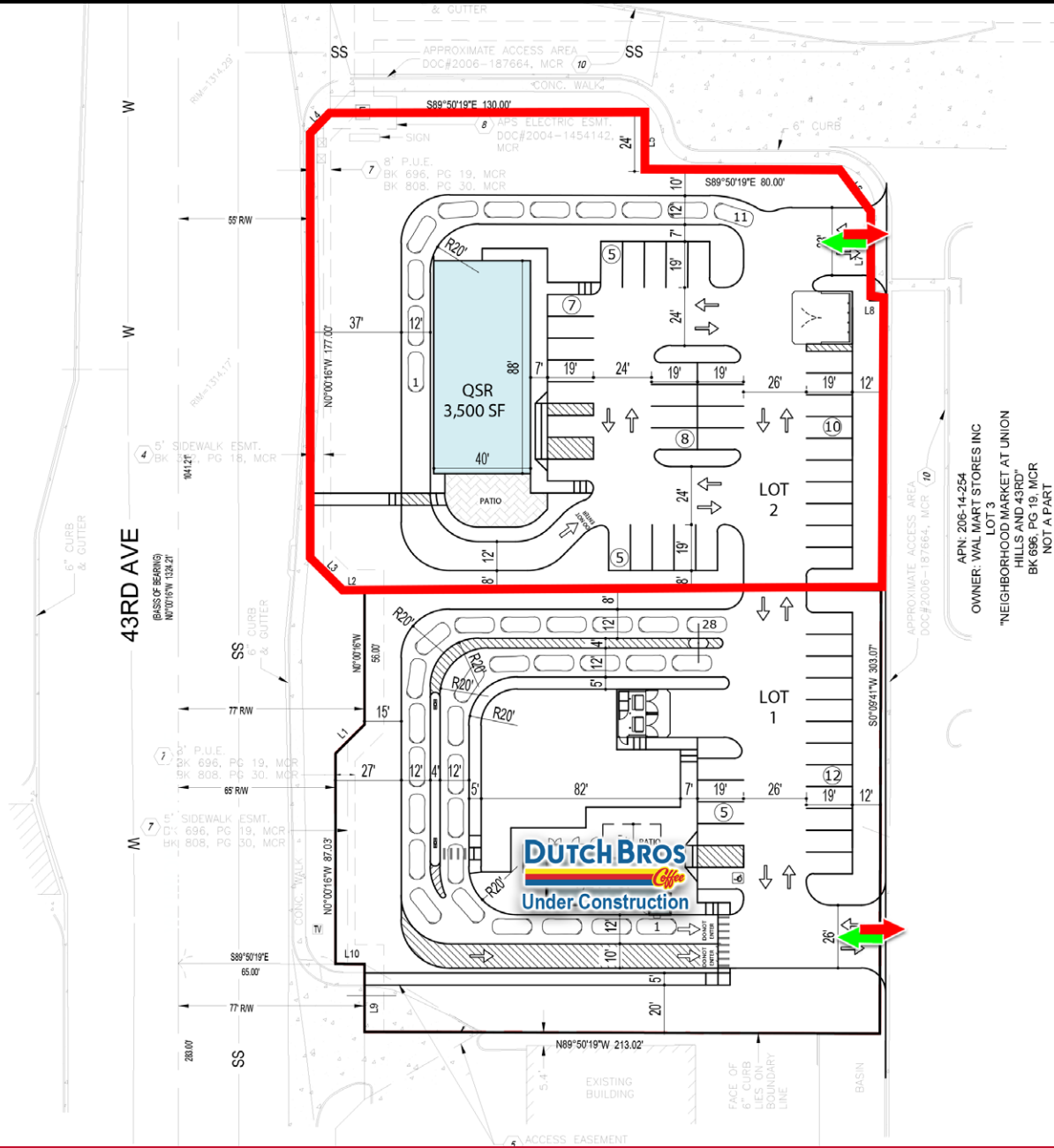


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SITE PLAN



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DRONE VIEW



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DRONE VIEW

Union Hills Dr 30,713 VPD ('22)

13,063 VPD ('22)

N 43rd Ave

±1 ACRE PAD SITE AVAILABLE

Dutch Bros Coffee Under Construction

Walmart Neighborhood Market

DAISO JAPAN

ASIANA MARKET

SAFFRON

Design My Kitchen

SalonCentric

DQ

Federica's Mexican Food

Chevron

N



DRONE VIEW



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DEMOGRAPHIC SNAPSHOT



2023 Total Population

1 MILE	3 MILE	5 MILE
16,152	115,399	309,293

2028 Total Population

15,890	114,175	307,625
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Average HH Income

1 MILE	3 MILE	5 MILE
\$100,557	\$97,146	\$103,982

Median HH Income

\$80,782	\$76,151	\$77,940
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Daytime Employees

1 MILE	3 MILE	5 MILE
3,542	62,206	157,412

Daytime Residents

7,179	54,195	147,277
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2023 Households

1 MILE	3 MILE	5 MILE
6,208	44,914	118,476

2028 Households

6,171	44,823	119,000
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Owner Occupied Housing

1 MILE	3 MILE	5 MILE
72.4%	62.7%	62.6%

Renter Occupied Housing

24.8%	33.0%	32.7%
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2023 Median Age

1 MILE	3 MILE	5 MILE
39.1	38.0	38.3

2028 Median Age

40.0	38.6	39.0
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