

28,183 SF RETAIL PAD SITE AVAILABLE

W/SWC OF 59TH AVE & NORTHERN AVE | GLENDALE, AZ

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PROPERTY HIGHLIGHTS

- 28,183 SF Retail Pad Available for Ground Lease
- Surrounded by other national pad tenants Dutch Bros, Popeyes, AutoZone, Chipotle, and many others
- Close Proximity to Northern Crossing Shopping Mall, Anchored by Walmart Supercenter, Lowe's and Ross
- Encompassing 497,674 Residents within a 5-Mile Radius and a Strong Average Household Income of \$78,831
- Outstanding Exposure on Northern Ave, Featuring Direct Frontage and Traffic Counts of 23,072 VPD
- Located on a corner with full access in a dense trade area
- Zoned Commercial

2023 DEMOS (3-MILE RADIUS)

TOTAL POPULATION **181,814**

DAYTIME POPULATION **145,591**

TRAFFIC COUNTS

W NORTHERN AVE **23,072 VPD**

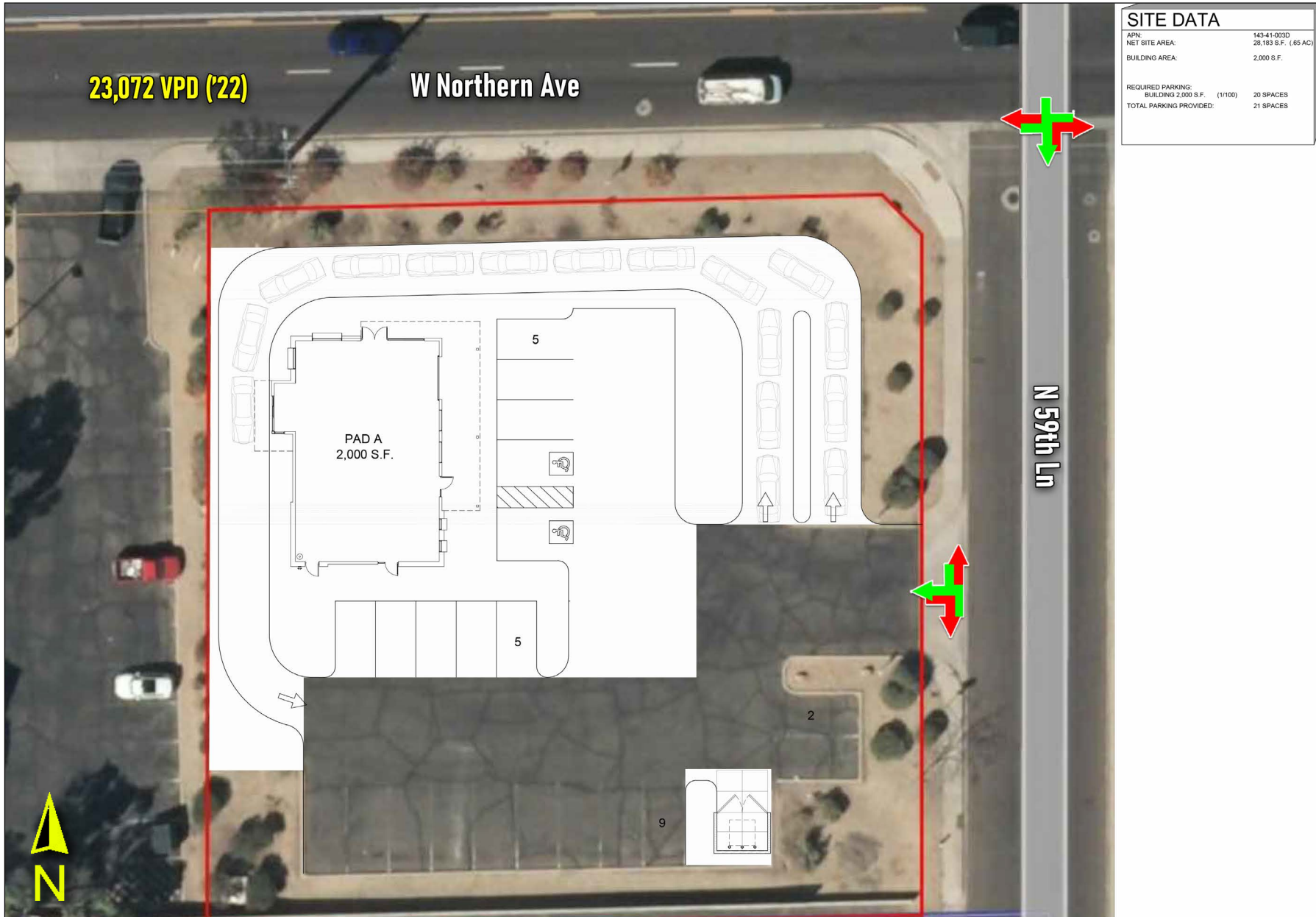
(ADOT '22)

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SITE PLAN



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DRONE VIEW



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MARKET AERIAL



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DEMOGRAPHIC SNAPSHOT



	1 MILE	3 MILE	5 MILE
2023 Total Population	18,302	181,814	494,674
2028 Total Population	18,414	181,644	493,637



	1 MILE	3 MILE	5 MILE
Average HH Income	\$66,366	\$74,315	\$78,831
Median HH Income	\$46,455	\$55,126	\$57,922



	1 MILE	3 MILE	5 MILE
Daytime Employees	8,474	44,454	149,038
Daytime Residents	10,000	101,137	272,938



	1 MILE	3 MILE	5 MILE
2023 Households	7,216	62,426	161,762
2028 Households	7,313	62,954	162,870



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	34.0%	50.8%	52.2%
Renter Occupied Housing	59.2%	44.8%	43.1%



	1 MILE	3 MILE	5 MILE
2023 Median Age	33.8	32.8	32.1
2028 Median Age	34.6	33.6	33.0

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