



5110

N 83rd Avenue

GLENDAL (PHOENIX), ARIZONA

[VIEW ON MAP](#)

±0.89 acre drive-thru development opportunity at a 50,000 VPD signalized intersection in one of **Arizona's fastest-growing submarkets**

In Association with Scott Reid & ParaSell, Inc. | A Licensed Arizona Broker #CO709902000



Prime Glendale, AZ Ground Lease or Purchase Opportunity

Pegasus is pleased to present an extremely well-positioned ground lease or purchase opportunity in dense Glendale, Arizona. This highly visible site offers flexible configurations ideal for retail, service, and quick-service restaurant users, including drive-thru potential.

Strategically located near the signalized intersection of Camelback Road and 83rd Avenue, the property has strategic visibility to over 50,000 vehicles per day. Positioned within a dominant retail corridor and adjacent to high-performing national anchors such as EōS Fitness and Safeway (#1 ranked Safeway in the City of Phoenix per Placer.ai), the site captures strong daily traffic and consumer demand which is only bolstered by the brand new Chipotle directly adjacent to the subject parcel.

The site is supported by dense, established demographics, with over 400,000 residents within a five-mile radius. Strong household incomes and consistent year-over-year population growth create a durable customer base for a wide range of retail and service-oriented occupiers.

Located within the rapidly expanding West Valley submarket, the property is surrounded by major economic drivers including the \$40 billion TSMC semiconductor campus and State Farm Stadium - home of the Arizona Cardinals. These developments continue to fuel population growth, job creation, and long-term retail demand, reinforcing the Property's position as a premier leasing opportunity.



\$850,000
SALE PRICE

Contact Broker
LEASE RATE

Walmart
Supercenter

BURGER KING DEL TACO PANDA EXPRESS IN-N-OUT

State Farm
STADIUM

HOME OF THE ARIZONA CARDINALS
& HOST OF THE ANNUAL FIESTA BOWL
63,400 Fans

DESERT DIAMOND ARENA

INDOOR ENTERTAINMENT ARENA
Anchors the 223 AC, \$1 Billion
Westgate Entertainment District

Dignity Health

ST. JOSEPH'S WESTGATE
MEDICAL CENTER
23 Beds

THE HOME DEPOT

Starbucks Wendy's

SCHOOL

COPPER CANYON
HIGH SCHOOL
2,156 Students

MATTEL
ADVENTURE
PARK

TOPGOLF

VA
RESORT
1,100 Rooms

EōS FITNESS
BETTER GYM. BETTER PRICE.

TOP 1% MOST VISITED
FITNESS CENTER IN NATION
per placer.ai

WESTGATE
ENTERTAINMENT DISTRICT

amc THEATRES Yard House D&B TWIN PEAKS Olive Garden

FirstWatch Johnny Rockets CHIPOTLE Jersey Mike's BRU'STER'S sugar FACTORY

FIVE GUYS DUTCHBROS crumbl COLD STONE

\$1 BILLION ENTERTAINMENT DISTRICT

US 101

Walgreens ACE SUBWAY

Auto Zone PAPA JOHN'S

SAFEWAY

TOP 6% MOST VISITED
IN THE STATE
per placer.ai

Herbalife

Advance Auto Parts Arby's

SCHOOL

EDISON SCHOOL
OF INNOVATION

5110
N 83rd Avenue

CAMELBACK RD

GRAND CANAL TRAIL

83rd AVENUE

50,000 VPD

Developable Parcel • ±0.89 acre

Zoned for Commercial Flexibility • General Commercial (GC) zoning with PAD overlay allows for a wide range of retail, service, and QSR uses, including a drive-thru development

Strategic Location • Adjacent to high performing tenants including Chipotle and EōS Fitness, the most visited fitness center in the nation (Placer.ai)

Major Employment & Housing Drivers • Institutional developments are driving high-income job growth and new housing

[VIEW ON MAP](#)



DRIVE-THRU OPPORTUNITY



Drive-Thru Ground-Lease



Adjacent Proven Traffic Generator



Designed for High-Volume QSR
Users



Where *Growth* Takes Root

Phoenix ranks among the fastest-growing metropolitan areas in the United States, with the West Valley submarket positioned at the center of that expansion. The metro has earned the #4 national ranking for year-over-year nominal population growth among all U.S. metros with one million residents. The West Valley alone is projected to account for 55% of Arizona’s entire population growth over the next decade.

TSMC’s \$40 billion semiconductor campus in northwest Phoenix, the largest private investment in Arizona history, is creating 6,000+ high-income jobs and catalyzing billions in secondary development. The Howard Hughes Corporation’s 37,000-acre master-planned community and the 354-acre Stonehaven development of 1,100+ homes, which is adjacent to the Property, are accelerating residential density directly into this trade area.

The subject property sits within a proven, high-frequency retail corridor already supported by 402,325 residents within five miles, 122,976 households, and average household incomes ranging from \$72,000 to \$78,000.

Beyond its economic strength, Phoenix offers a highly desirable lifestyle defined by year-round sunshine, access to outdoor recreation, and a vibrant cultural and culinary scene. This combination of growth, livability, and investment continues to attract residents, businesses, and long-term capital.

	1 MILE	3 MILE	5 MILE
2025 POPULATION	20,515	178,819	401,969
NUMBER OF HOUSEHOLDS	5,621	51,794	123,135
AVG. HOUSEHOLD INCOME	\$96,421	\$90,070	\$82,691



ADVISORY TEAM

CONTACT INVESTMENT SALES: (310) 730-8472

TONY VEILLER

Vice President
tveiller@pegasusinvestments.com
LIC # 01995952 (CA)

CONTACT LEASING: (424) 363-7800

DANIEL WOZNICA

Associate - Leasing
dwoznica@pegasusam.com
LIC # 02211034 (CA)

EMMET PIERSON

Senior Associate - Leasing
epierson@pegasusam.com
LIC # 02048600 (CA)

ANDREW COHEN

Executive Vice President - Leasing
acohen@pegasusam.com
LIC # 01996379 (CA)

SCOTT REID

Broker of Record - ParaSell, Inc.
scott@parasellinc.com
(949) 942-6578
LIC # BR707387000 (AZ)

CONTACT ADVISORY TEAM

REQUEST A DEBT QUOTE



Pegasus Investments Real Estate Advisory Inc.

1901 Avenue of the Stars, Suite 630

Los Angeles, CA 90067

(310) 691-1350

LIC # 01961545 (CA)

www.pegasusinvestments.com

IN ASSOCIATION WITH SCOTT REID & PARASELL, INC. | A LICENSED ARIZONA BROKER #C0709902000



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