

RETAIL PROPERTY FOR LEASE

# OLIVE PARK RETAIL CENTER

5814 West Olive Avenue Glendale, AZ 85302

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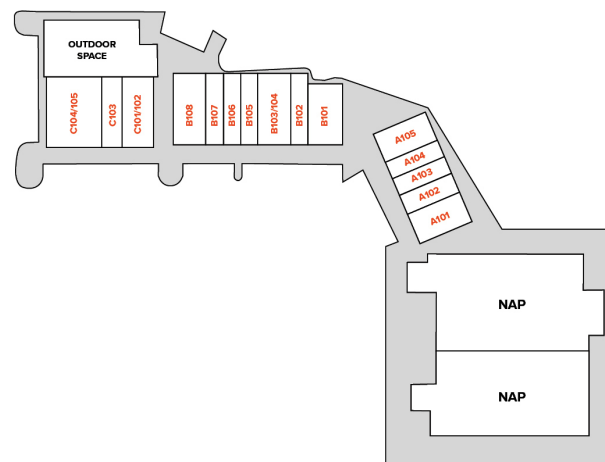


## LOCATION DESCRIPTION

NEC 59th Ave & Olive Ave

## PROPERTY HIGHLIGHTS

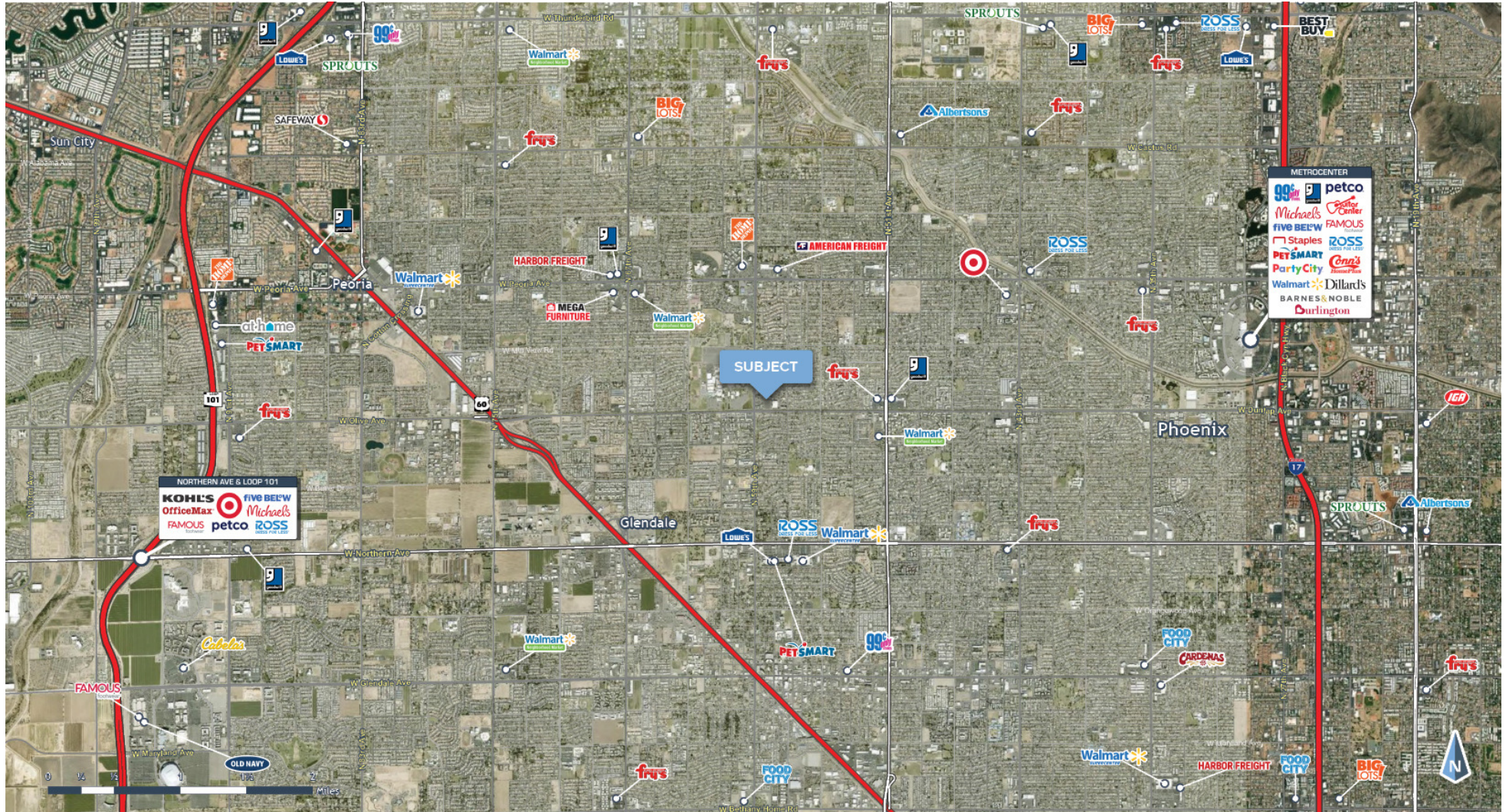
- ZONED CC, City of Glendale
- LOCATED two driving miles from Grand Avenue (US-60 Freeway)
- STRONG industrial employment core to the west and southwest
- DENSE surrounding neighborhoods in all directions
- ACROSS the street from Glendale Community College, established in 1965 with over +/- 17,000 students enrolled



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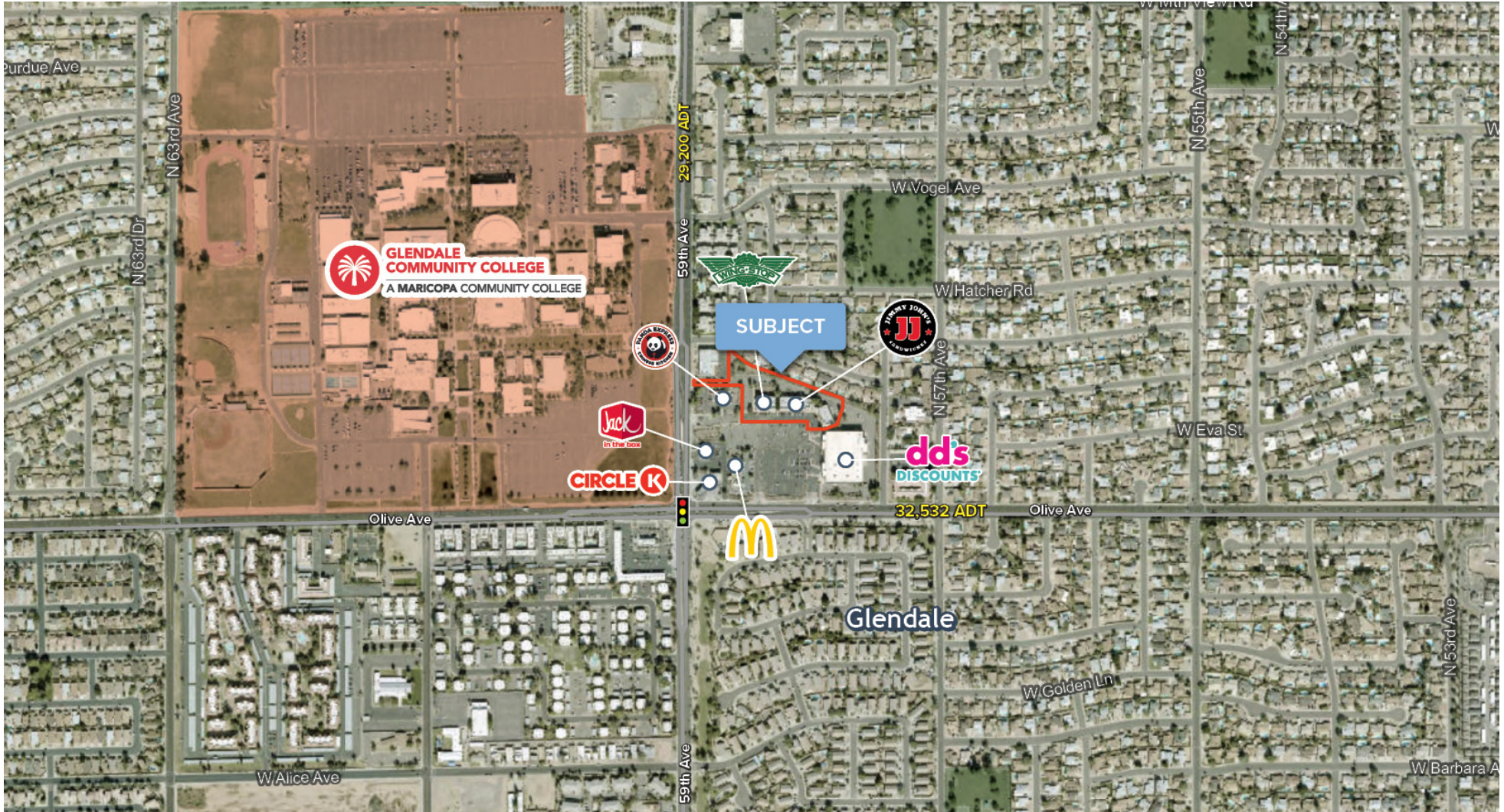
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## LEGEND

Available

## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,120 SF

Lease Term:	Negotiable
Lease Rate:	\$27.00 SF/yr

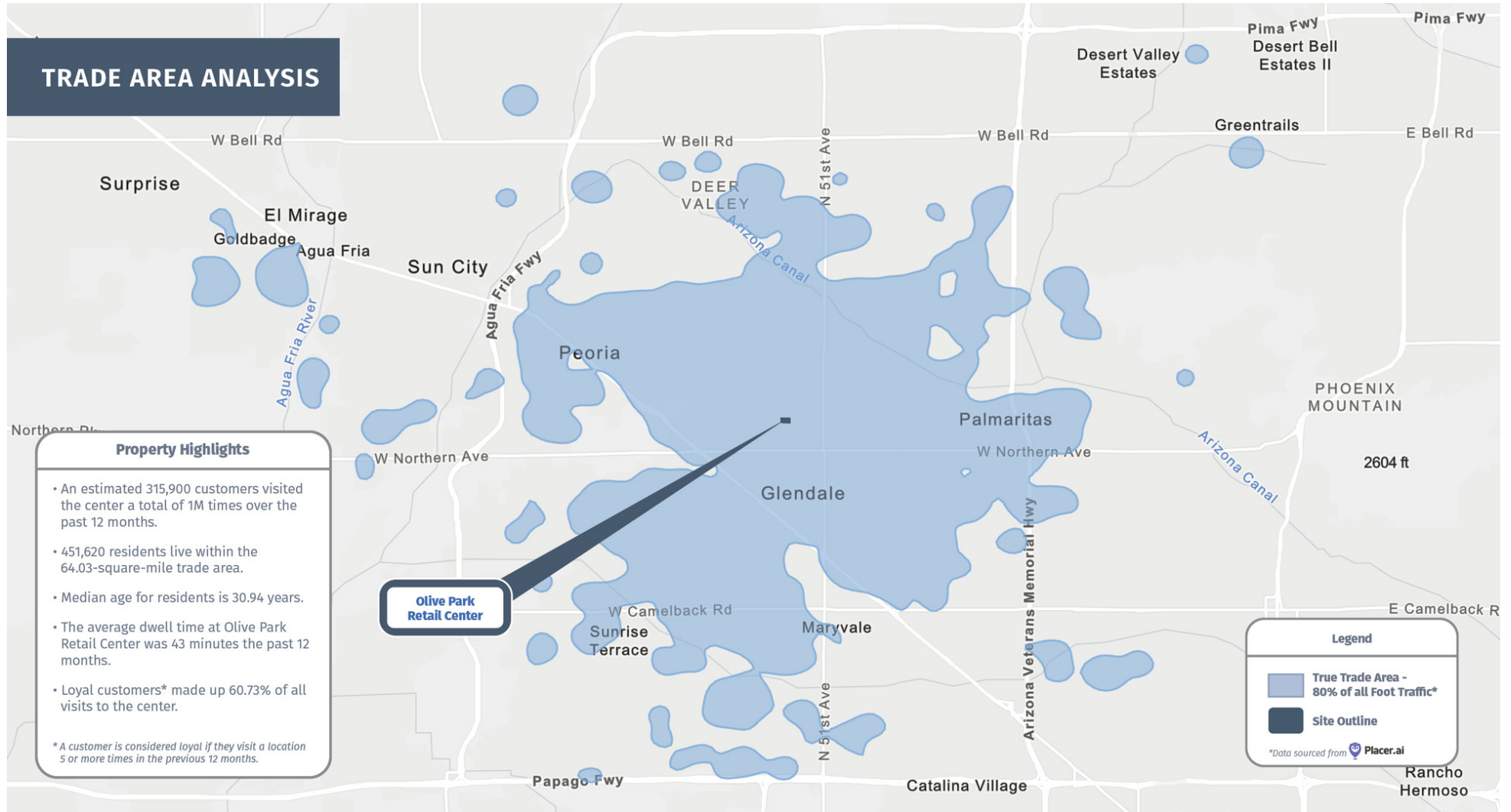
## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
C 104	AVAILABLE	1,120 SF	NNN	\$27.00 PSF	Open floor plan with one bathroom

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	21,719	170,701	469,397
Median Age	36.0	35.7	34.6



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$61,754	\$69,585	\$69,286
Average	\$85,204	\$88,692	\$88,770



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	266	3,263	9,879
Employees	2,549	44,336	124,858
Daytime Population	14,887	146,629	404,967



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	32.2%	31.0%	30.7%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	50.7%	53.0%	52.2%
Services	20.0%	18.6%	19.4%
Blue Collar	29.3%	28.4%	28.4%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	8,039	60,346	162,258
Median Home Value	\$393,973	\$372,852	\$372,851

\*2025 Demographic data derived from ESRI

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