



5110

N 83rd Avenue

GLENDALE (PHOENIX), ARIZONA

[VIEW ON MAP](#)

[CONTACT THE ADVISORY TEAM](#)



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

Walgreens

ACE
The helpful place.

EōS FITNESS
BETTER GYM. BETTER PRICE.
TOP 1% MOST VISITED
FITNESS CENTER IN NATION
per placer.ai

Subway

SmartStop
Self Storage

Auto Zone

PAPA JOHN'S

CIRCLE K

CAMELBACK RD

50,000 VPD

CIRCLE K

DUNKIN'

Dignity Health

Chevron

Advance Auto Parts

Freddy's
STEAKBURGERS

CHIPOTLE
MEXICAN GRILL
Now Open!

AMERICA FIRST
CREDIT UNION

Herbalife

83RD AVENUE

5110
N 83rd Avenue

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REQUEST A DEBT QUOTE



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www.pegasusinvestments.com

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



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

Walgreens ACE SUBWAY

Auto Zone PAPA JOHN'S

E6S FITNESS

BETTER GYM. BETTER PRICE.

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

VA RESORT
1,100 Rooms

WESTGATE ENTERTAINMENT DISTRICT

AMC THEATRES Yard House D&B TWIN PEAKS Olive Garden

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

FIVE GUYS Dutch Bros crumbl COLD STONE

\$1 BILLION ENTERTAINMENT DISTRICT

SAFEGWAY

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

83RD AVENUE

50,000 VPD

CAMELBACK RD

GRAND CANAL TRAIL

60

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
2024 POPULATION	19,289	181,407	402,325
NUMBER OF HOUSEHOLDS	5,251	52,630	122,976
AVG. HOUSEHOLD INCOME	\$75,960	\$78,178	\$72,276



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