



NEC

83RD AVE & CAMELBACK RD

GLENDALE, AZ



property highlights

AVAILABLE Restaurant Endcap and Shop Space

PRICING Call for Rates

LOCATION HIGHLIGHTS

- » Fully built-out quick-service restaurant endcap.
- » Dedicated monument signage.
- » Signalized Camelback/83rd location with strong visibility and immediate arterial access.
- » Dense infill trade area with over 120,000 residents in 3 miles and 412,623 residents in 5 miles.
- » Approximately 2 miles to Loop 101 with strong regional pull from the Westgate corridor.

TRAFFIC COUNTS

83rd Ave

N ±24,333 VPD (NB & SB)

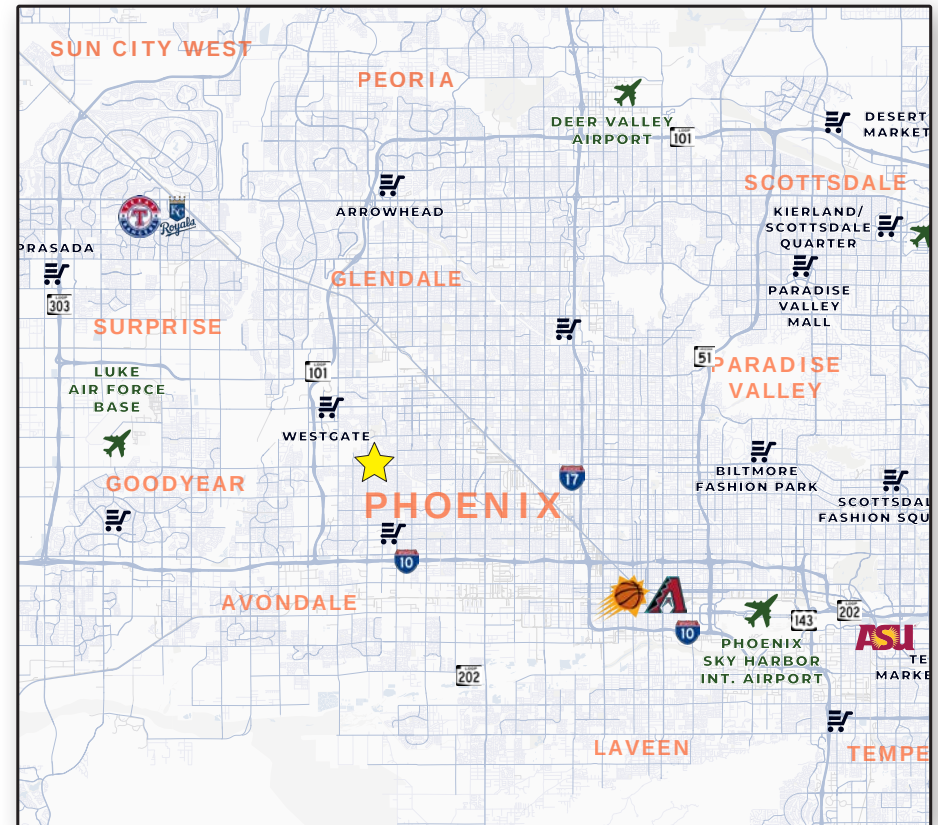
S ±27,377 VPD (NB & SB)

ADOT 2025

Camelback Rd

E ±35,420 VPD (EB & WB)

W ±36,021 VPD (EB & WB)

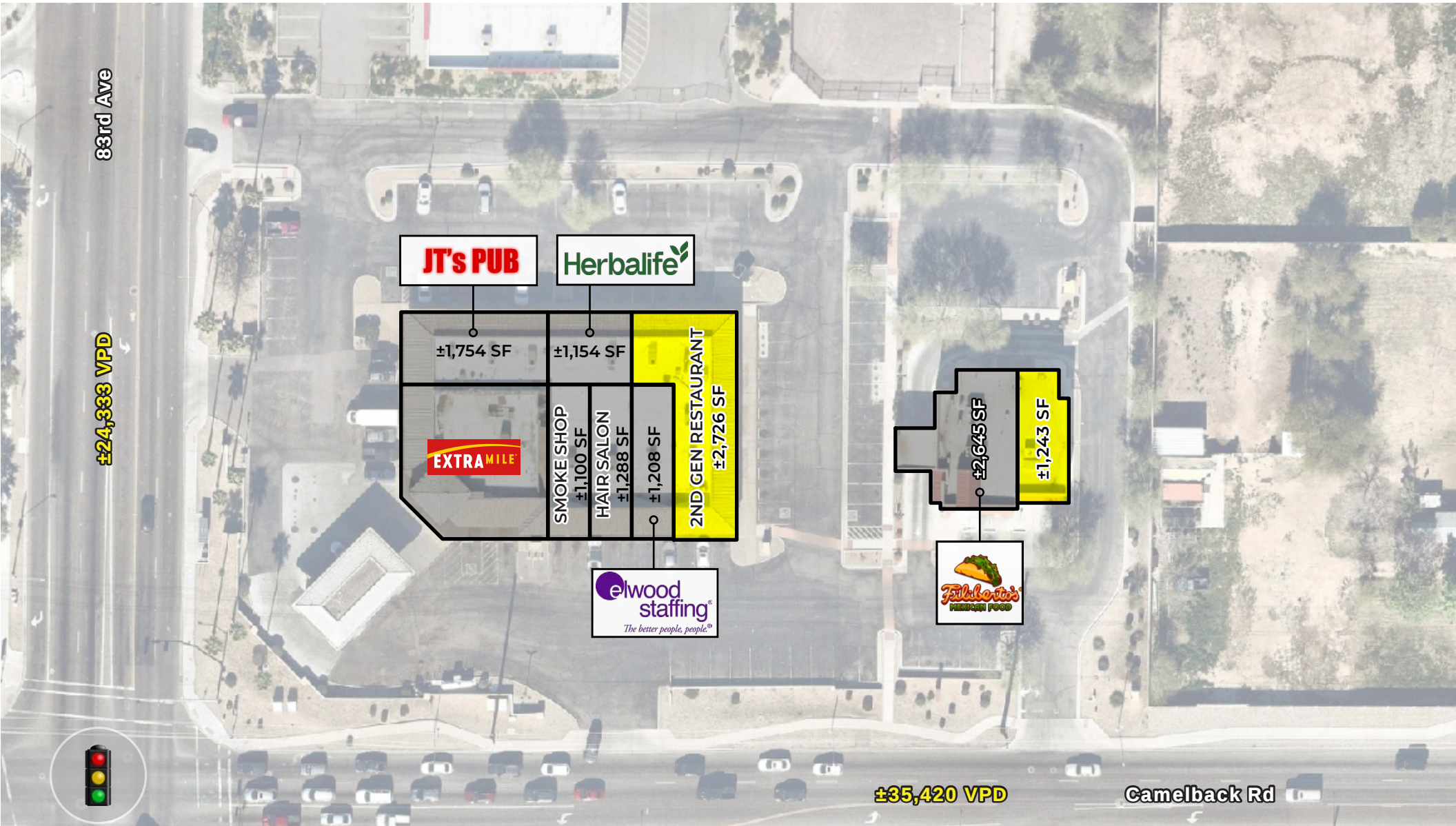


NEARBY TENANTS

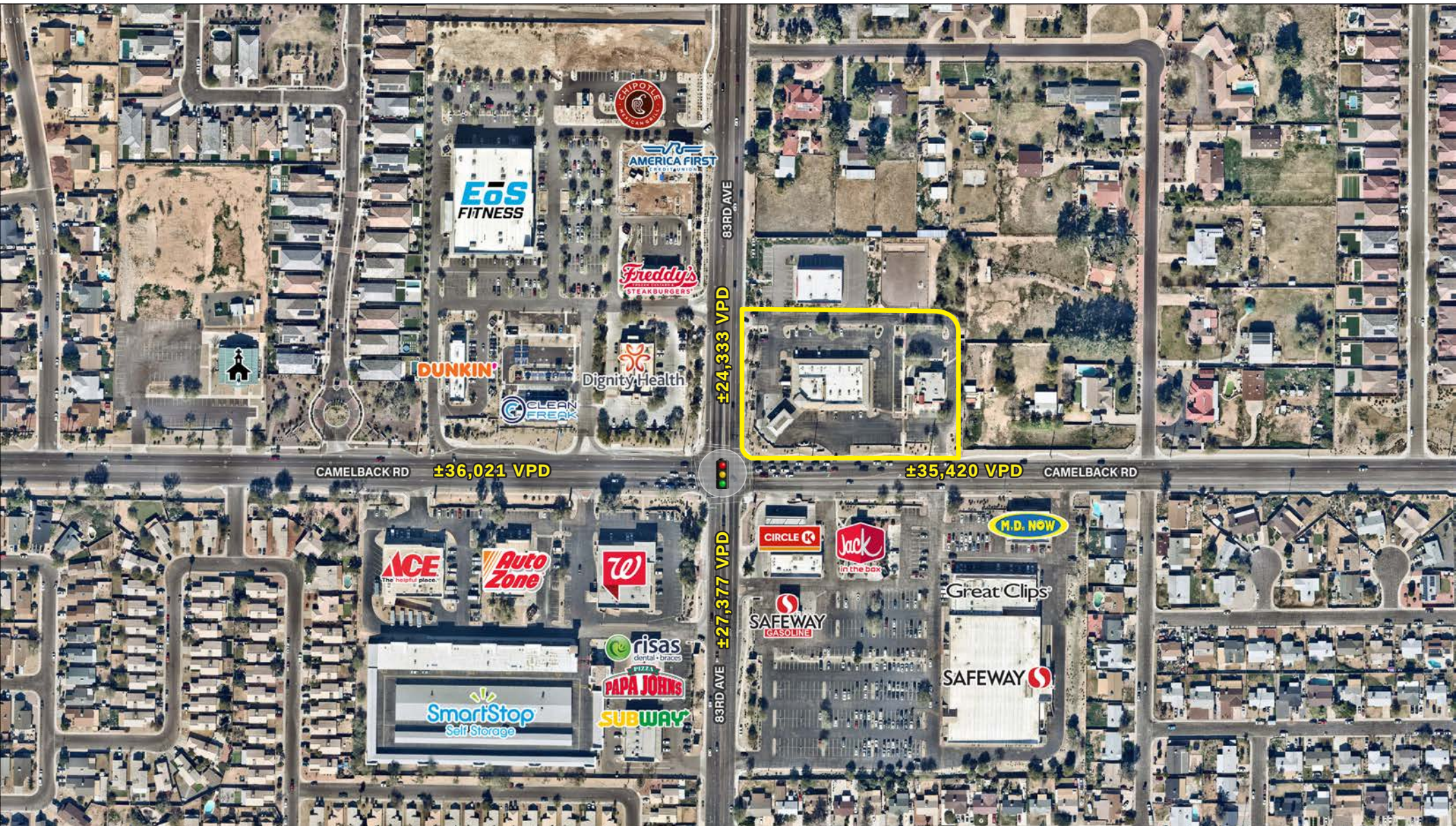


site plan

AVAILABLE

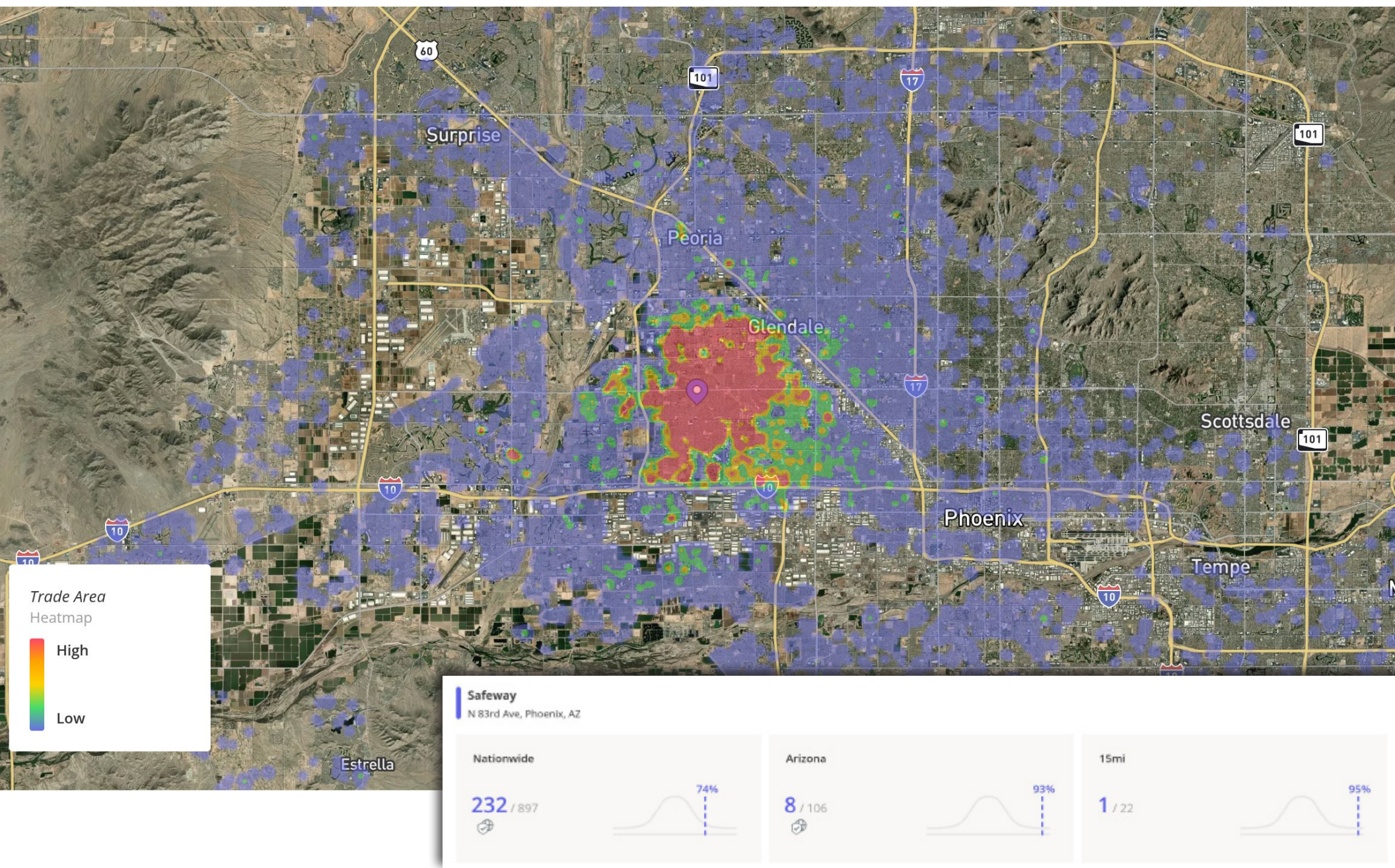


zoom aerial

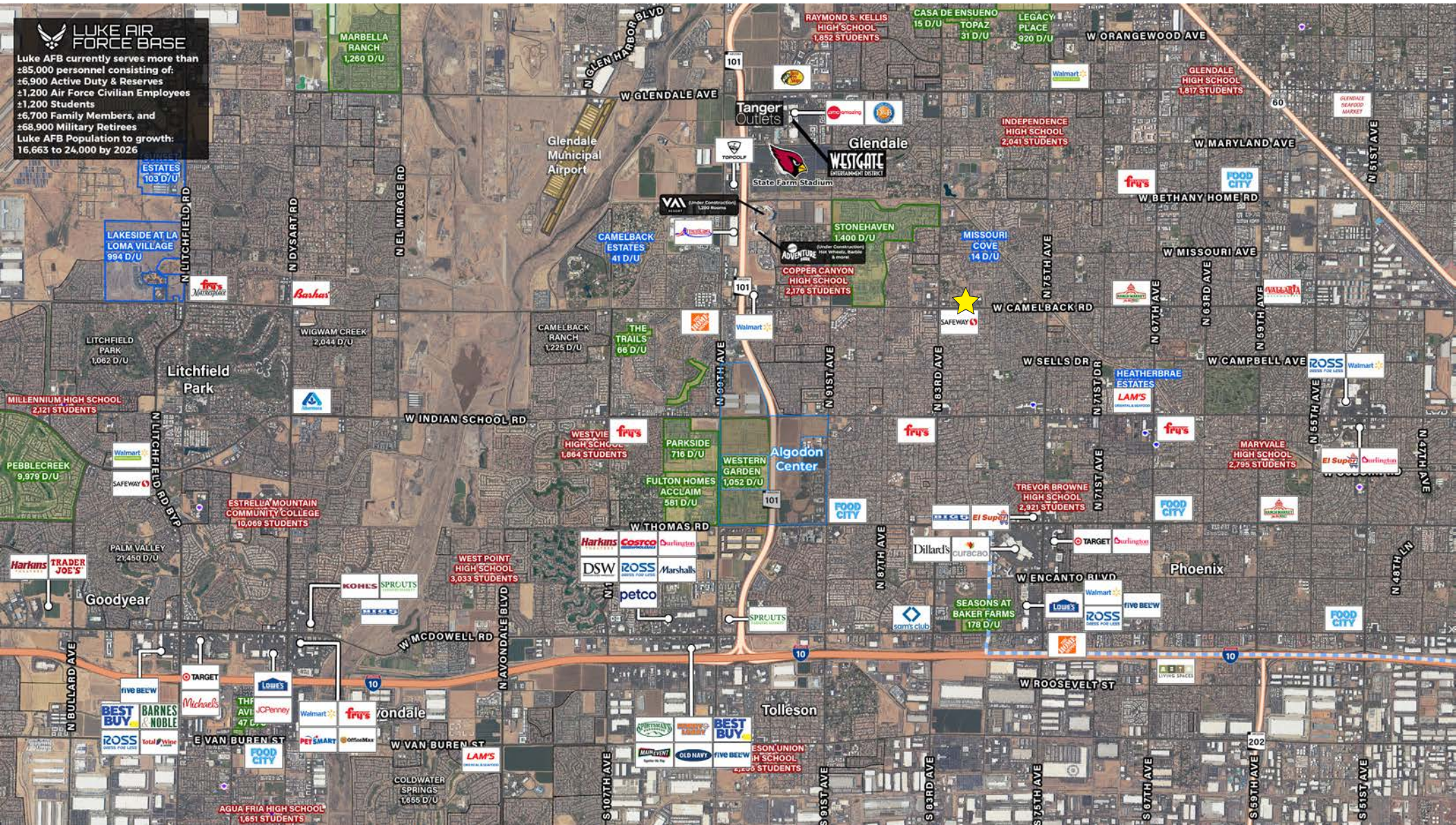


Safeway Placer Data

(Located at the SEC Corner of 83rd Ave and Camelback)



wide aerial



demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

1 MILE	15,241	2,225	13,016
3 MILE	141,096	41,175	99,921
5 MILE	351,370	129,697	221,673

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

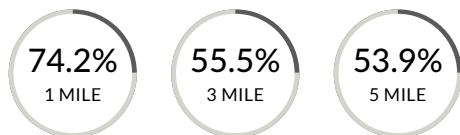
PER CAPITA

1 MILE	\$80,768	\$97,415	\$27,321
3 MILE	\$76,095	\$96,234	\$28,594
5 MILE	\$68,753	\$87,854	\$27,463

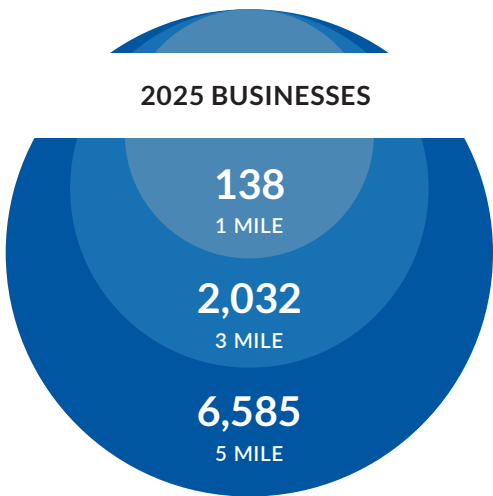
2025 HOUSING UNITS



OWNER OCCUPIED



2025 BUSINESSES



2025 POPULATION

2030 POPULATION

1 MILE

3 MILE

5 MILE

2025 HOUSEHOLDS

2030 HOUSEHOLDS

1 MILE

3 MILE

5 MILE





exclusively listed by

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