



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)

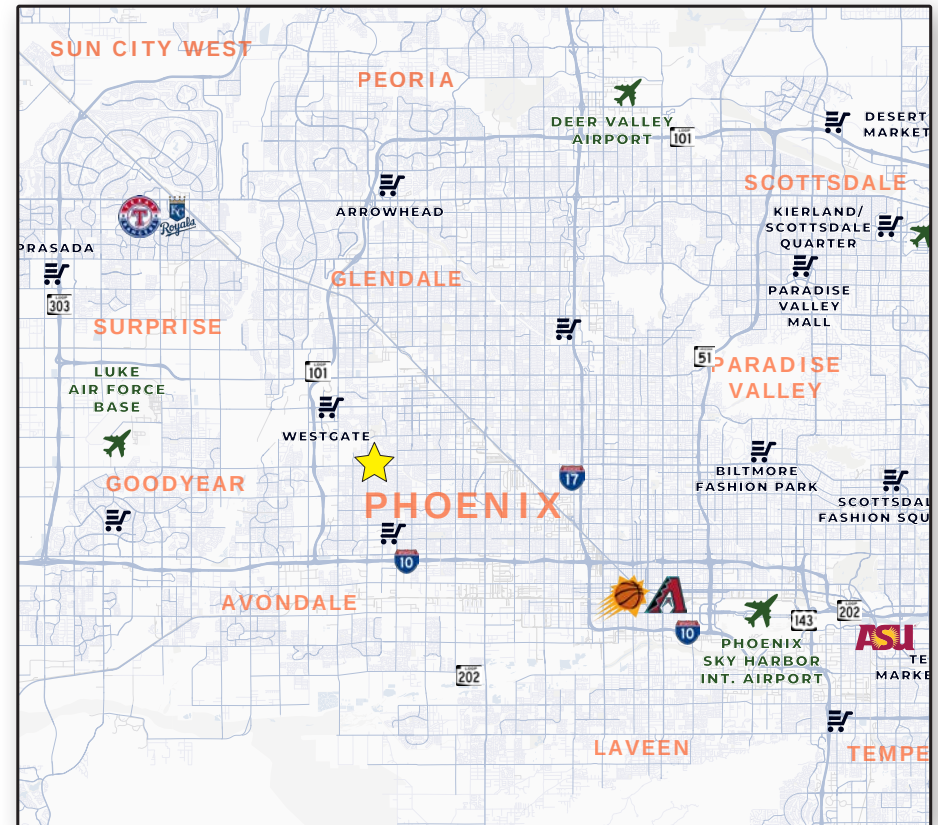
**S** ±27,377 VPD (NB & SB)

Camelback Rd

**E** ±35,420 VPD (EB & WB)

**W** ±36,021 VPD (EB & WB)

ADOT 2025

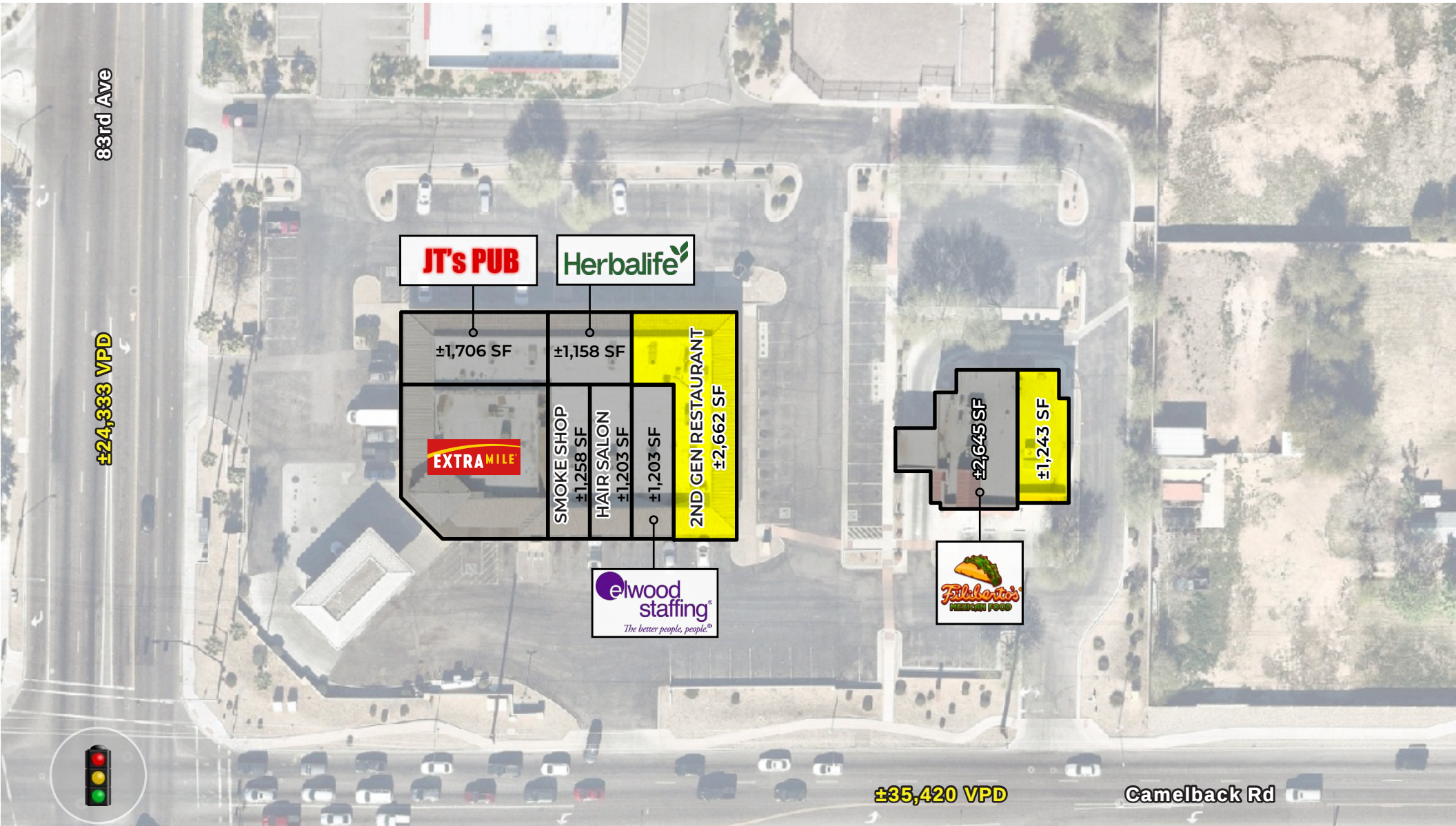


## NEARBY TENANTS

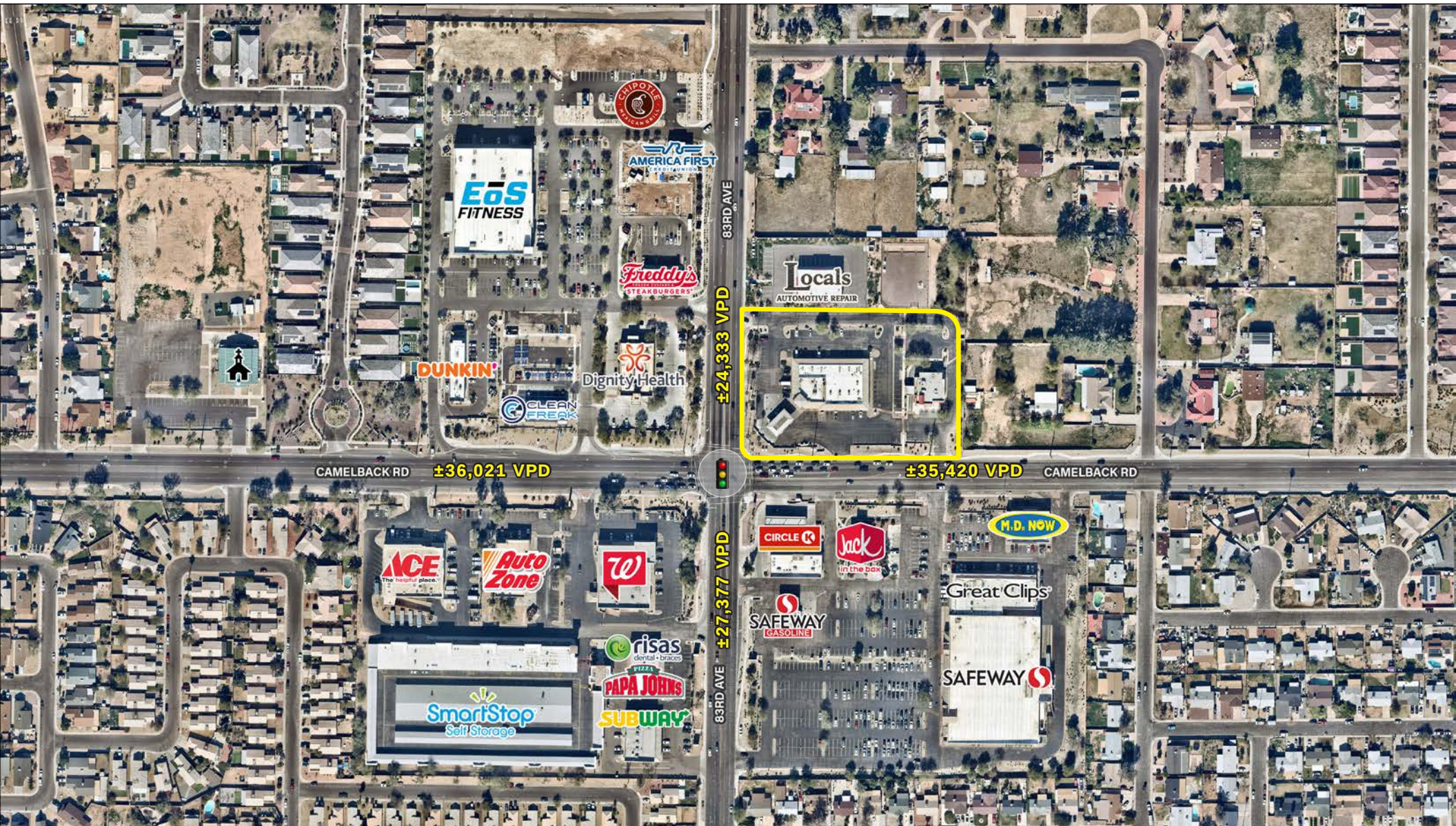


# site plan

AVAILABLE

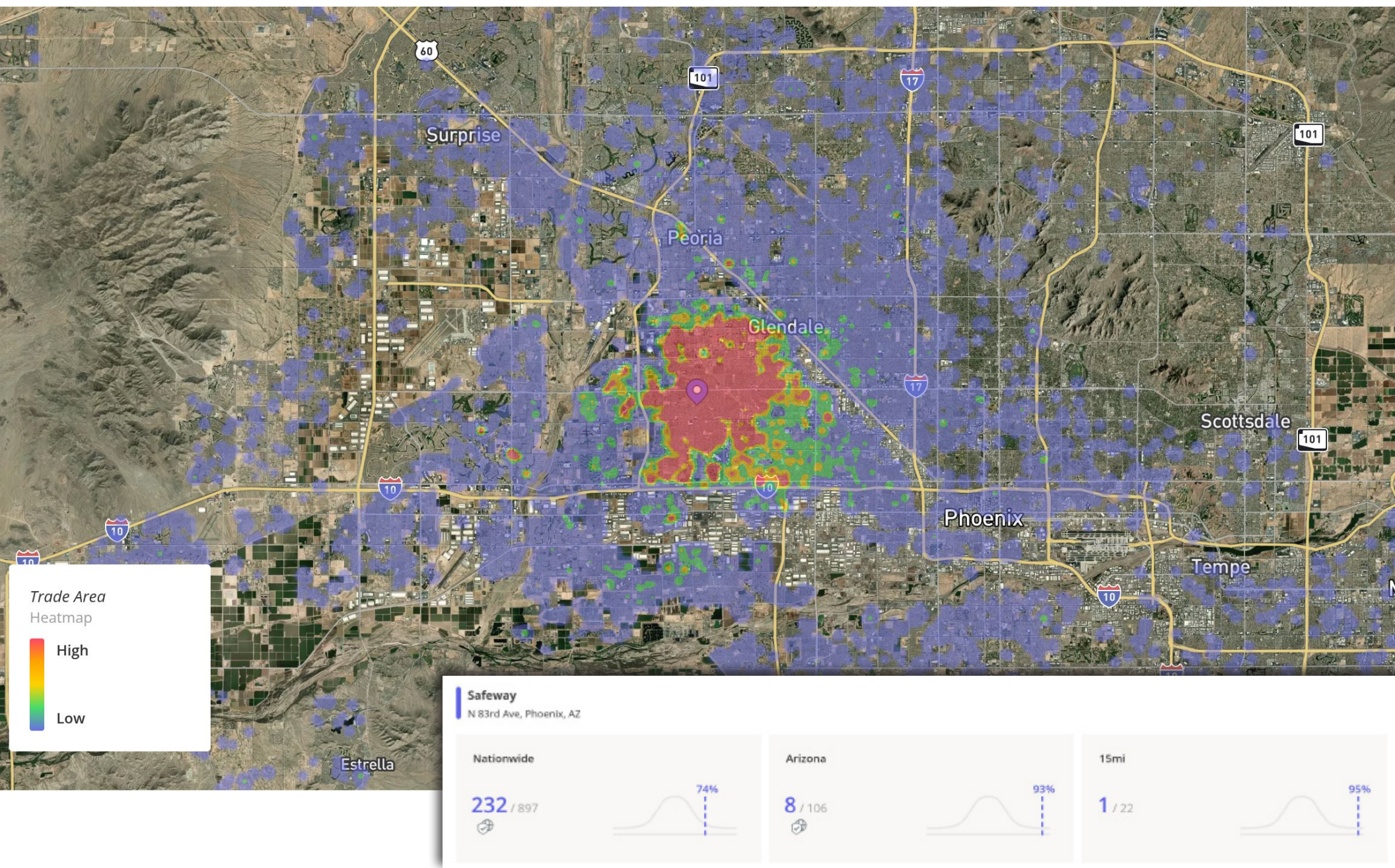


# zoom aerial



# Safeway Placer Data

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



 **LUKE AIR  
FORCE BASE**

Luke AFB currently serves more than

- ±85,000 personnel consisting of:
- ±6,900 Active Duty & Reserves
- ±1,200 Air Force Civilian Employees
- ±1,200 Students
- ±6,700 Family Members, and
- ±68,900 Military Retirees

**Luke AFB Population to grow:**  
16,663 to 24,000 by 2026



# 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



6,825

1 MILE

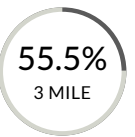
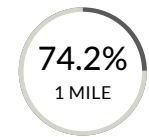
59,793

3 MILE

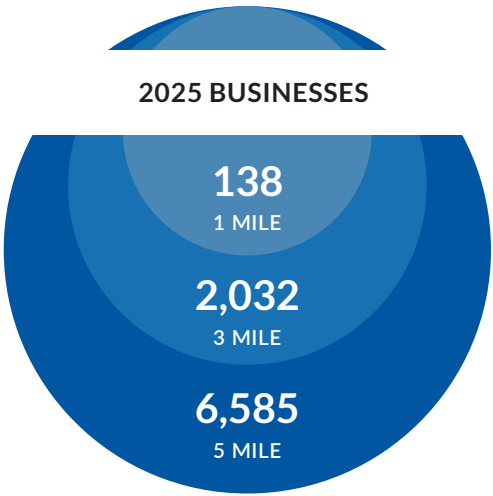
138,367

5 MILE

### OWNER OCCUPIED



## 2025 BUSINESSES



138

1 MILE

2,032

3 MILE

6,585

5 MILE



1 MILE

3 MILE

5 MILE

### 2025 POPULATION

### 2030 POPULATION

|        |         |         |
|--------|---------|---------|
| 23,756 | 189,229 | 412,623 |
| 23,830 | 196,140 | 433,241 |

### 2025 HOUSEHOLDS

### 2030 HOUSEHOLDS

|       |        |         |
|-------|--------|---------|
| 6,672 | 56,136 | 129,200 |
| 6,762 | 59,242 | 137,593 |



1 MILE

3 MILE

5 MILE



Stone Haven Community  
(1,400 Homes)

±24,333 VPD

±27,377 VPD

±35,420 VPD

CAMELBACK RD

83RD AVE

exclusively listed by

NICK DEDONA

(602) 734.7208

[ndedona@pcaemail.com](mailto:ndedona@pcaemail.com)



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. September 3, 2026 4:53 PM

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
[phoenixcommercialadvisors.com](http://phoenixcommercialadvisors.com)