

SEC

59TH AVE & NORTHERN AVE

Glendale, AZ

±6,576 SF Endcap | For Sublease



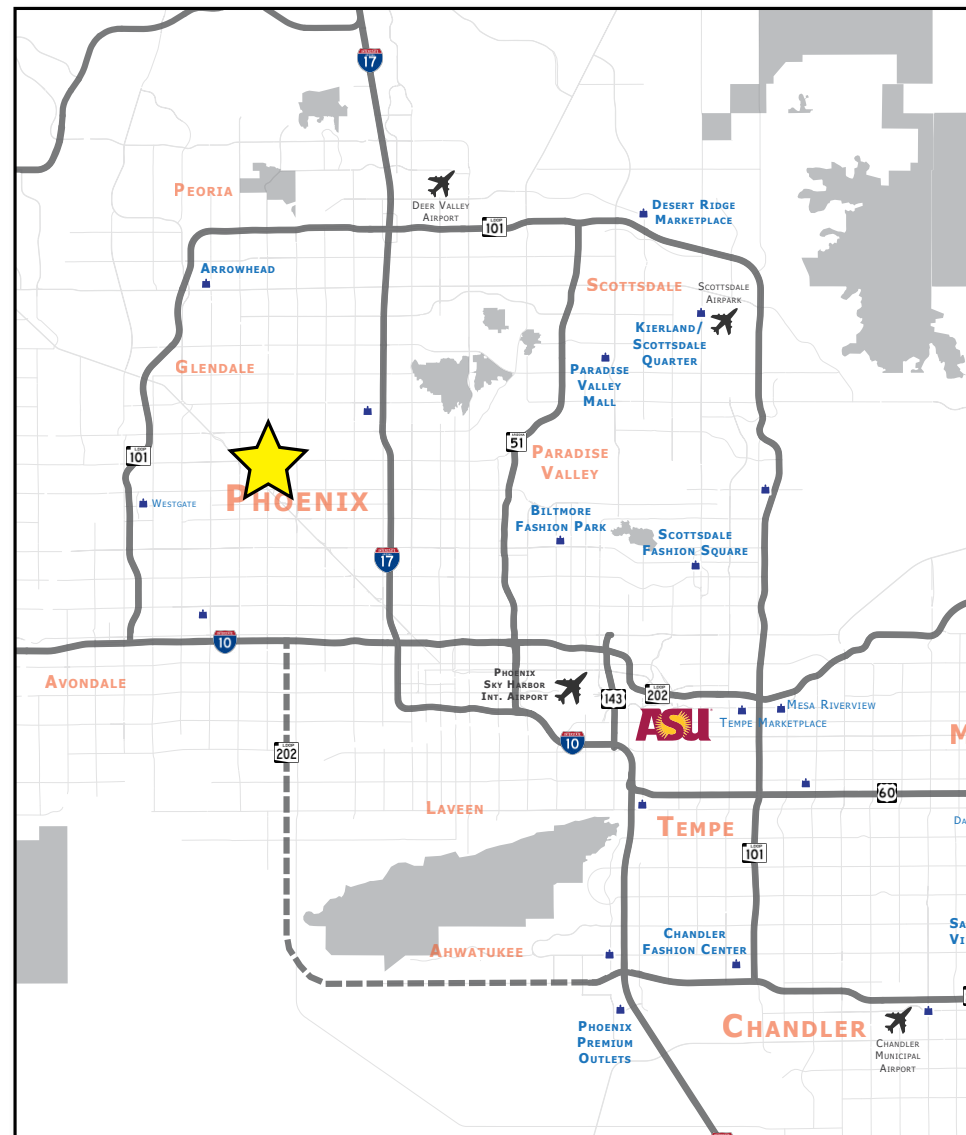
site plan overview

AVAILABLE:	±6,576 SF
ADDRESS:	5849 W Northern Ave #104, Glendale, AZ 85301
ZONING:	C-2
PRICING:	CALL FOR PRICING

property highlights

- ±6,576 SF Endcap in the busy Lowe's and Walmart anchored center and excellent frontage along Northern Ave.
- Easy access with multiple ingress and egress points.
- Great daily traffic with over ±65,000 vehicles per day at the intersection.
- Densely populated area with over ±185,000 people within 3-miles.
- Strong employment area with over ±9,600 businesses within 5-miles.

neighboring tenants



traffic count ADOT 2024

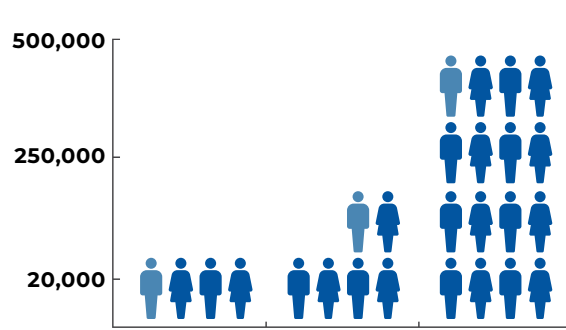
59th Ave		Northern Ave	
N	±24,582 VPD (NB & SB)	E	±28,167 VPD (EB & WB)
S	±19,802 VPD (NB & SB)	W	±21,281 VPD (EB & WB)

zoom aerial



demographics overview

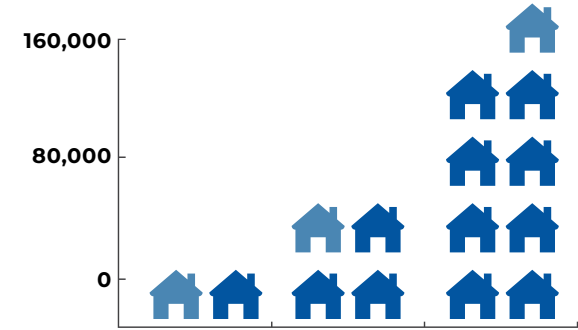
ESRI 2024



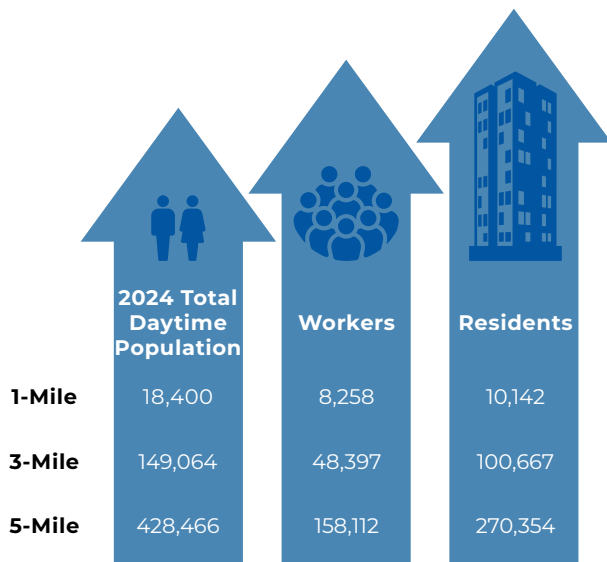
	1-Mile	3-Mile	5-Mile
2024 Total Population	19,303	185,239	503,806
2029 Total Population	19,398	186,951	509,451



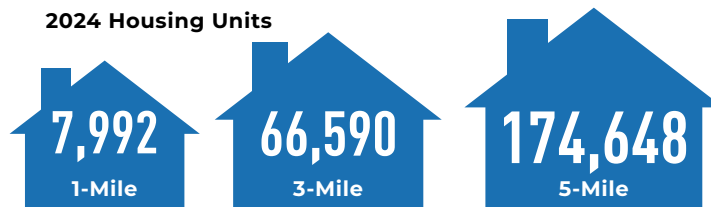
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$52,034	\$69,921	\$27,985
3-Mile	\$61,049	\$79,487	\$27,323
5-Mile	\$64,637	\$84,137	\$27,811



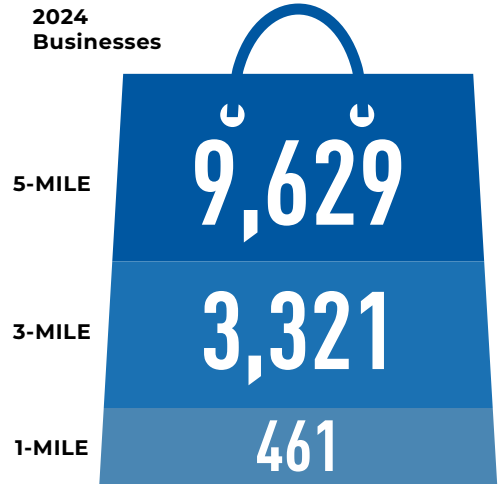
	1-Mile	3-Mile	5-Mile
2024 Households	7,516	63,617	165,991
2029 Households	7,654	65,083	170,489



	2024 Total Daytime Population	Workers	Residents
1-Mile	18,400	8,258	10,142
3-Mile	149,064	48,397	100,667
5-Mile	428,466	158,112	270,354



	1-Mile	3-Mile	5-Mile
Owner Occupied	40.7%	53.8%	54.6%
Renter Occupied	53.3%	41.7%	40.5%





EXCLUSIVELY LISTED BY

GREG LAING
(602) 734.7207
glaing@pcaemail.com

DILLON YOUNG
(602) 288.3474
dyoung@pcaemail.com

JACKSON DRAGON
(602) 288.3468
jdragon@pcaemail.com

PHOENIX COMMERCIAL ADVISORS
3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P. (602) 957-9800
F. (602) 957-0889
phoenixcommercialadvisors.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.