

ARROWHEAD OFFICE PLAZA

18205 N 51st Avenue | Glendale, AZ

JPAR Commercial Properties



GREAT OPPORTUNITY TO SUBLEASE OFFICE SPACE IN ARROWHEAD OFFICE PLAZA

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THE SPACE

Location	18205 N 51st Avenue Glendale, AZ 85308
County	Maricopa
APN	207-23-554
Square Feet	2,128
Annual Rent PSF	\$21.63
Lease Type	NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,780	116,356	319,283

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$115,984	\$112,183	\$116,379

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,611	45,392	122,045

PROPERTY FEATURES

TOTAL TENANTS	1
GLA (SF)	2,128
LAND ACRES	1062
YEAR BUILT	2005
BUILDING CLASS	B
LOCATION CLASS	B

TENANT INFORMATION

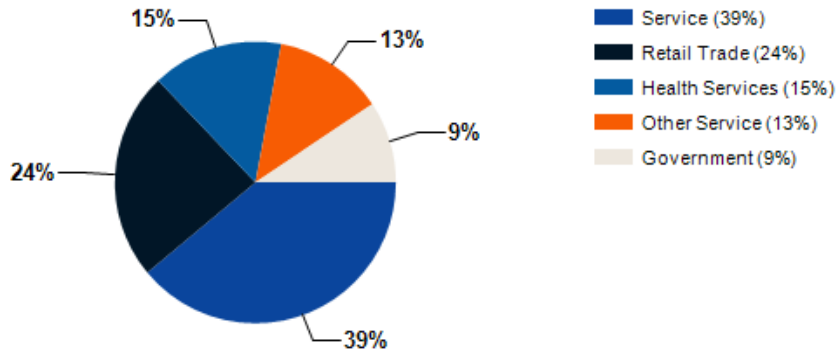
LEASE TYPE	NNN/sublease
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NORTH GLENDALE OFFICE LOCATION

- ARROWHEAD OFFICE PLAZA
- Ample free surface and structure parking.
- Convenient access to Arizona State Route 101
- High volume traffic counts off N 51st

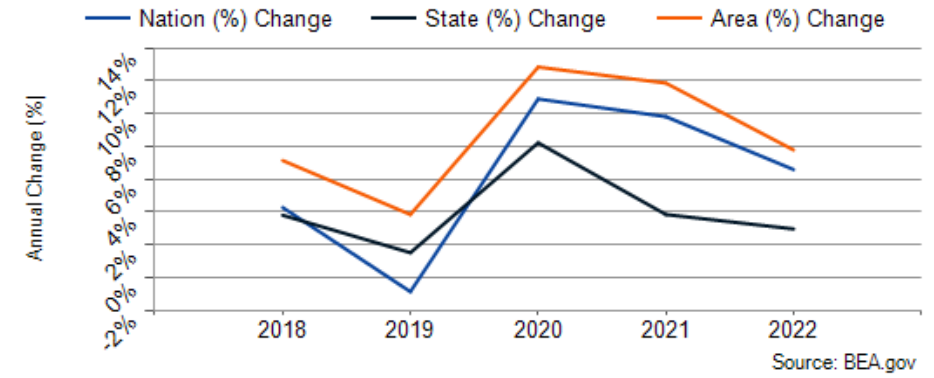
Major Industries by Employee Count

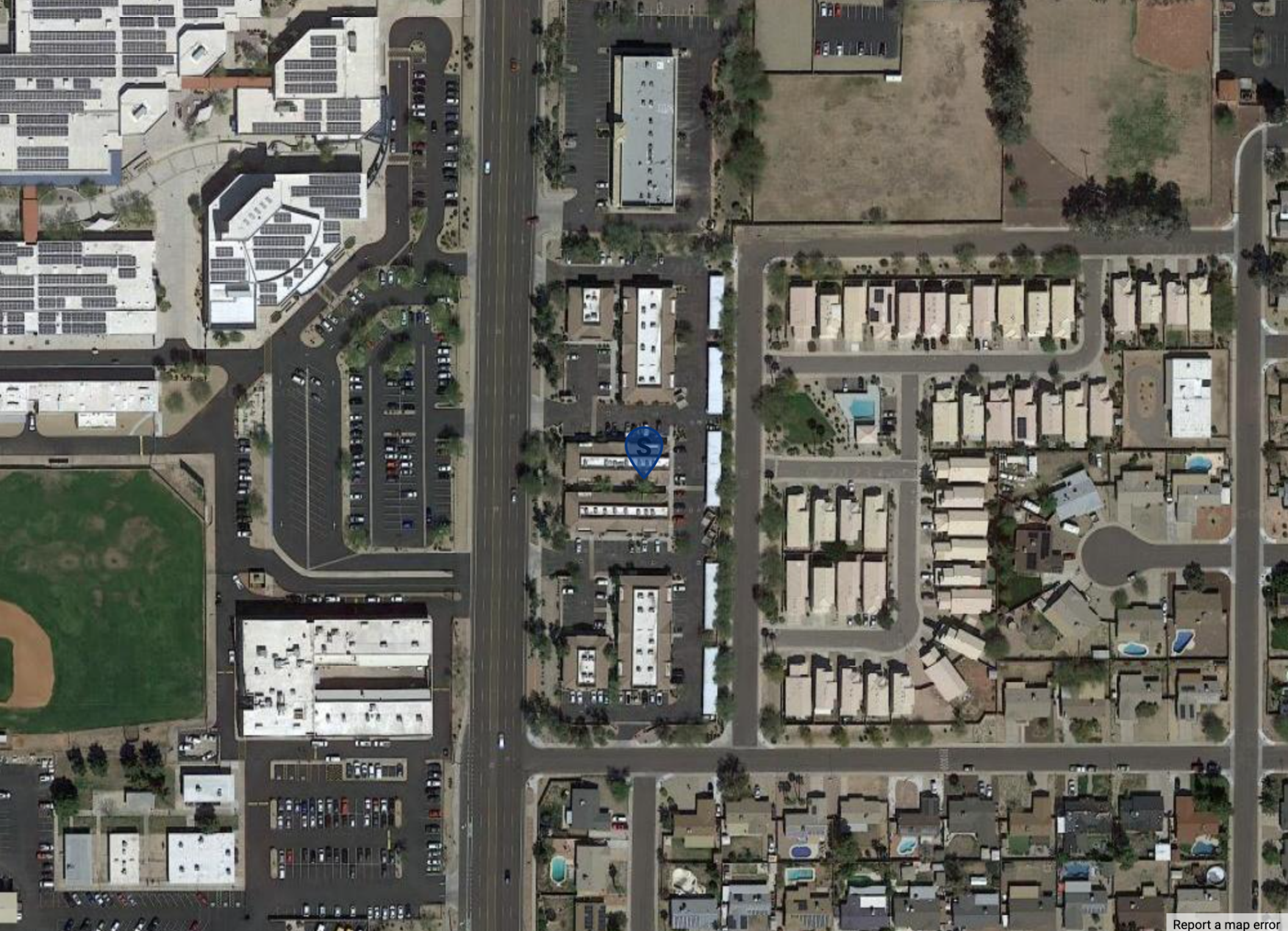


Largest Employers

Luke Air Force Base	5,100
Banner Health	3,000
Arrowhead Towne Center	2,650
Walmart	2,175
Glendale Union High School District	1,974
Glendale Community College	1,948
Washington Elementary School District	1,500
Peoria Unified School District	1,400

Maricopa County GDP Trend

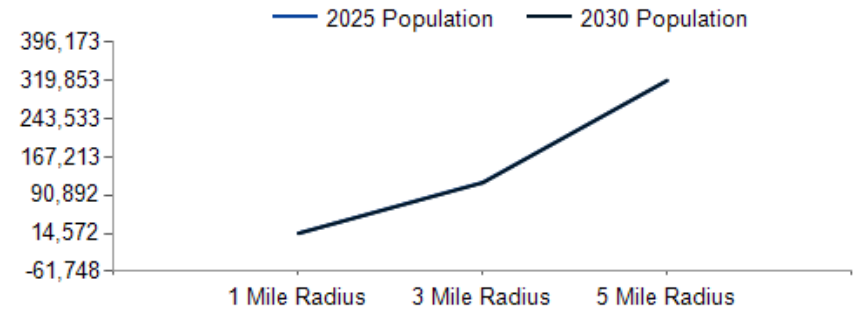




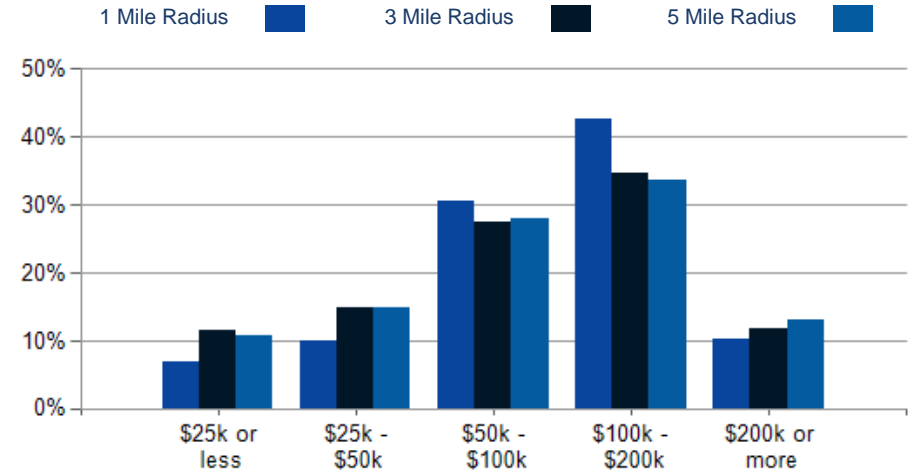
[Report a map error](#)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,374	113,400	287,493
2010 Population	14,372	110,336	298,252
2025 Population	14,780	116,356	319,283
2030 Population	14,572	115,633	319,853
2025 African American	451	4,535	14,769
2025 American Indian	157	1,669	5,006
2025 Asian	653	6,584	17,581
2025 Hispanic	2,555	22,357	70,116
2025 Other Race	715	8,081	26,988
2025 White	10,971	81,698	214,393
2025 Multiracial	1,804	13,614	39,908
2025-2030: Population: Growth Rate	-1.40%	-0.60%	0.20%

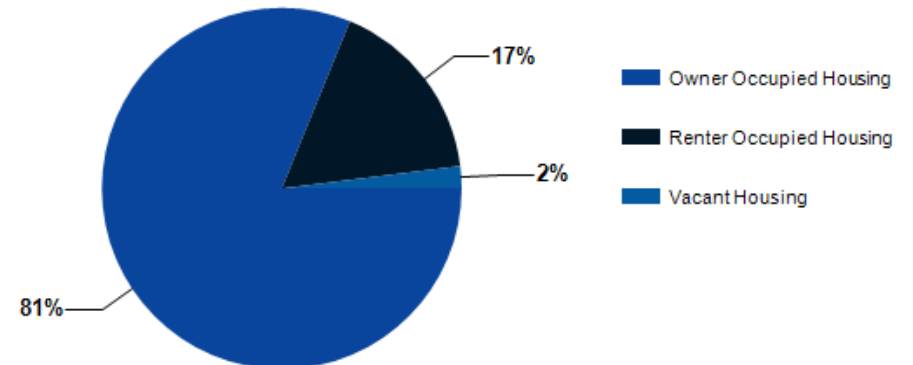
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	229	3,266	7,853
\$15,000-\$24,999	161	1,967	5,107
\$25,000-\$34,999	179	1,955	5,701
\$35,000-\$49,999	373	4,742	12,288
\$50,000-\$74,999	789	6,657	18,657
\$75,000-\$99,999	927	5,785	15,453
\$100,000-\$149,999	1,610	10,037	26,258
\$150,000-\$199,999	776	5,633	14,712
\$200,000 or greater	566	5,349	16,015
Median HH Income	\$102,415	\$91,320	\$92,119
Average HH Income	\$115,984	\$112,183	\$116,379



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

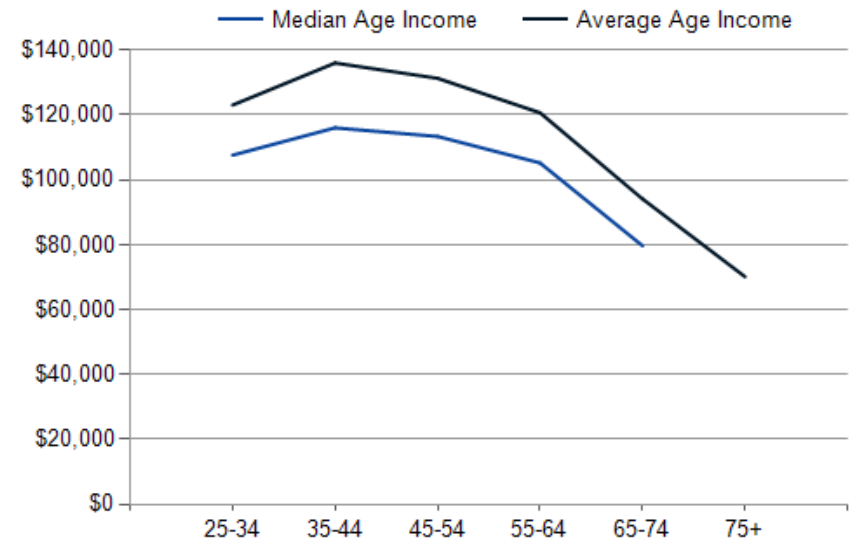
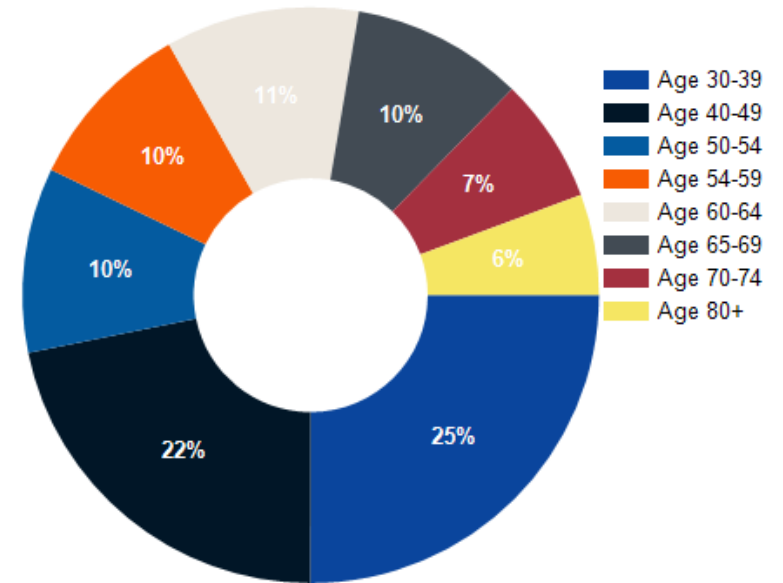


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,222	8,996	23,844
2025 Population Age 35-39	1,076	8,089	21,889
2025 Population Age 40-44	1,049	7,670	21,295
2025 Population Age 45-49	950	6,771	18,867
2025 Population Age 50-54	953	7,070	19,787
2025 Population Age 55-59	886	6,988	19,263
2025 Population Age 60-64	997	7,630	20,018
2025 Population Age 65-69	884	7,059	18,295
2025 Population Age 70-74	646	5,955	15,131
2025 Population Age 75-79	520	4,699	11,694
2025 Population Age 80-84	299	2,676	7,048
2025 Population Age 85+	189	2,041	5,527
2025 Population Age 18+	11,749	93,560	254,183
2025 Median Age	40	40	39
2030 Median Age	41	42	41

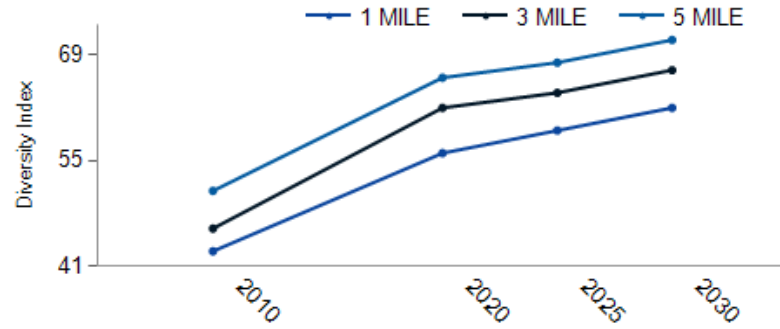
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,622	\$92,150	\$91,580
Average Household Income 25-34	\$123,053	\$109,161	\$111,422
Median Household Income 35-44	\$116,045	\$110,713	\$110,534
Average Household Income 35-44	\$136,042	\$132,195	\$135,911
Median Household Income 45-54	\$113,389	\$110,888	\$113,218
Average Household Income 45-54	\$131,317	\$133,417	\$139,776
Median Household Income 55-64	\$105,222	\$105,500	\$106,633
Average Household Income 55-64	\$120,698	\$126,599	\$131,500
Median Household Income 65-74	\$79,668	\$72,980	\$75,372
Average Household Income 65-74	\$94,122	\$97,205	\$101,071
Average Household Income 75+	\$70,126	\$68,459	\$69,875

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	62	67	71
Diversity Index (current year)	59	64	69
Diversity Index (2020)	56	62	66
Diversity Index (2010)	43	46	51

POPULATION DIVERSITY



POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	3%	4%
American Indian	1%	1%	1%
Asian	4%	5%	5%
Hispanic	15%	16%	18%
Multiracial	10%	10%	10%
Other Race	4%	6%	7%
White	63%	59%	55%

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	29	32	32
Median Asian Age	41	35	36
Median Black Age	40	35	33
Median Hispanic Age	31	30	29
Median Multiple Races Age	30	30	29
Median Other Race Age	35	33	32
Median Pacific Islander Age	48	42	34
Median White Age	42	44	44

2025 MEDIAN AGE BY RACE

