

NEW SHOP SPACE & PAD AVAILABLE

CBRE

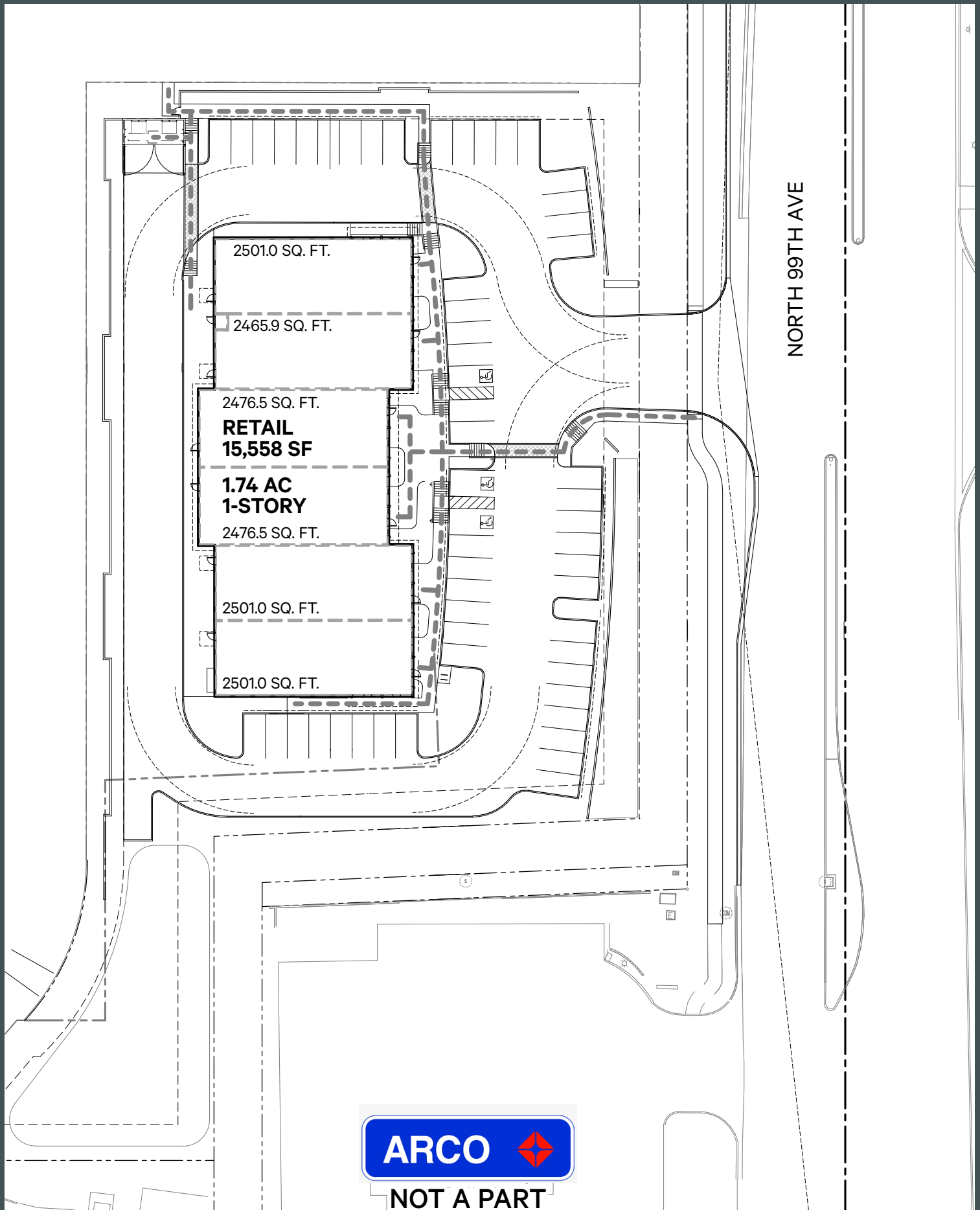
NWC 99th Ave & Glendale Ave

Glendale, AZ 85305

±15,558 SF DELIVERY COMING SOON



Retail Site Plan



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Glendale, AZ 85305

The Entertainment District



Site Plan



Demographics	±1 Mile	±3 Mile	±5 Mile	±10 Miles
2025 Population - Current Year Estimate	3,963	103,744	360,486	1,305,361
2030 Population - Five Year Projection	5,051	113,958	382,640	1,360,478
2020-2025 Annual Population Growth Rate	13.21%	4.17%	1.60%	1.28%
2025-2030 Annual Population Growth Rate	4.97%	1.90%	1.20%	0.83%
2025 Average Household Income	\$106,792	\$109,132	\$98,708	\$101,139
2030 Average Household Income	\$117,885	\$127,423	\$115,359	\$117,550
2025 Businesses	304	1,566	5,512	26,016
2025 Employees	5,652	21,217	73,741	361,583

Property Highlights



100% leased - Future Retail Building with Rock N Roll Sushi, Red Cross, Lavish Nails & Ortho Arizona



1/2 Mile to Loop 101



±1,265,018 Daytime Population within 10 Miles



Multi-Family Density with New Production on the Horizon



Less than One Mile to:

- Westgate
- Gila River Arena
- University of Phoenix Stadium
- Tanger Outlets
- Cabela's
- Spring Training Baseball

Contact Us

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