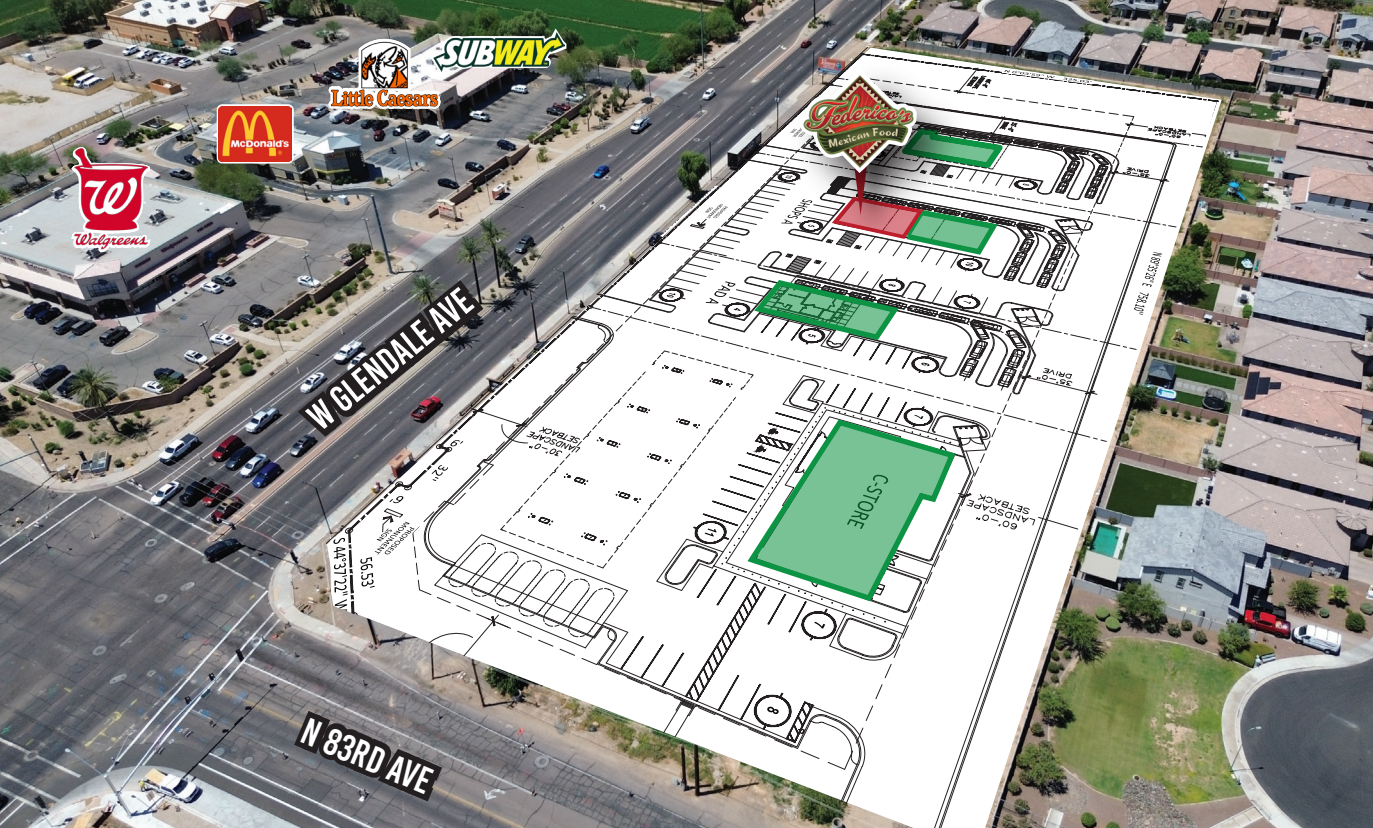


**PADs Available for Sale and GL**  
**NWC 83RD AVE & GLENDALE AVE**  
Glendale, AZ





# PROPERTY HIGHLIGHTS

- Close proximity to the Loop 101 Freeway and Glendale's Sports and Entertainment District (1.5 miles)
- Dense population over 143,000 persons within a 3-mil radius
- High traffic counts with a combined 41,000 VPD at the intersection

AVAILABLE Pads for Sale and GL

PRICING Call for rates

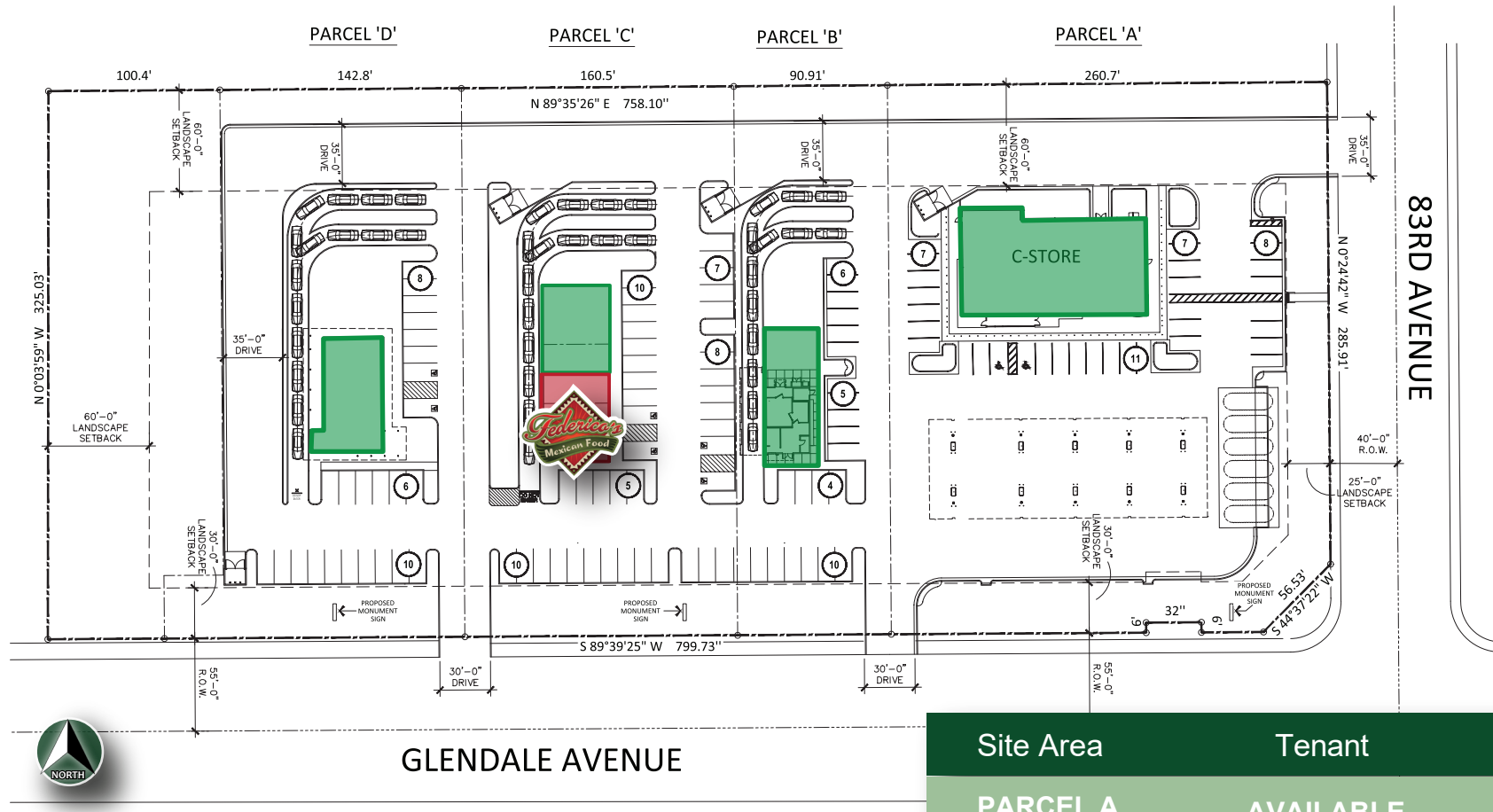
ZONING C-2

## TRAFFIC COUNTS

83RD AVE	GLENDAL AVE
N 11,584 VPD	E 29,134 VPD
S 14,780 VPD	W 29,523 VPD

**PADs Available for Sale and GL**  
 NWC 83RD AVE & GLENDAL AVE

# SITE PLAN

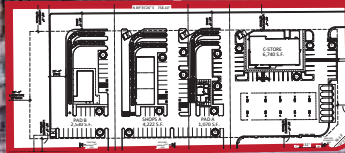


Site Area	Tenant	Size
PARCEL A	AVAILABLE	1.92 AC
PARCEL B	AVAILABLE	0.68 AC
PARCEL C	Federico's/AVAILABLE	±2,000 SF
PARCEL D	AVAILABLE	1.09 AC

**PADs Available for Sale and GL**  
**NWC 83RD AVE & GLENDALE AVE**

CENTRAL CHRISTIAN CHURCH - GLENDALE

SUBJECT PROPERTY



11,584 VPD

29,523 VPD

W GLENDALE AVE

N 83RD AVE



ARIZONA SELF STORAGE

PADs Available for Sale and GL  
NWC 83RD AVE & GLENDALE AVE





# PADs Available for Sale and GL

## NWC 83RD AVE & GLENDALE AVE

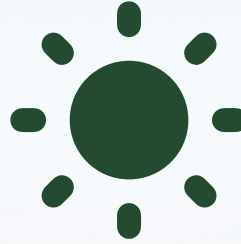
# DEMOGRAPHICS

## POPULATION



1 MILE	17,494
3 MILE	143,198
5 MILE	406,266

## DAYTIME POPULATION



1 MILE	6,039
3 MILE	62,880
5 MILE	190,405

## MEDIAN AGE



1 MILE	34.0
3 MILE	32.1
5 MILE	33.5

## HOUSEHOLDS



1 MILE	5,294
3 MILE	46,296
5 MILE	137,136

## AVG HH INCOME



1 MILE	\$124,237
3 MILE	\$93,612
5 MILE	\$90,112

## TOTAL BUSINESSES



1 MILE	280
3 MILE	3,074
5 MILE	9,505

**PADs Available for Sale and GL**

**NWC 83RD AVE & GLENDALE AVE**



**WESTGATE**  
ENTERTAINMENT DISTRICT

**W GLENDALE AVE**

**N 83RD AVE**

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