



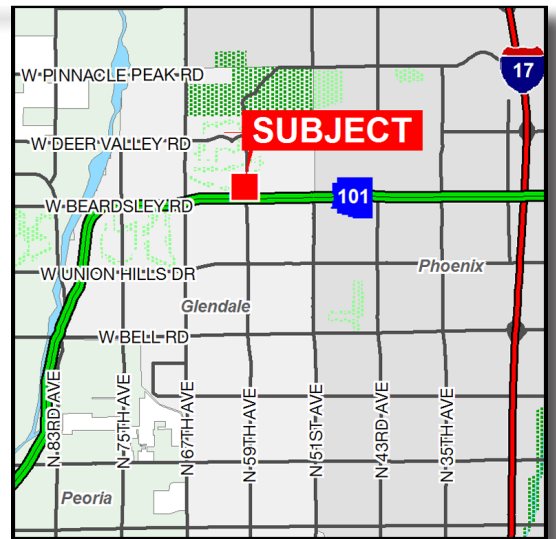
For Lease
Arrowhead Crossing

NWC 59th Ave & Beardsley Rd

Glendale, Arizona

Property Features

- 2,298 SF Former Dentist Office
- 2,030 SF Former Pool Supply Store
- 905 SF Former Edward Jones
- Shopping Center: ± 96,700 SF on 19.26 Acres
- Parking Ratio 6:1,000
- Anchored by Fry's Food & Drug
- Other National Tenants include; The UPS Store, Sally Beauty Supply, Coffee Bean & Tea Leaf and Rubio's Baja Grill
- Directly off Loop 101 at 59th Avenue



Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
• Estimated Population (2019)	16,010	90,993	262,946
• Projected Population (2024)	17,554	96,818	280,762
• Average Household Income (2019)	\$113,826	\$102,899	\$89,699



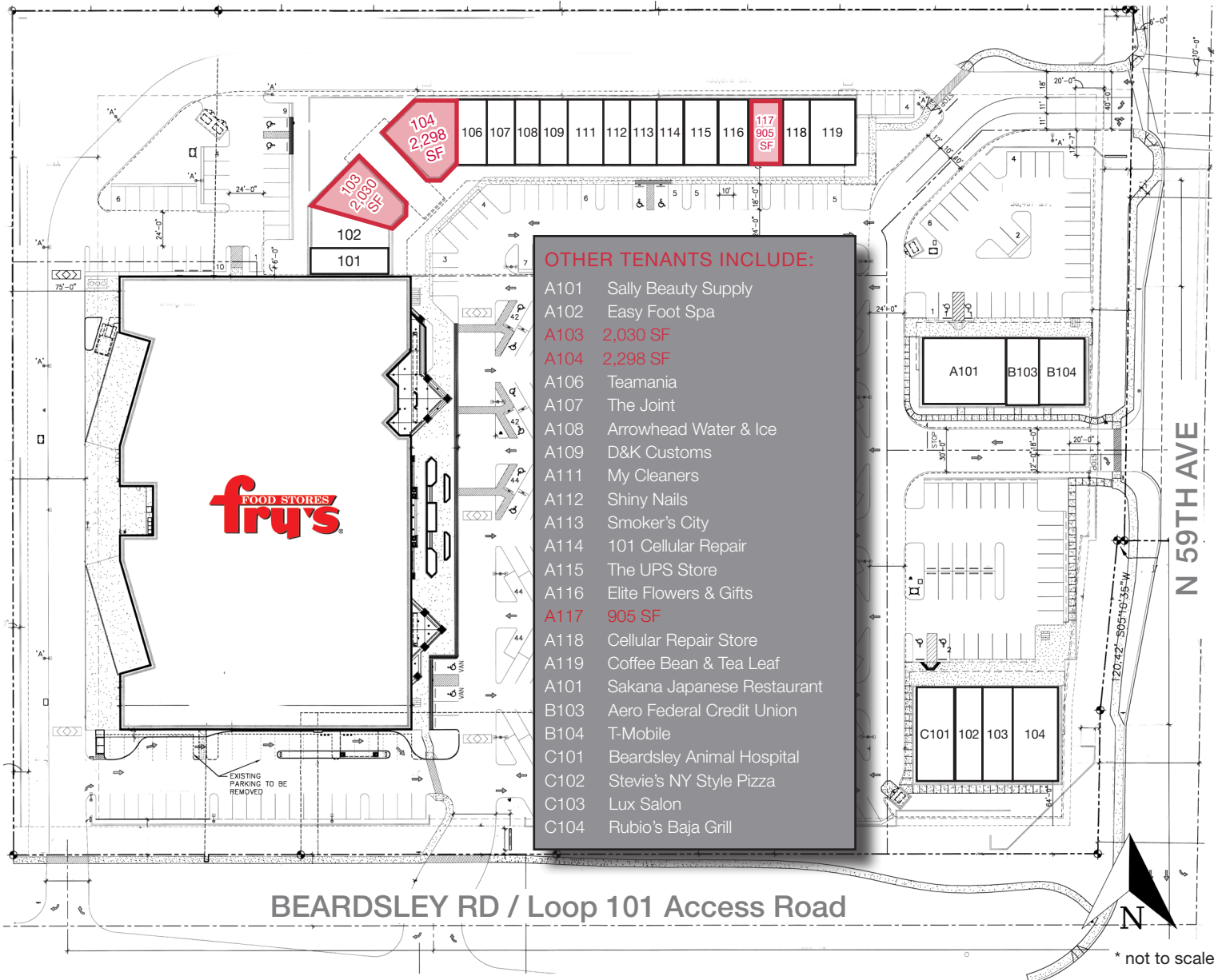
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Site Plan



Traffic Counts

- N 59th Avenue (N/S) 28,074 / 30,873 VPD
- Loop 101 (E/W) 143,610 / 134,880 VPD

Lease Rate: \$26 psf NNN



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