

FOR LEASE

# WINSOR RANCH

3415 W. GLENDALE AVENUE | PHOENIX, AZ 85051  
SEC GLENDALE AVENUE & 35TH AVENUE



**ANCHOR SPACE AVAILABLE - 18,215 SF**  
**SHOP SPACE 2,547 SF & 3,512 SF FOR LEASE**



### FEATURES:

- ZONING: C-2, City of Phoenix
- Anchored by Los Altos Ranch Market
- Project Size: 133,737 SF
- Great visibility with high traffic counts
- Located less than two miles from I-17 Freeway
- Tremendous demographics. More than 536,000 within 5 miles.

### DEMOS:

2020	1 Mile	3 Mile	5 Mile
Population	22,408	209,802	550,003
Avg Family Income	\$63,952	\$57,767	\$62,919
Traffic Counts:	E/W on Glendale Avenue VPD		38,595
	N/S on 35th Avenue VPD		29,755

### JOIN:



**DONNA REECE**  
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**DENA ZELL**  
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**ZELL COMMERCIAL REAL ESTATE SERVICES, INC.**



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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

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Suite	Tenant	SF
A1/2	Batteries & Bulbs	2,688
A3	Clinica Real	2,541
A5	AVAILABLE w/ NOTICE	2,547
A7	State Farm Insurance	1,280
A8	Bella Beauty Boutique	1,432
A9	Subway	1,244
A10	R Kidd's Pizza & Wings	1,050
A11	Nuestra Belleza	1,272

Suite	Tenant	SF
A16/19	Bonita Fashion	7,824
A20	AVAILABLE	18,215
A21	PRM RE Holdings	1,572
A24	Brimley's Water and Ice	1,182
A25	Sushi Mocerito	2,771
A27	Botanica Mis Orisha	746
A28	Rent-A-Center	4,052
A30/31	Hermosa Dental	2,408
A32	Happy Kids Pediatrics	2,200

Suite	Tenant	SF
A33	AALL Insurance	1,556
A35	Wave MAX	3,221
B1	T-Mobile	3,059
B4	AVAILABLE	3,512
B8	Rapido Tax Express	1,250
B9/B10	Antojitos Neveria	1,855
B11	Cricket Wireless	1,662

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