

NWC 99th Ave & Glendale Ave

Glendale, AZ 85305

One Pad & ±12,000 SF of Retail Shops (built in shell condition)





Demographics	±1 Mile	±3 Mile	±5 Mile	±10 Miles
2021 Population - Current Year Estimate	1,912	81,750	327,045	1,204,164
2026 Population - Five Year Projection	2,276	91,510	351,720	1,285,078
2010-2021 Annual Population Growth Rate	3.60%	1.47%	1.15%	1.06%
2021-2026 Annual Population Growth Rate	3.55%	2.28%	1.47%	1.31%
2021 Average Household Income	\$72,261	\$75,270	\$68,506	\$71,772
2026 Average Household Income	\$82,334	\$87,175	\$78,878	\$82,355
2021 Businesses	239	1,370	5,068	24,265
2021 Employees	4,890	19,441	66,221	342,488

Property Highlights



One Pad & ±12,000 SF of Retail Shops
(built in shell condition)



1/2 Mile to Loop 101



±1,095,124 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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