

FOR LEASE

GLENDALE CENTER

NEC 51ST AVE & OLIVE AVE, GLENDALE, AZ

RETAIL

PROPERTY INFO

- + Tenant's at the intersection: Fry's, Walmart, CVS, Dollar Tree, Burger King
- + Signalized, high-traffic intersection
- + Less than two miles from Glendale Community College
- + Rental Rate: \$14.00 - \$16.00 per square foot
- + NNN: ±\$4.06 per square foot
- + Tenant Improvement Allowance and Rent Abatement available for qualified tenants
- + Over 176,000 residents within three miles*
- + Latitude 33.568614, Longitude: -112.167747
- + Traffic Counts: 51st Ave - 44,200 VPD
Olive Ave - 57,200 VPD
Source: City of Glendale 2015
*Source: ESRI 2019



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2019 Population	18,802	176,051	485,427
2024 Population	19,536	185,696	513,683
Daytime Population	13,381	152,373	419,664
Avg. Home Value	\$216,199	\$211,493	\$225,579
Avg. HH Income	\$70,468	\$62,469	\$62,816

Source: ESRI 2019

CONTACT US

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5016 - 5080 W OLIVE AVE, GLENDALE, ARIZONA 85302

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SITE PLAN



ALL SIZES ARE APPROXIMATE
SUITE OUTLINES NOT TO SCALE

CURRENT TENANTS

SUITE	TENANT	±SF
5012	Dollar Tree	10,560
5028	Barber	940
5032	MetroPCS	1,200
5036	Red Vapor	1,800
5044	AVAILABLE	2,400
5052	Power Nutrition	1,200
5060	AVAILABLE	4,200
5070	EoS Fitness	30,112
5080	Goodwill	25,000
9007	AVAILABLE	5,400
9015	H&R Block	4,200
9017	Hair Salon	1,200
9019	Nail Salon	1,200
9021	Massage	1,200
9023	Eyebrow Threading	600
9025	Dentist	2,400
9020	AVAILABLE	500
PAD 1	Santorinis BBQ	2,500
PAD 2	Honey Baked Ham	4,200

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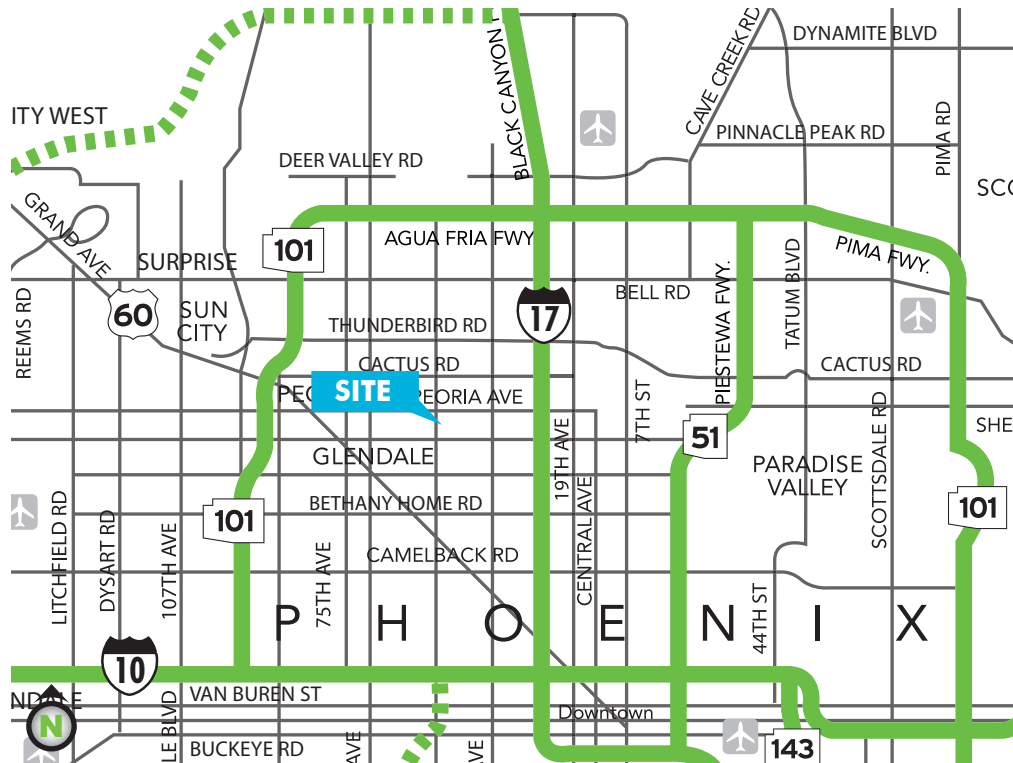
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