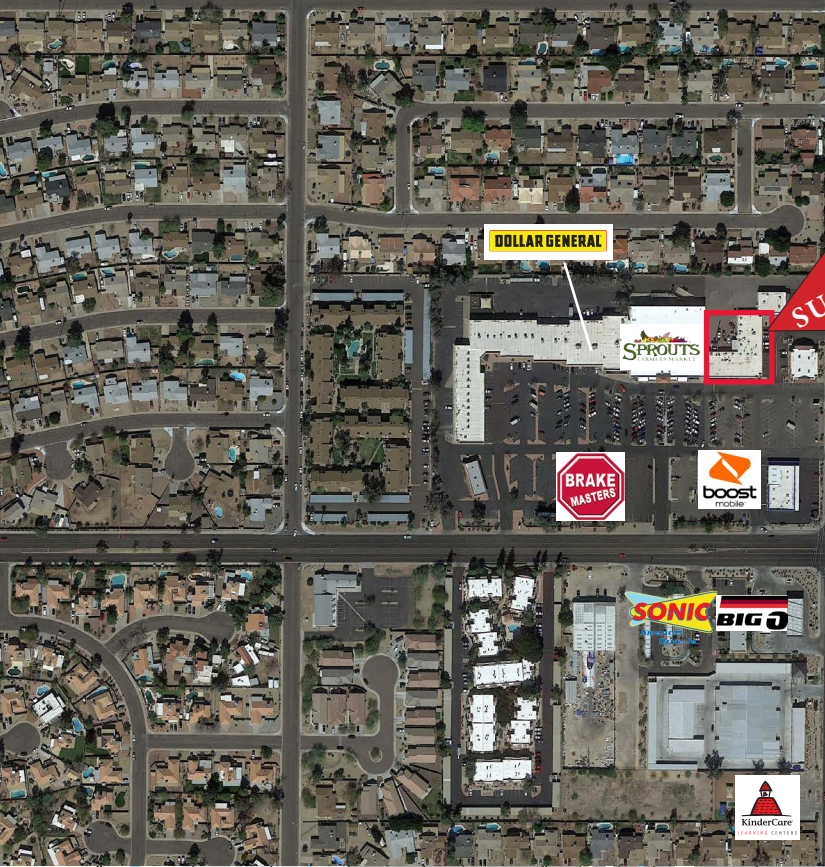


GLENDALE SQUARE

NWC 51ST AVE. & PEORIA AVE.
GLENDALE, AZ



SUBJECT

Peoria Ave.- +/-29,000 cpd

51st Ave. - +/-22,700 cpd



SHOP SPACE AVAILABLE



AVAILABILITY

- 900-3,100 sf Available

FEATURES

- Sprouts anchored center
- Dense Infill Site
- Second generation space available
- Going Home Side of Road
- Ample parking
- Within 3 miles of ASU West, Metrocenter, and Banner Thunderbird Medical Center
- Great Traffic Counts

NOTABLE TENANTS IN TRADE AREA



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	20,378	170,842	459,141
Ave Household Income	\$74,225	\$63,997	\$62,089
Daytime Employment	2,239	43,359	138,240



STRATEGIC

JOSH STEWART
602.778.3833
josh@srgaz.com

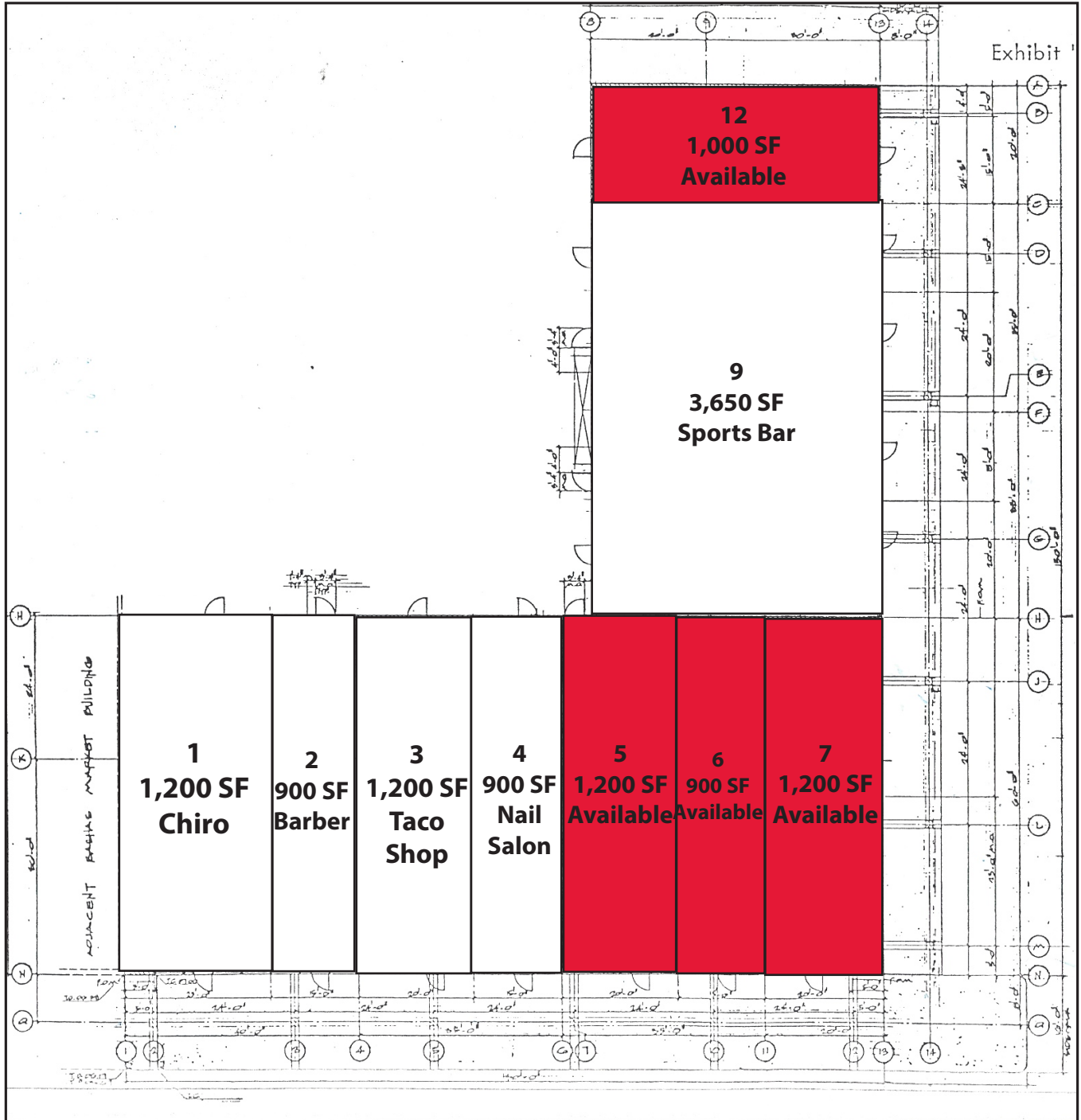
PETER MCQUAID
602.778.3832
peter@srgaz.com

SHOP SPACE AVAILABLE

GLENDALE SQUARE

NWC 51ST AVE. & PEORIA AVE.

GLENDALE, AZ



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JOSH STEWART
602.778.3833
josh@srgaz.com

PETER MCQUAID
602.778.3832
peterm@srgaz.com

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5819/-112.1689

RF5

N 51st Ave & W Peoria Ave	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	20,378	170,842	459,141
Projected Population (2023)	22,113	186,471	502,797
Census Population (2010)	19,387	158,238	416,578
Census Population (2000)	20,591	163,995	415,674
Projected Annual Growth (2018 to 2023)	1,735 1.7%	15,629 1.8%	43,656 1.9%
Historical Annual Growth (2010 to 2018)	991 0.6%	12,604 1.0%	42,563 1.3%
Historical Annual Growth (2000 to 2010)	-1,204 -0.6%	-5,757 -0.4%	903 -
Estimated Population Density (2018)	6,490 <i>psm</i>	6,045 <i>psm</i>	5,848 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2018)	7,298	63,298	163,978
Projected Households (2023)	7,685	66,967	174,107
Census Households (2010)	6,901	58,008	147,823
Census Households (2000)	7,124	60,463	149,099
Estimated Households with Children (2018)	2,569 35.2%	21,437 33.9%	60,709 37.0%
Estimated Average Household Size (2018)	2.78	2.67	2.78
Average Household Income			
Estimated Average Household Income (2018)	\$74,225	\$63,997	\$62,089
Projected Average Household Income (2023)	\$84,069	\$71,812	\$69,298
Estimated Average Family Income (2018)	\$78,540	\$74,261	\$70,576
Median Household Income			
Estimated Median Household Income (2018)	\$57,279	\$53,107	\$51,661
Projected Median Household Income (2023)	\$65,754	\$60,900	\$58,908
Estimated Median Family Income (2018)	\$63,645	\$63,819	\$61,303
Per Capita Income			
Estimated Per Capita Income (2018)	\$26,647	\$23,807	\$22,249
Projected Per Capita Income (2023)	\$29,274	\$25,877	\$24,064
Estimated Per Capita Income 5 Year Growth	\$2,627 9.9%	\$2,071 8.7%	\$1,816 8.2%
Estimated Average Household Net Worth (2018)	\$603,449	\$569,875	\$555,601
Daytime Demos (2018)			
Total Businesses	342	4,422	13,417
Total Employees	2,239	43,359	138,240
Company Headquarter Businesses	- -	4 0.1%	46 0.3%
Company Headquarter Employees	- -	2,808 6.5%	7,186 5.2%
Employee Population per Business	6.5	9.8	10.3
Residential Population per Business	59.5	38.6	34.2

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5819/-112.1689

RF5

N 51st Ave & W Peoria Ave		1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity							
White (2018)	14,822	72.7%	117,781	68.9%	299,569	65.2%	
Black or African American (2018)	1,236	6.1%	11,449	6.7%	32,953	7.2%	
American Indian or Alaska Native (2018)	322	1.6%	3,191	1.9%	9,629	2.1%	
Asian (2018)	886	4.3%	7,892	4.6%	19,786	4.3%	
Hawaiian or Pacific Islander (2018)	43	0.2%	377	0.2%	871	0.2%	
Other Race (2018)	2,172	10.7%	22,949	13.4%	77,262	16.8%	
Two or More Races (2018)	897	4.4%	7,201	4.2%	19,071	4.2%	
Not Hispanic or Latino Population (2018)	14,923	73.2%	119,711	70.1%	293,044	63.8%	
Hispanic or Latino Population (2018)	5,455	26.8%	51,131	29.9%	166,097	36.2%	
Not Hispanic or Latino Population (2023)	15,843	71.6%	127,752	68.5%	313,417	62.3%	
Hispanic or Latino Population (2023)	6,270	28.4%	58,719	31.5%	189,380	37.7%	
Not Hispanic or Latino Population (2010)	14,520	74.9%	112,417	71.0%	268,121	64.4%	
Hispanic or Latino Population (2010)	4,867	25.1%	45,821	29.0%	148,457	35.6%	
Not Hispanic or Latino Population (2000)	17,496	85.0%	134,642	82.1%	315,715	76.0%	
Hispanic or Latino Population (2000)	3,095	15.0%	29,353	17.9%	99,959	24.0%	
Projected Hispanic Annual Growth (2018 to 2023)	815	3.0%	7,588	3.0%	23,283	2.8%	
Historic Hispanic Annual Growth (2000 to 2018)	2,360	4.2%	21,778	4.1%	66,138	3.7%	
Age Distribution (2018)							
Age Under 5	1,169	5.7%	10,938	6.4%	32,192	7.0%	
Age 5 to 9 Years	1,235	6.1%	10,695	6.3%	31,585	6.9%	
Age 10 to 14 Years	1,444	7.1%	11,664	6.8%	33,063	7.2%	
Age 15 to 19 Years	1,462	7.2%	12,243	7.2%	33,772	7.4%	
Age 20 to 24 Years	1,275	6.3%	12,129	7.1%	33,175	7.2%	
Age 25 to 29 Years	1,391	6.8%	12,748	7.5%	35,037	7.6%	
Age 30 to 34 Years	1,248	6.1%	11,324	6.6%	31,454	6.9%	
Age 35 to 39 Years	1,297	6.4%	10,921	6.4%	30,022	6.5%	
Age 40 to 44 Years	1,282	6.3%	10,568	6.2%	28,847	6.3%	
Age 45 to 49 Years	1,400	6.9%	11,585	6.8%	30,857	6.7%	
Age 50 to 54 Years	1,436	7.0%	11,449	6.7%	30,004	6.5%	
Age 55 to 59 Years	1,555	7.6%	11,352	6.6%	28,525	6.2%	
Age 60 to 64 Years	1,302	6.4%	9,386	5.5%	23,391	5.1%	
Age 65 to 74 Years	1,849	9.1%	13,985	8.2%	33,527	7.3%	
Age 75 to 84 Years	769	3.8%	6,882	4.0%	16,459	3.6%	
Age 85 Years or Over	266	1.3%	2,973	1.7%	7,232	1.6%	
Median Age	37.9		36.2		34.6		
Gender Age Distribution (2018)							
Female Population	10,364	50.9%	87,193	51.0%	232,783	50.7%	
Age 0 to 19 Years	2,546	24.6%	22,148	25.4%	63,609	27.3%	
Age 20 to 64 Years	6,227	60.1%	51,283	58.8%	136,486	58.6%	
Age 65 Years or Over	1,591	15.4%	13,762	15.8%	32,687	14.0%	
Female Median Age	39.2		37.9		36.0		
Male Population	10,014	49.1%	83,649	49.0%	226,358	49.3%	
Age 0 to 19 Years	2,764	27.6%	23,392	28.0%	67,003	29.6%	
Age 20 to 64 Years	5,958	59.5%	50,179	60.0%	134,825	59.6%	
Age 65 Years or Over	1,292	12.9%	10,078	12.0%	24,531	10.8%	
Male Median Age	36.5		34.6		33.3		

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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Lat/Lon: 33.5819/-112.1689

RF5

N 51st Ave & W Peoria Ave

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	187	2.6%	1,714	2.7%	4,570	2.8%
HH Income \$150,000 to \$199,999	341	4.7%	2,637	4.2%	6,510	4.0%
HH Income \$100,000 to \$149,999	986	13.5%	7,486	11.8%	17,997	11.0%
HH Income \$75,000 to \$99,999	915	12.5%	7,819	12.4%	19,394	11.8%
HH Income \$50,000 to \$74,999	1,673	22.9%	12,898	20.4%	31,438	19.2%
HH Income \$35,000 to \$49,999	1,068	14.6%	9,452	14.9%	24,582	15.0%
HH Income \$25,000 to \$34,999	828	11.3%	7,061	11.2%	18,806	11.5%
HH Income \$15,000 to \$24,999	599	8.2%	6,049	9.6%	17,822	10.9%
HH Income Under \$15,000	702	9.6%	8,181	12.9%	22,858	13.9%
HH Income \$35,000 or More	5,170	70.8%	42,006	66.4%	104,492	63.7%
HH Income \$75,000 or More	2,429	33.3%	19,656	31.1%	48,471	29.6%
Housing (2018)						
Total Housing Units	7,512		65,602		170,356	
Housing Units Occupied	7,298	97.2%	63,298	96.5%	163,978	96.3%
Housing Units Owner-Occupied	5,354	73.4%	37,686	59.5%	89,565	54.6%
Housing Units, Renter-Occupied	1,945	26.6%	25,612	40.5%	74,413	45.4%
Housing Units, Vacant	214	2.8%	2,305	3.5%	6,378	3.7%
Marital Status (2018)						
Never Married	5,695	34.5%	50,212	36.5%	138,817	38.3%
Currently Married	6,797	41.1%	51,825	37.7%	132,176	36.5%
Separated	652	3.9%	6,379	4.6%	18,881	5.2%
Widowed	843	5.1%	8,350	6.1%	19,258	5.3%
Divorced	2,542	15.4%	20,779	15.1%	53,168	14.7%
Household Type (2018)						
Population Family	17,630	86.5%	140,280	82.1%	382,115	83.2%
Population Non-Family	2,644	13.0%	28,684	16.8%	73,353	16.0%
Population Group Quarters	104	0.5%	1,878	1.1%	3,673	0.8%
Family Households	5,295	72.6%	41,196	65.1%	108,196	66.0%
Non-Family Households	2,003	27.4%	22,102	34.9%	55,781	34.0%
Married Couple with Children	1,456	21.4%	11,743	22.7%	32,866	24.9%
Average Family Household Size	3.3		3.4		3.5	
Household Size (2018)						
1 Person Households	1,515	20.8%	17,058	26.9%	42,648	26.0%
2 Person Households	2,409	33.0%	19,098	30.2%	46,279	28.2%
3 Person Households	1,325	18.2%	10,382	16.4%	26,749	16.3%
4 Person Households	1,052	14.4%	8,106	12.8%	22,439	13.7%
5 Person Households	565	7.7%	4,768	7.5%	13,575	8.3%
6 or More Person Households	433	5.9%	3,886	6.1%	12,288	7.5%
Household Vehicles (2018)						
Households with 0 Vehicles Available	326	4.5%	4,939	7.8%	14,297	8.7%
Households with 1 Vehicles Available	2,507	34.3%	23,524	37.2%	62,477	38.1%
Households with 2 or More Vehicles Available	4,465	61.2%	34,835	55.0%	87,204	53.2%
Total Vehicles Available	13,779		110,553		280,525	
Average Vehicles Per Household	1.9		1.7		1.7	

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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Lat/Lon: 33.5819/-112.1689

RF5

N 51st Ave & W Peoria Ave	1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	16,247	135,304	356,089
Estimated Civilian Employed	10,252 63.1%	81,920 60.5%	216,549 60.8%
Estimated Civilian Unemployed	422 2.6%	3,885 2.9%	11,037 3.1%
Estimated in Armed Forces	- -	7 -	218 0.1%
Estimated Not in Labor Force	5,573 34.3%	49,493 36.6%	128,285 36.0%
Unemployment Rate	2.6%	2.9%	3.1%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	10,257	81,968	216,711
Management, Business, Financial Operations	1,186 11.6%	10,506 12.8%	26,552 12.3%
Professional, Related	1,943 18.9%	14,411 17.6%	36,325 16.8%
Service	2,230 21.7%	16,251 19.8%	46,367 21.4%
Sales, Office	2,965 28.9%	23,071 28.1%	58,467 27.0%
Farming, Fishing, Forestry	24 0.2%	137 0.2%	466 0.2%
Construct, Extraction, Maintenance	877 8.5%	7,860 9.6%	23,376 10.8%
Production, Transport Material Moving	1,032 10.1%	9,733 11.9%	25,158 11.6%
White Collar Workers	6,094 59.4%	47,988 58.5%	121,344 56.0%
Blue Collar Workers	4,162 40.6%	33,980 41.5%	95,367 44.0%
Consumer Expenditure (2018)			
Total Household Expenditure	\$418 M	\$3.25 B	\$8.23 B
Total Non-Retail Expenditure	\$215 M 51.5%	\$1.68 B 51.6%	\$4.25 B 51.6%
Total Retail Expenditure	\$203 M 48.5%	\$1.57 B 48.4%	\$3.98 B 48.4%
Apparel	\$14.6 M 3.5%	\$114 M 3.5%	\$288 M 3.5%
Contributions	\$17.2 M 4.1%	\$133 M 4.1%	\$337 M 4.1%
Education	\$14.5 M 3.5%	\$114 M 3.5%	\$290 M 3.5%
Entertainment	\$23.4 M 5.6%	\$181 M 5.6%	\$459 M 5.6%
Food and Beverages	\$62.1 M 14.9%	\$484 M 14.9%	\$1.23 B 14.9%
Furnishings and Equipment	\$14.2 M 3.4%	\$110 M 3.4%	\$277 M 3.4%
Gifts	\$9.94 M 2.4%	\$77.1 M 2.4%	\$195 M 2.4%
Health Care	\$33.8 M 8.1%	\$265 M 8.1%	\$669 M 8.1%
Household Operations	\$11.6 M 2.8%	\$89.8 M 2.8%	\$227 M 2.8%
Miscellaneous Expenses	\$6.22 M 1.5%	\$48.4 M 1.5%	\$122 M 1.5%
Personal Care	\$5.42 M 1.3%	\$42.3 M 1.3%	\$107 M 1.3%
Personal Insurance	\$2.98 M 0.7%	\$23.2 M 0.7%	\$58.6 M 0.7%
Reading	\$919 K 0.2%	\$7.16 M 0.2%	\$18.1 M 0.2%
Shelter	\$85.7 M 20.5%	\$668 M 20.5%	\$1.69 B 20.5%
Tobacco	\$2.67 M 0.6%	\$21.0 M 0.6%	\$53.4 M 0.6%
Transportation	\$80.6 M 19.3%	\$624 M 19.2%	\$1.57 B 19.1%
Utilities	\$31.9 M 7.6%	\$250 M 7.7%	\$635 M 7.7%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	13,793	113,173	295,354
Elementary (Grade Level 0 to 8)	685 5.0%	6,273 5.5%	22,069 7.5%
Some High School (Grade Level 9 to 11)	995 7.2%	9,224 8.1%	28,245 9.6%
High School Graduate	4,022 29.2%	32,804 29.0%	85,431 28.9%
Some College	3,787 27.5%	31,692 28.0%	76,925 26.0%
Associate Degree Only	1,303 9.4%	10,044 8.9%	24,890 8.4%
Bachelor Degree Only	1,996 14.5%	15,714 13.9%	39,002 13.2%
Graduate Degree	1,006 7.3%	7,423 6.6%	18,792 6.4%

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RF5

N 51st Ave & W Peoria Ave

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
1 Detached Unit	6,206	89.9%	42,561	73.4%	101,499	68.7%
1 Attached Unit	251	3.6%	3,086	5.3%	7,640	5.2%
2 to 4 Units	142	2.1%	2,678	4.6%	9,050	6.1%
5 to 9 Units	250	3.6%	3,179	5.5%	10,799	7.3%
10 to 19 Units	156	2.3%	4,330	7.5%	12,642	8.6%
20 to 49 Units	66	1.0%	1,796	3.1%	4,966	3.4%
50 or More Units	144	2.1%	3,612	6.2%	9,918	6.7%
Mobile Home or Trailer	86	1.2%	2,044	3.5%	7,383	5.0%
Other Structure	-	-	62	0.1%	195	0.1%
Homes Built By Year (2015)						
Homes Built 2010 or later	87	1.3%	777	1.3%	2,081	1.4%
Homes Built 2000 to 2009	474	6.9%	4,950	8.5%	17,232	11.7%
Homes Built 1990 to 1999	557	8.1%	7,592	13.1%	24,585	16.6%
Homes Built 1980 to 1989	1,789	25.9%	16,292	28.1%	38,040	25.7%
Homes Built 1970 to 1979	3,894	56.4%	23,164	39.9%	47,413	32.1%
Homes Built 1960 to 1969	275	4.0%	6,701	11.6%	18,439	12.5%
Homes Built 1950 to 1959	78	1.1%	2,054	3.5%	10,640	7.2%
Homes Built Before 1949	77	1.1%	1,100	1.9%	3,446	2.3%
Home Values (2015)						
Home Values \$1,000,000 or More	37	0.7%	238	0.7%	566	0.7%
Home Values \$500,000 to \$999,999	256	5.0%	1,817	5.1%	4,390	5.2%
Home Values \$400,000 to \$499,999	256	5.0%	1,739	4.9%	4,262	5.0%
Home Values \$300,000 to \$399,999	423	8.3%	3,177	8.9%	8,557	10.1%
Home Values \$200,000 to \$299,999	1,249	24.5%	8,587	24.0%	21,619	25.5%
Home Values \$150,000 to \$199,999	1,486	29.2%	8,944	25.0%	20,020	23.6%
Home Values \$100,000 to \$149,999	1,021	20.1%	6,919	19.4%	14,557	17.2%
Home Values \$70,000 to \$99,999	364	7.1%	2,979	8.3%	6,502	7.7%
Home Values \$50,000 to \$69,999	80	1.6%	1,136	3.2%	2,740	3.2%
Home Values \$25,000 to \$49,999	47	0.9%	762	2.1%	1,942	2.3%
Home Values Under \$25,000	111	2.2%	1,198	3.4%	3,969	4.7%
Owner-Occupied Median Home Value	\$186,825		\$182,714		\$185,050	
Renter-Occupied Median Rent	\$886		\$797		\$768	
Transportation To Work (2015)						
Drive to Work Alone	7,522	77.6%	62,390	76.4%	165,340	75.6%
Drive to Work in Carpool	1,151	11.9%	9,437	11.6%	28,590	13.1%
Travel to Work by Public Transportation	143	1.5%	2,329	2.9%	6,619	3.0%
Drive to Work on Motorcycle	41	0.4%	296	0.4%	848	0.4%
Walk or Bicycle to Work	112	1.2%	1,576	1.9%	4,443	2.0%
Other Means	134	1.4%	871	1.1%	2,486	1.1%
Work at Home	587	6.1%	4,718	5.8%	10,323	4.7%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	2,311	25.4%	15,221	19.8%	40,950	19.7%
Travel to Work in 15 to 29 Minutes	3,612	39.7%	28,827	37.5%	78,523	37.7%
Travel to Work in 30 to 59 Minutes	3,080	33.8%	26,937	35.0%	70,191	33.7%
Travel to Work in 60 Minutes or More	609	6.7%	6,176	8.0%	16,597	8.0%
Average Minutes Travel to Work	23.2		25.5		25.0	

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