



\$15.00 PSF + NNN

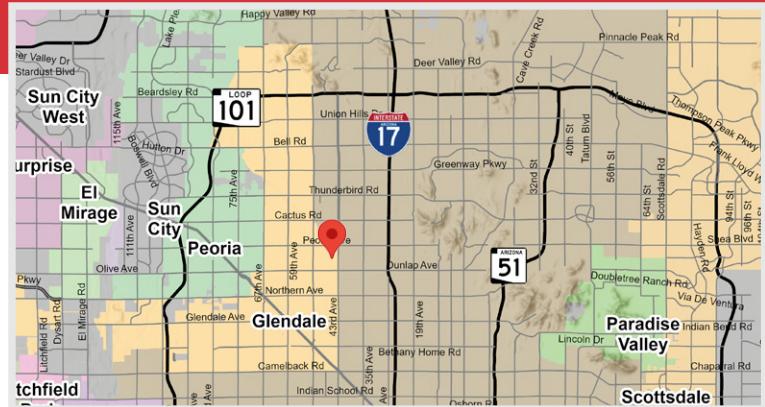
9250 N. 43rd Ave., Glendale, Arizona 85302

Property Features

- Well-maintained property with frontage on 43rd Ave, monument signage, and covered parking available
- Close proximity to I-17 Freeway and Glendale Community College
- Dense population in trade area
- Excellent visibility and strong traffic counts
- Zoning: C-2
- Roll-up door on Suite 15-16

Availabilities

- Suite 8 – 1,450 SF for \$15.00 PSF
- Suite 9 – 1,531 SF for \$15.00 PSF
- Suite 8/9 – 2,981 SF for \$15.00 PSF
- Suite 15/16 – 2,090 SF for \$15.00 PSF
- Suite 19 – 1,040 SF for \$15.00 PSF



Demographics	1 Mile	3 Miles	5 Miles
Population	21,507	185,298	478,001
Household Income	\$91,164	\$81,382	\$85,531
Age	37.3	35.5	34.4

Traffic Counts

Vehicles / Day

N 43rd Ave	33,678
W Olive Ave	32,792

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2944 N 44th St #200,
Phoenix, AZ 85018

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Photos

43rd Ave & Olive Ave
Olive Crossing
1,040 - 2,981 SF Available for Lease



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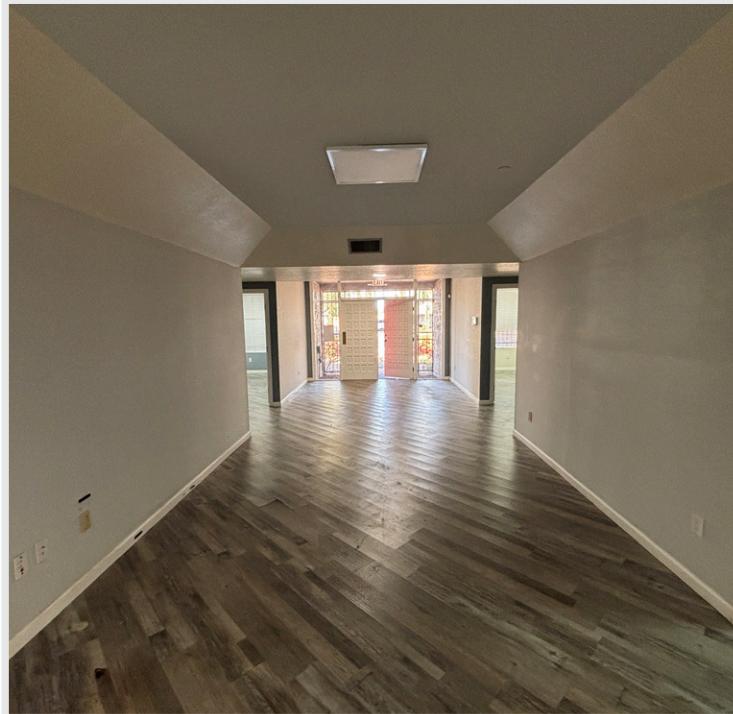
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Site Plan

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Suites	Tenant	Size	Suites	Tenant	Size
1-2	Church	2,000 SF	14	Filipino Restaurant	2,350 SF
3	Hair & Nails	1,045 SF	15-16	Available	2,090 SF
4	State Farm	1,305 SF	17-18	Sinbads Restaurant	2,350 SF
5-7	Cardenal Stereo	3,135 SF	19	Available	1,040 SF
8	Available	1,450 SF	20	Massage & Tanning	1,300 SF
9	Available	1,531 SF	21	Bakery	1,040 SF
8/9	Available	2,981 SF	22-24	Pawn Shop	4,450 SF
10-13	MMA Gym & Fitness Center	4,889 SF			

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Aerial Maps

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