



\$15.00 PSF + NNN

9250 N. 43rd Ave.,

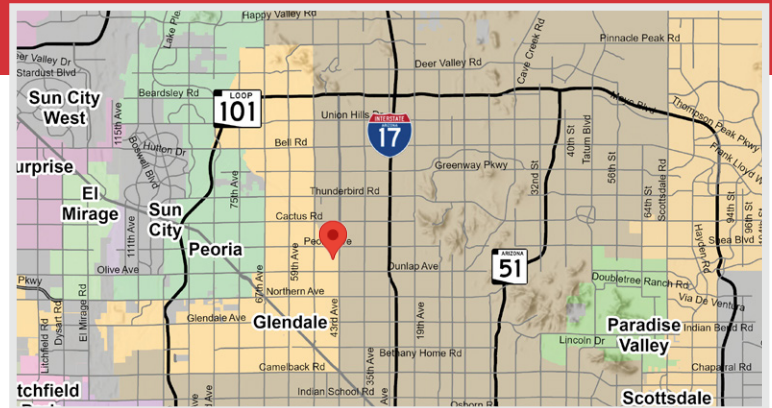
Glendale, Arizona 85302

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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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Photos

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



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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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