



EXCELLENT RETAIL OPPORTUNITY
Available In the Heart of Glendale!

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Site Features

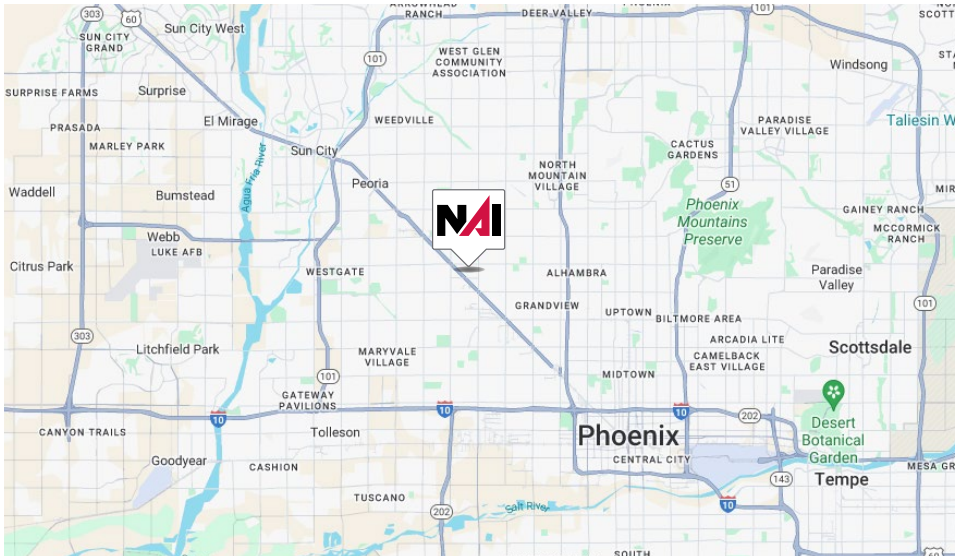


Property Information

Property Name:	Glendale Central Center
Lease:	\$20-24
Lease Type:	NNN
Size:	16,972 SF
APN:	147-17-063A
Primary Use:	Retail
Zoning	C-2

Property Features

- Excellent for Small Box Retailer
- Occupancy - Arranged | Call Broker!
- Strong ownership with long history in Arizona
- In the Heart of Glendale
- Surrounded by new residential development
- Strong density
- Excellent traffic counts
- Ample Parking
- Mezzanine level at rear
- Roll-up door in back for deliveries



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	33.2	31.5	31.1
Population:	17,579	202,756	544,901
Average HH Income:	\$62,688	\$71,224	\$75,409
Daytime Emp.Population	6,935	89,874	244,118

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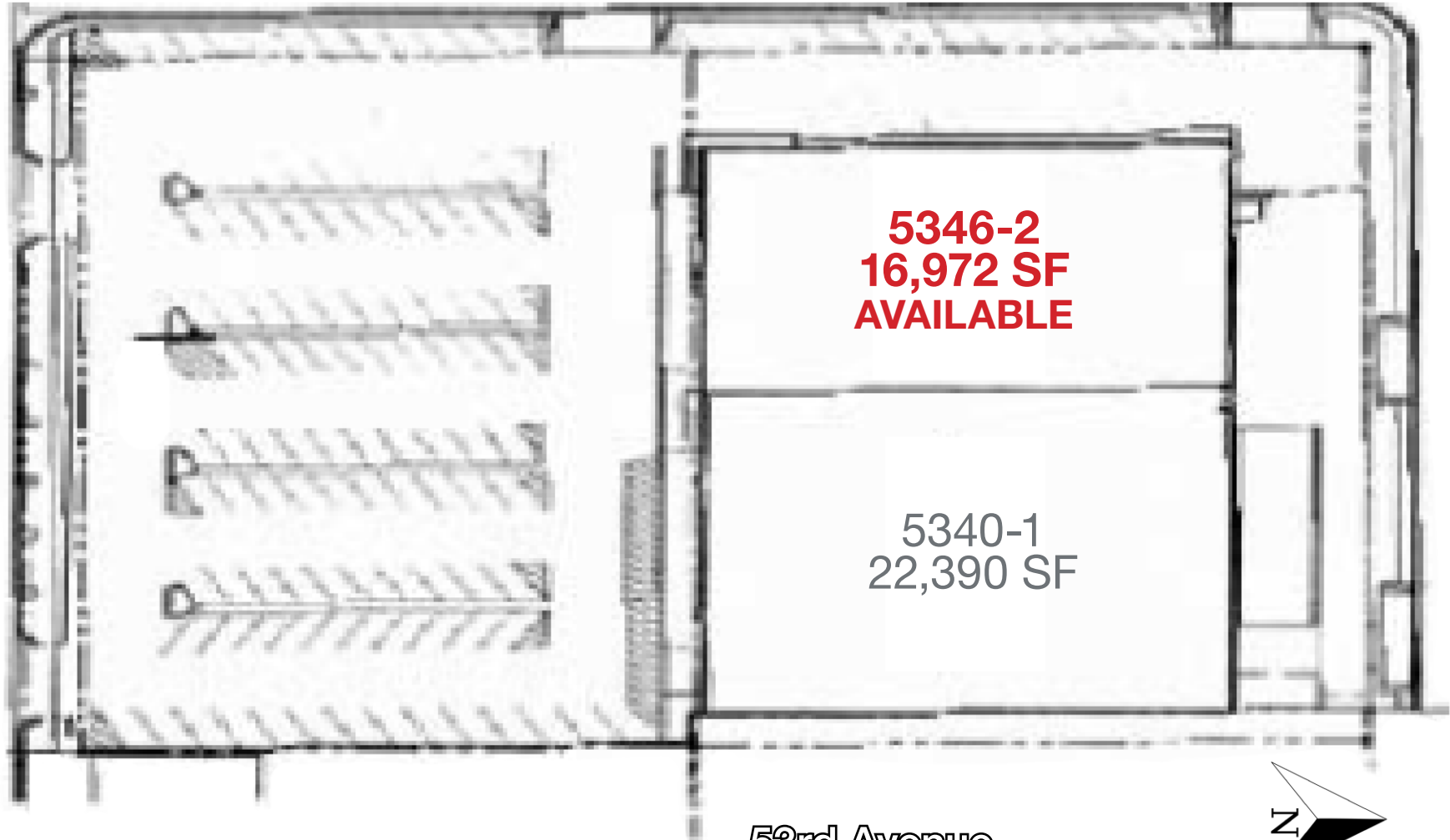
For Lease

NEC 54th Ave & Glendale Ave

Site Plan

54th Avenue

Glendale Avenue



Glenn Drive

53rd Avenue



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T22-04-024

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Site Aerial

For Lease
NEC 54th Ave & Glendale Ave



24-04-033

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