

Albertsons at Cactus Corner

For Lease

NEC Cactus Rd & 51st Ave | Glendale, AZ



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For Lease

NEC Cactus Rd & 51st Ave
Glendale, AZ

Property Specifications

GROCERY-ANCHORED SHOPPING CENTER

±104,062 SF

INLINE SALON SPACE

±1,200 SF

ENDCAP AVAILABLE FEBRUARY 2027

±1,500 SF

ZONING

C2 - City of Phoenix

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About the Property

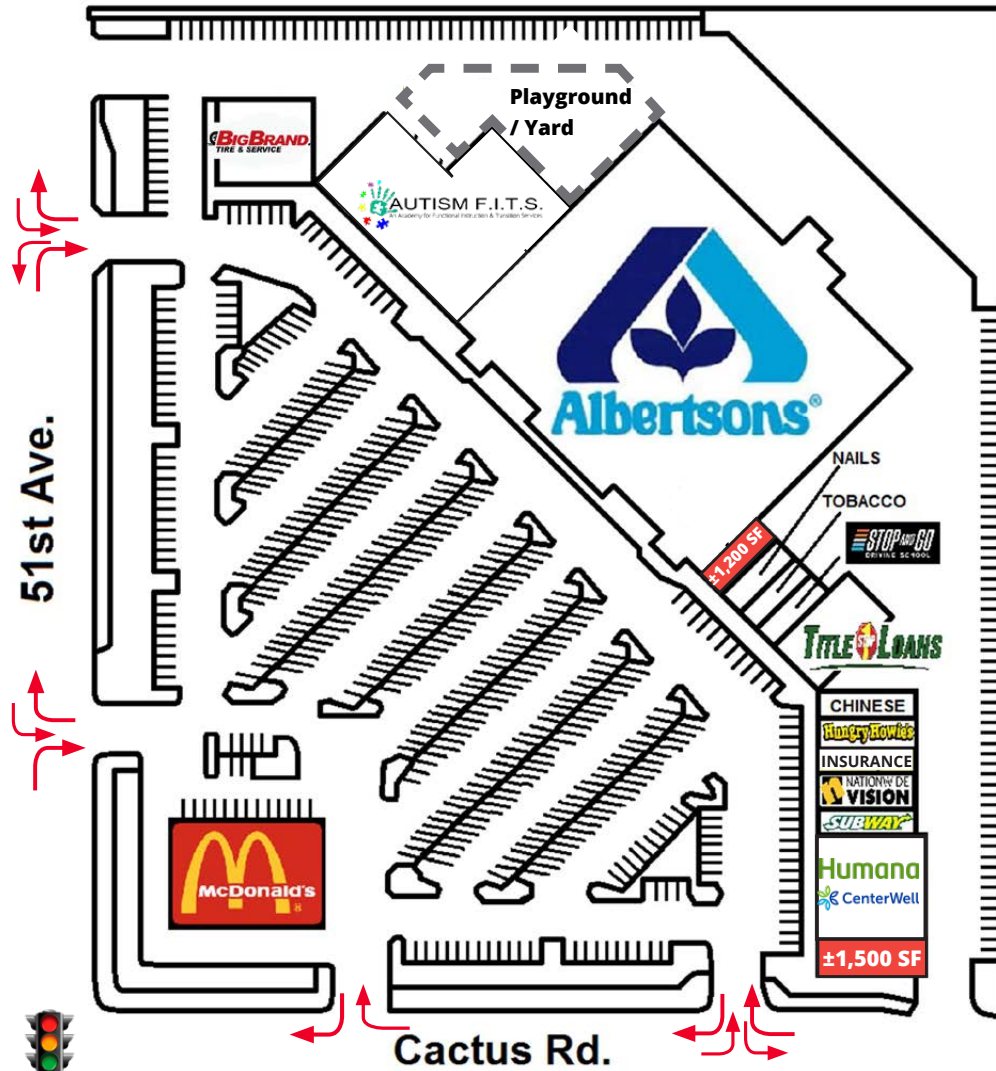
- Albertsons anchored neighborhood shopping center
- ASU Campus West located one mile to the North
- Conveniently located 3 miles west of I-17 Freeway
- Established trade area with strong surrounding demographics
- Strong demographics with an average household income over \$106,000 just 1 mile from center
- A high population over 161,000 within 3 miles from Albertsons at Cactus Corner

Traffic Counts

Cactus Road	32,750 VPD
51st Avenue	30,197 VPD
Year: 2025 Source: ADOT	

Join These Retailers

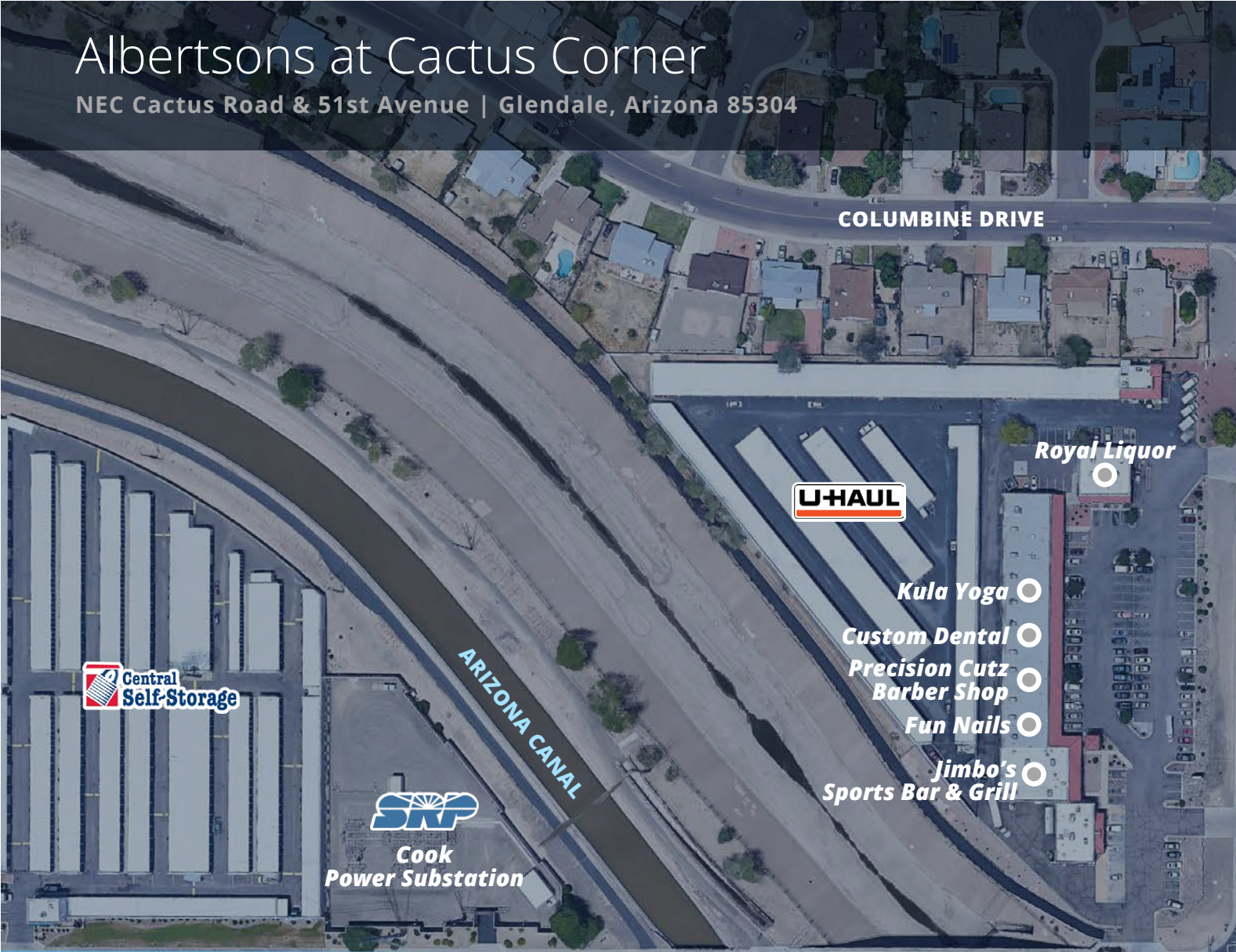




Site Plan

SUITE	TENANT	SF
5061-1	AVAILABLE (February 2027)	±1,500 SF
5061-3&6	Humana CenterWell	±5,650 SF
5026-2	Subway	±1,300 SF
5026-4	Nationwide Vision Center	±1,733 SF
5026-6	Insurance	±534 SF
5026-8	Hungry Howies Pizza	±975 SF
5026-10	Chinese Food	±1,300 SF
5036-2&4	Title Loans	±4,000 SF
5036-6	Stop & Go Driving School	±1,200 SF
5036-8	Pipes & Cigars	±900 SF
5036-10	Labelle Nails & Spa	±900 SF
5036-12	AVAILABLE Hair Salon Do Not Disturb Tenant	±1,200 SF
5044-2,4,6&8	Autism FITS Academy	±11,800 SF
12251	Big Brand Tire & Service	±4,000 SF
Parcel 2	Albertsons (NOT A PART)	±62,868 SF
Parcel 4	McDonald's (NOT A PART)	±4,202 SF
TOTAL SF		±104,062 SF

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CACTUS ROAD
32,750 VPD '25



CACTUS ROAD
32,206 VPD '25

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Area Snapshot

1 MILE

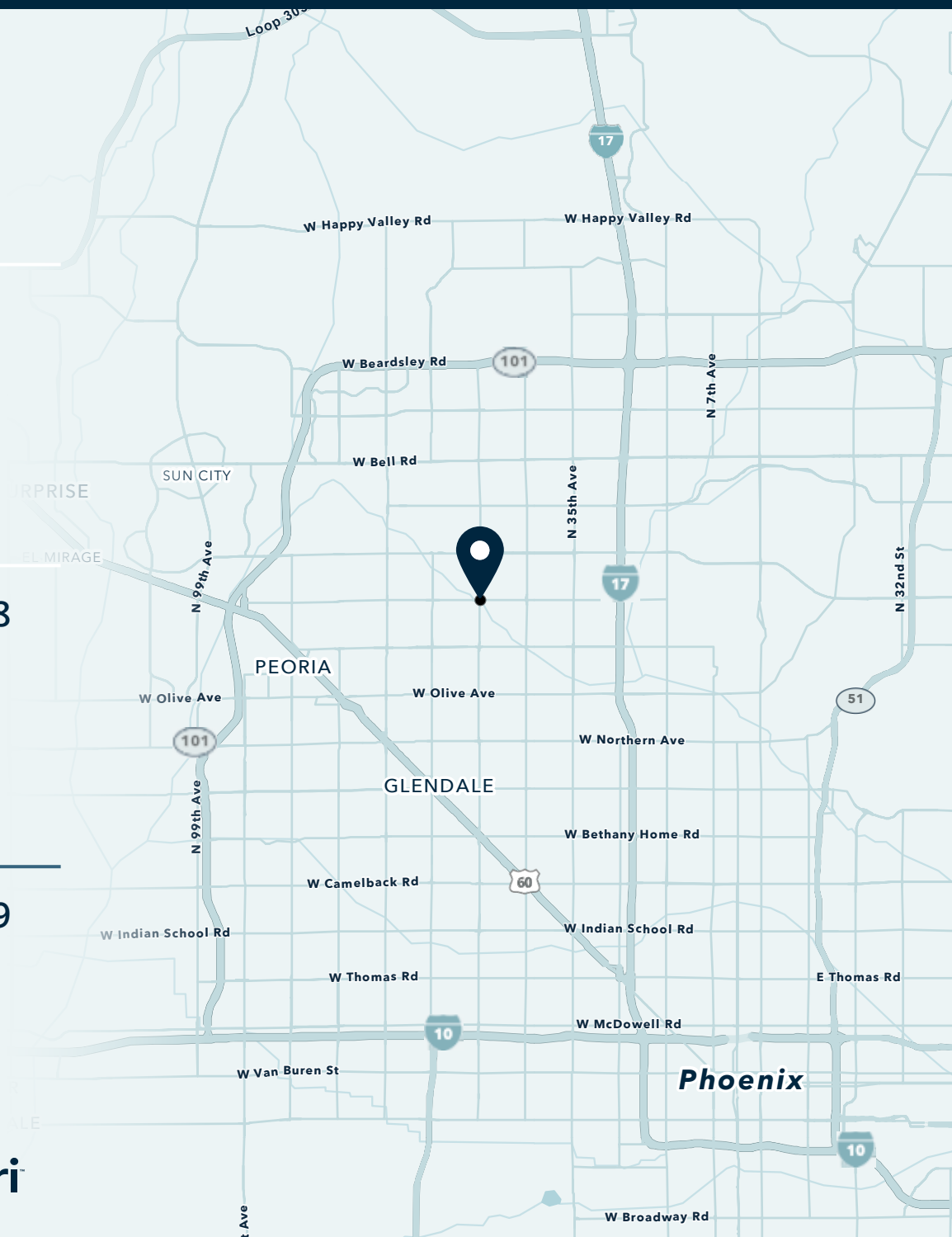
19,019	19,163	\$106,388	13,254
2026 Population	2031 Population	Average Household Income	Daytime Population

3 MILES

161,275	163,358	\$101,264	133,898
2026 Population	2031 Population	Average Household Income	Daytime Population

5 MILES

432,375	443,420	\$95,558	397,309
2026 Population	2031 Population	Average Household Income	Daytime Population



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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