

# NEW 8.09 ACRE RETAIL DEVELOPMENT | PADS FOR GROUND LEASE, LEASE OR BTS

SEC N 91st Avenue & Cardinals Way | Glendale, AZ

Conceptual Rendering



**Seeking Retail, Restaurant, Service and Entertainment!**  
**30,000 SF Retail, End Cap Drive-Thru, Hard Corner Visibility!**

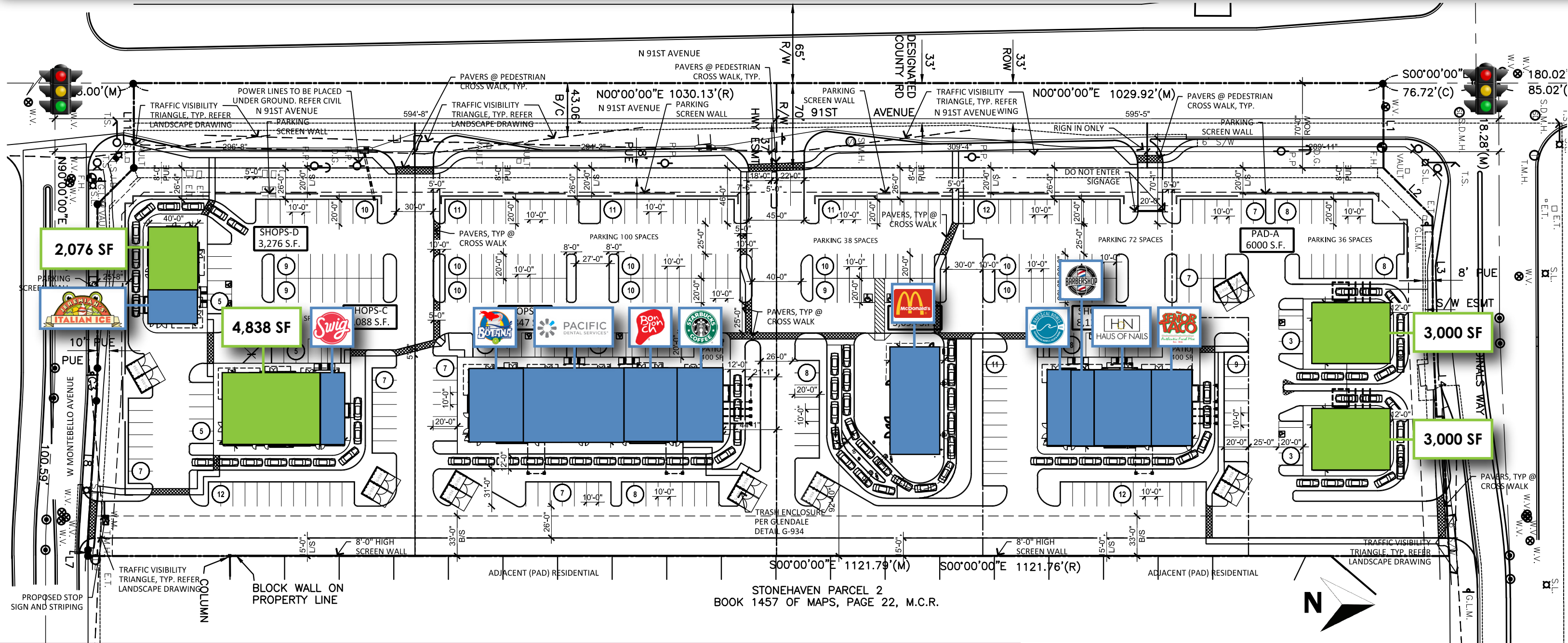
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**D** **DIVERSIFIED PARTNERS**  
Nationwide Real Estate Services

# NEW 8.09 ACRE RETAIL DEVELOPMENT | PADS FOR GROUND LEASE, LEASE OR BTS

## SITE PLAN

## SEC N 91st Avenue & Cardinals Way | Glendale, AZ



### HIGHLIGHTS

- Adjacent to Pulte Homes Phase 1 & Phase 2 residential developments with over 1,300 homes
- Close proximity to State Farm Stadium, Gila River Arena, Entertainment District, En Fuego, Tanger Outlets & much more!
- New Cardinals Way road between 83rd Ave & 91st Ave connects to Bethany Home Rd
- Over 127,000 people within a 3-mile radius

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# DEMOGRAPHICS 2023

SOURCE: Sites USA

## ESTIMATED POPULATION

8,413      125,836      369,990  
1 MI      3 MI      5 MI

## AVERAGE HH INCOME

\$108,030      \$97,715      \$89,828  
1 MI      3 MI      5 MI

## MEDIAN HH INCOME

\$105,069      \$76,478      \$67,866  
1 MI      3 MI      5 MI

## ESTIMATED HOUSEHOLDS

2,924      37,723      117,626  
1 MI      3 MI      5 MI

## TRAFFIC COUNTS

CARDINALS WAY	14,838 VPD
N 91ST AVE	12,849 VPD
AZ LOOP 101	130,879 VPD

# SEC N 91st Avenue & Cardinals Way | Glendale, AZ



**SITE** New Road Connection

± 677 Homes in Phase 1

± 628 Homes in Phase 2



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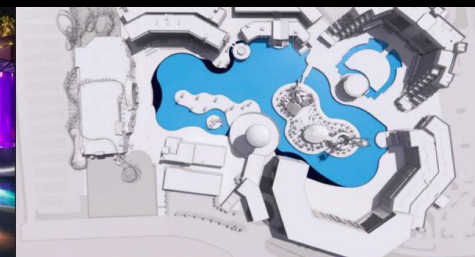
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# Surrounded by the Glendale Hotspots

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