

5533-5539 W GLENDALE AVE

±1,850-3,700 SF | \$19-22 PSF, NNN | Glendale, AZ 85301 | Available For Lease



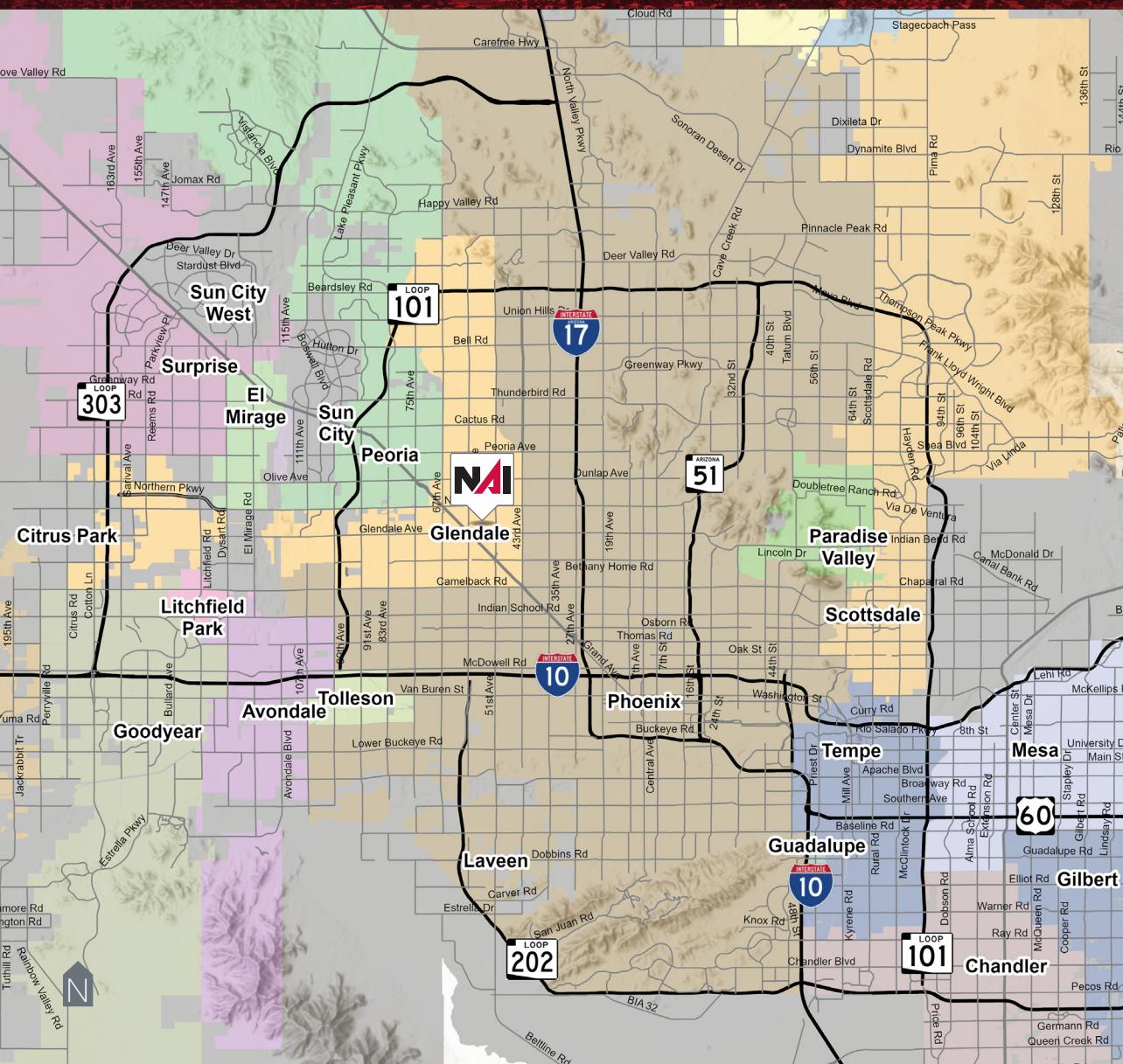
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While we strive to provide accurate information, all data presented is obtained from third-party sources and has not been independently verified by our brokerage. Buyers and/or their agents should always conduct their own due diligence and verify all information before relying on it in any transaction.

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Property Information



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Address:
5533-5539 W Glendale Ave
Glendale, AZ 85301

Lease:
\$19-22 PSF, NNN

±1,850-3,700 SF

Land Size:
0.27 AC

Zoning:
C-2

Primary Use:
Retail

Parcel:
146-02-096 & 146-02-095

Features

- Exclusive gated yard ideal for deliveries, storage, or service operations
- Suite 5539 includes a roll-up gate for enhanced accessibility and functionality
- Suite 5537 built-out with private suites, well-suited for office or professional users
- Efficient layout adaptable for medical or service uses
- On-site parking — a rare amenity in Downtown Glendale
- Located at 55th Dr & Glendale Ave, close to shops, restaurants, and pedestrian traffic
- Excellent signage potential in a high-visibility corridor
- Positioned within the Historic Downtown Glendale District

Available Suites

SUITE	SIZE	RATE
Suite 5539	1,850 SF	\$22
Suite 5537	1,850 SF	\$19

Demographics	1 Mile	3 Miles	5 Miles
Median Age	34.4	32.6	32.2
Population	16,549	200,466	546,794
Average HH Income	\$62,314	\$78,845	\$84,558

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Property Photos



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Aerial Map



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Downtown Glendale Overview

Central Location & Community Assets

Located in the heart of Glendale's historic core, Downtown Glendale is a walkable, vibrant district known for its boutique retail, dining, arts, and year-round events. The area serves both residents and regional visitors, supported by strong civic investment and ongoing revitalization efforts.

Population & Workforce

Glendale's population continues to grow, with an estimated 258,143 residents as of 2024, reflecting a 3.9% increase since 2020. (censusreporter.org)

Demographic and economic anchors include:

- Median household income: \$62,139 (2026 Esri)
- Per capita income: \$26,018 (2026 Esri)
- Population density: 3,845 people per sq. mile (citywide) (censusreporter.org)
- Diverse workforce supported by healthcare, retail, education, and service-based sectors

Downtown specifically benefits from proximity to city facilities, civic centers, creative studios, and new business openings, including Influence Studios, a first-of-its-kind creative agency launched in the heart of Downtown Glendale in late 2025. (glendaleaz.gov)

Economic Highlights

- **Growing Metro Economy:** Glendale is part of the Phoenix metro, which continues to show steady job and economic expansion. Total nonfarm employment in the metro area reached \approx 2.5 million jobs by late 2025, with consistent year-over-year growth across sectors including business services, education & health services, and leisure & hospitality. (bls.gov)
- **Local Revitalization Momentum:** Downtown Glendale is actively benefiting from the city's three-year strategic plan aimed at increasing economic competitiveness, strengthening small businesses, and building a vibrant, inclusive core. (downtownglendale.com)
- **Community Events as Economic Drivers:** Major events such as Glendale Glitters, Arts & Culture Fest, and the Chocolate Affaire continue to attract visitors regionally, supporting retail, food, and tourism-related tenants. (glendaleaz.gov)



Photo Credit: City of Glendale

Location Advantage

Downtown Glendale blends historic charm with renewed investment. The district is recognized for:

- Walkable streets lined with unique shops, cafés, and specialty retailers
- A strong arts and cultural identity reinforced by festivals, galleries, and public art programs
- Easy access to major corridors linking Downtown Glendale to Westgate, Midwestern University, and the broader Phoenix metro area

The area's continued strategic reinvestment and increasing visitor activity position Downtown Glendale as one of the most dynamic commercial submarkets in the West Valley.

Retail Opportunity

Downtown Glendale offers a rare opportunity to secure space in a historic, high-visibility district with consistent daytime and event-generated traffic.

Ideal tenants include:

- Boutique retailers
- Specialty food & beverage
- Artisan cafés, bakeries, or dessert concepts
- Creative offices, studios, and experiential retail

With ongoing city-led revitalization efforts and strong community identity, Downtown Glendale is well-positioned for concepts seeking a walkable, character-rich setting poised for long-term growth.

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