



5814 West Olive Avenue Glendale, AZ 85302

**DARRELL DESHAW**

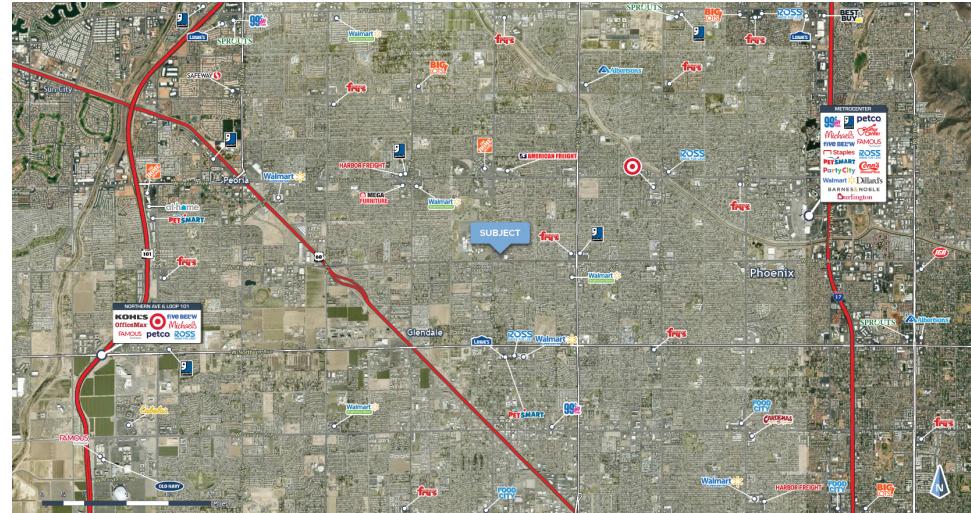
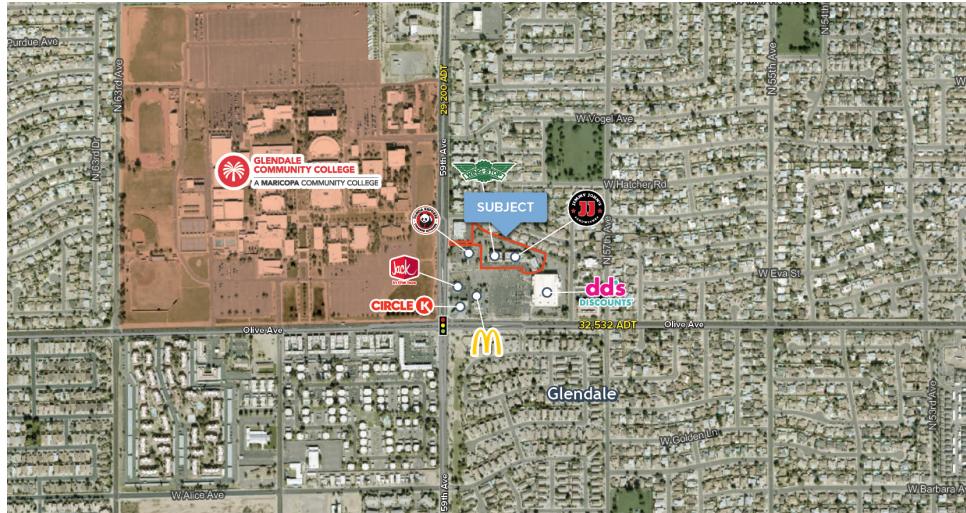
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**WESTERN RETAIL ADVISORS**

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# OLIVE PARK RETAIL CENTER

5814 West Olive Avenue Glendale, AZ 85302



## LOCATION DESCRIPTION

NEC 59th Ave & Olive Ave

## PROPERTY HIGHLIGHTS

- ZONED CC, City of Glendale
- LOCATED two driving miles from Grand Avenue (US-60 Freeway)
- STRONG industrial employment core to the west and southwest
- DENSE surrounding neighborhoods in all directions
- ACROSS the street from Glendale Community College, established in 1965 with over +/- 17,000 students enrolled

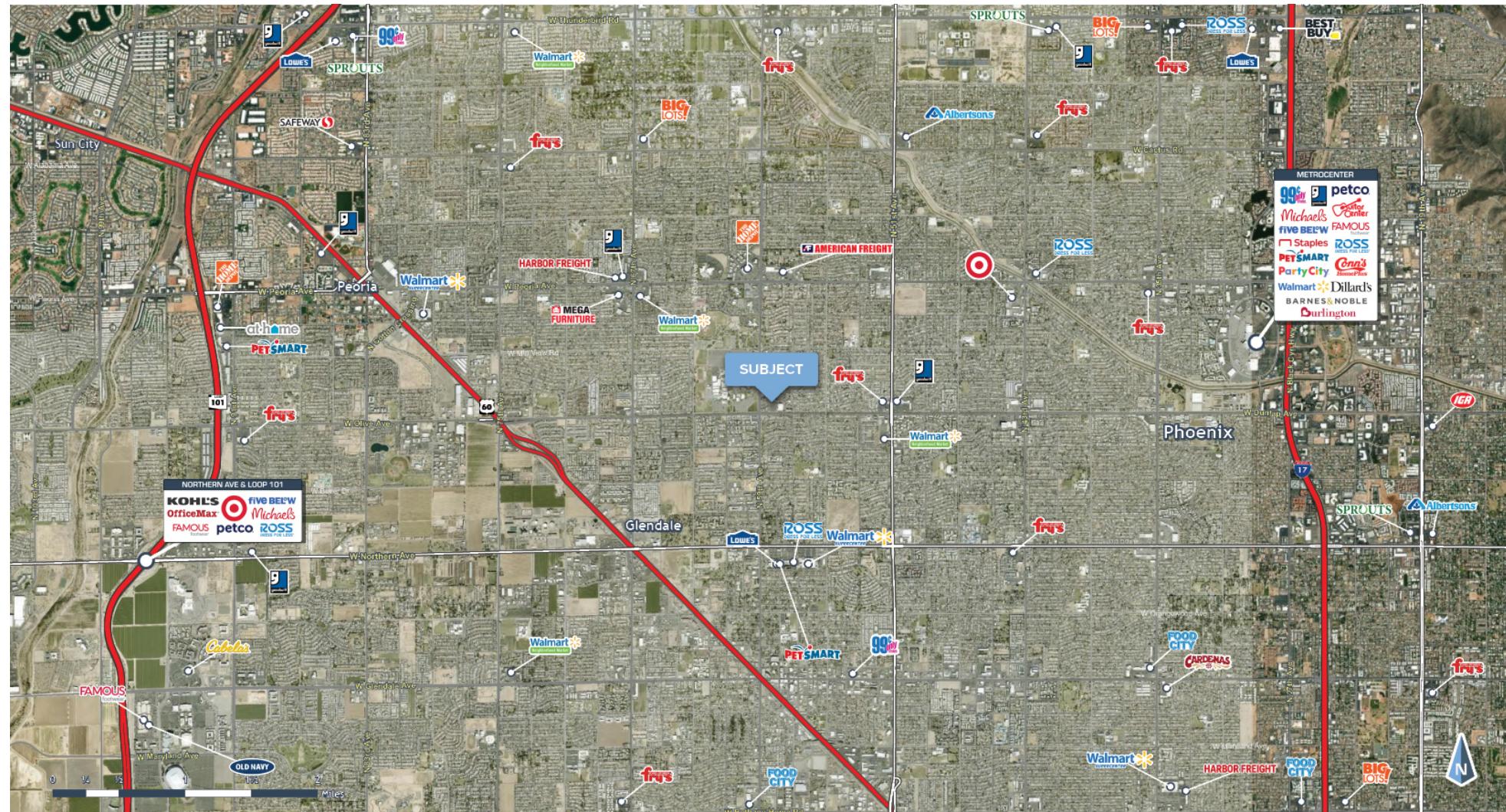
## AREA CO-TENANTS



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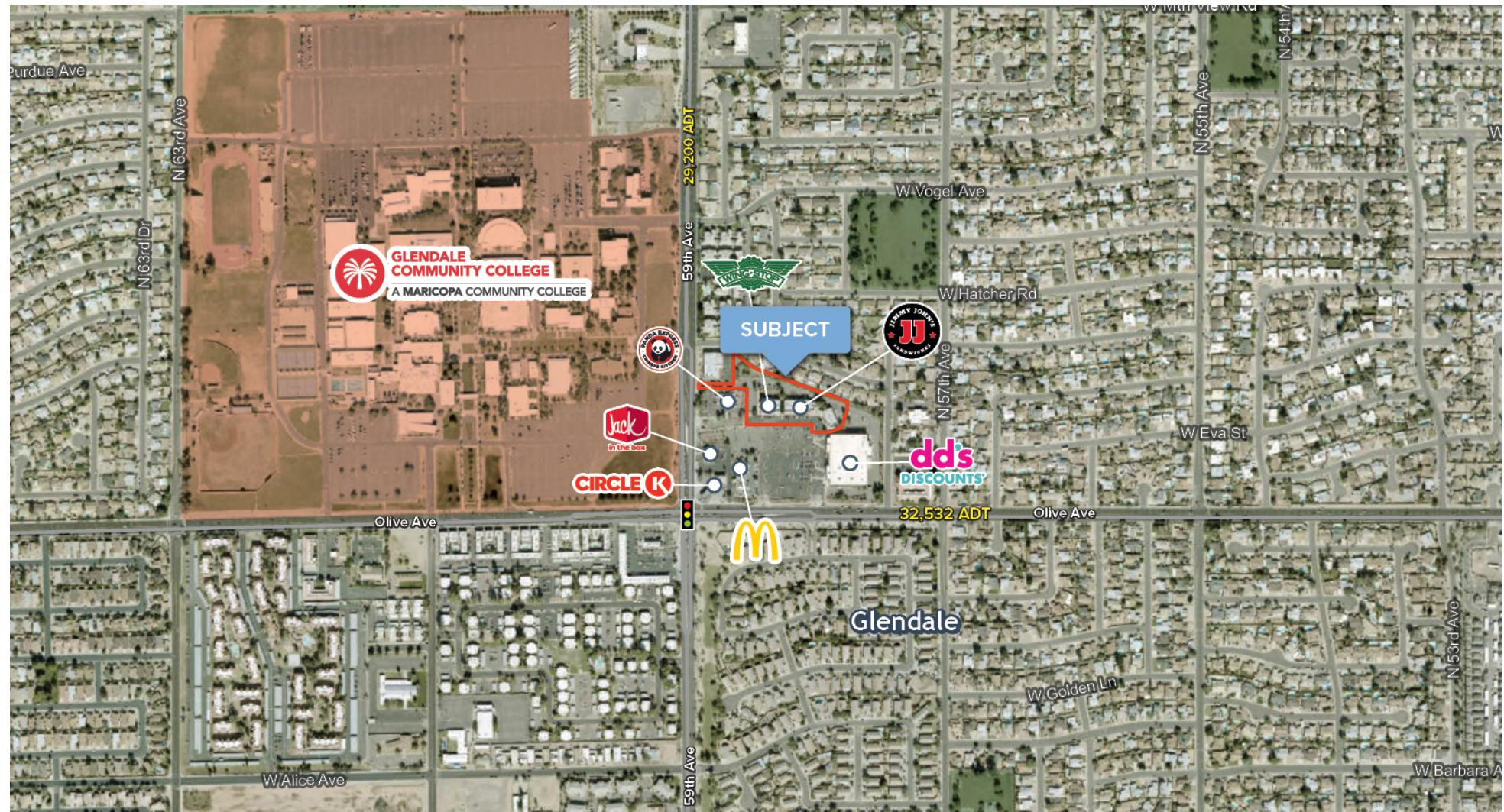
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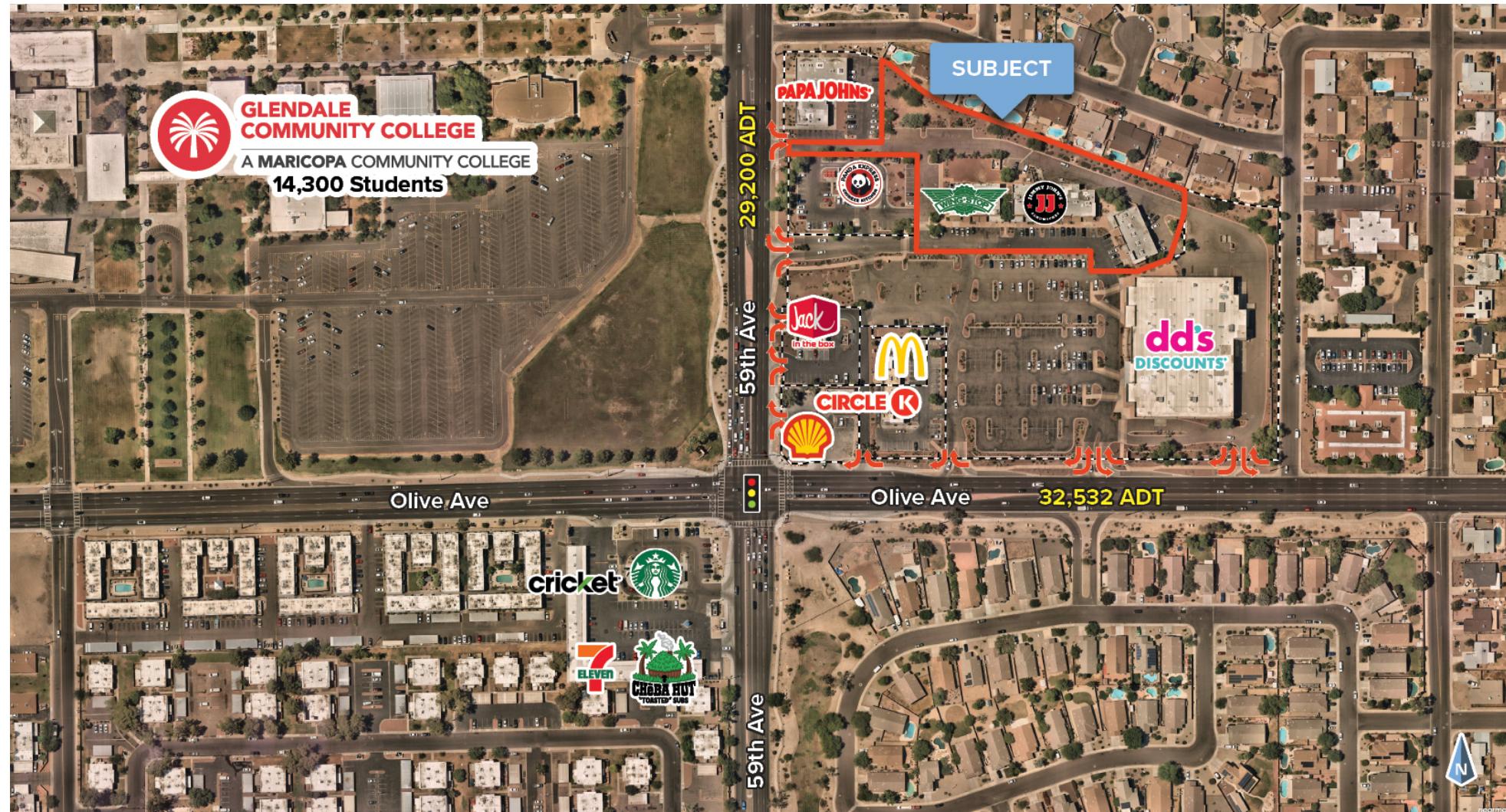


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RETAIL PROPERTY FOR LEASE

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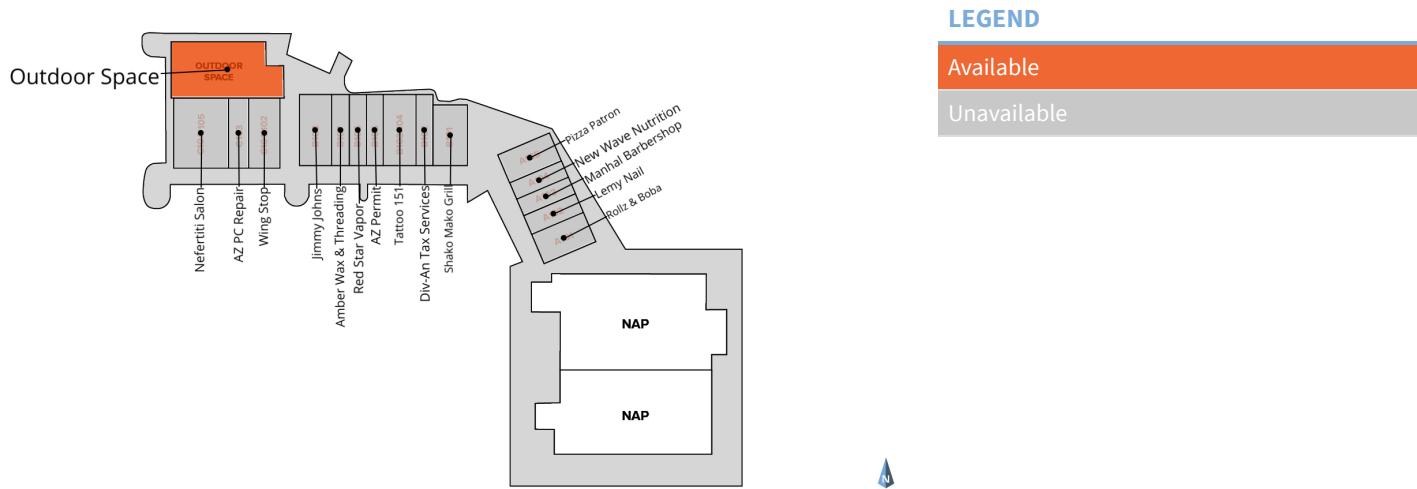
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,200 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

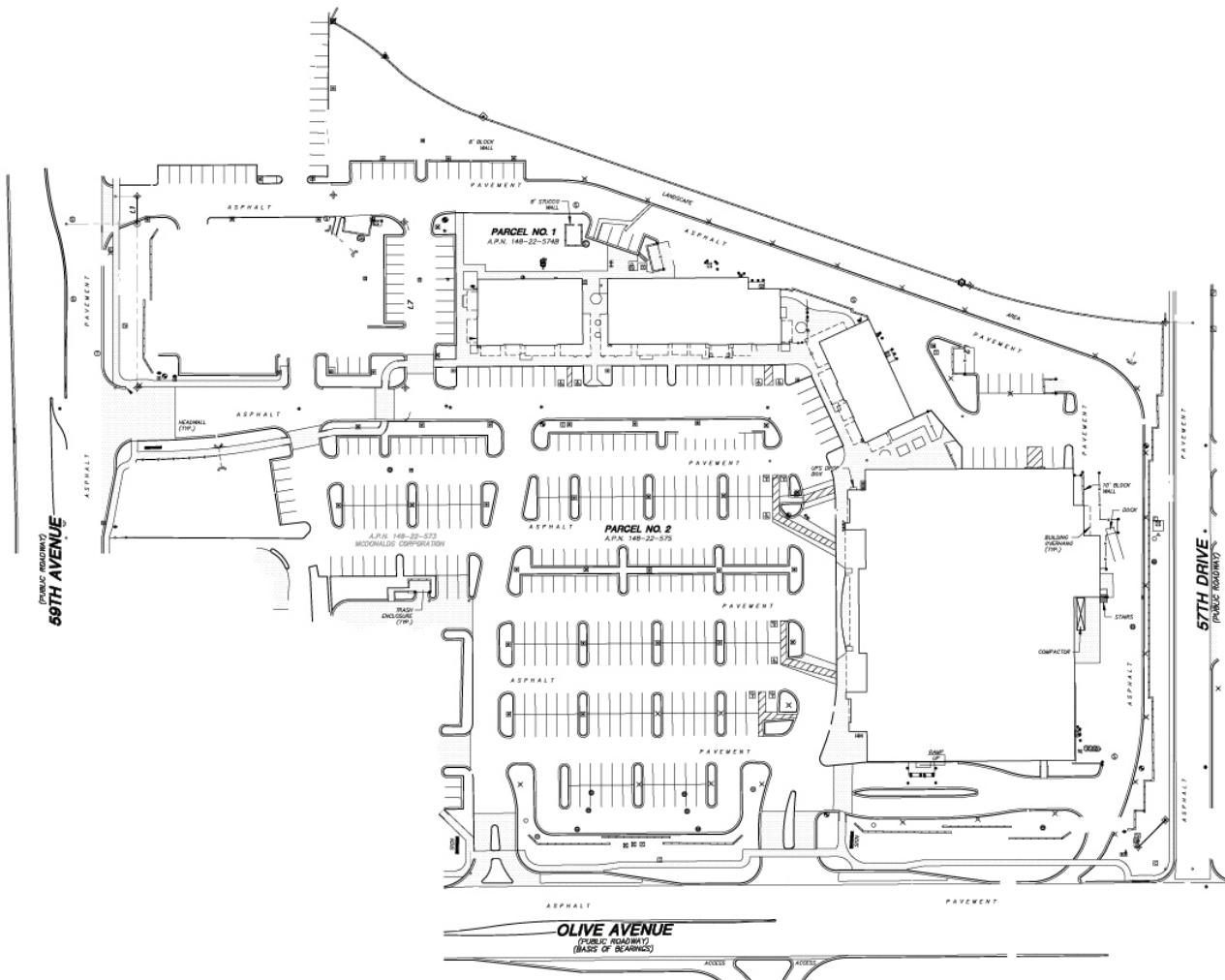
SUITE	TENANT	SIZE	TYPE	RATE
Outdoor Space	Available	4,200 SF	NNN	Negotiable

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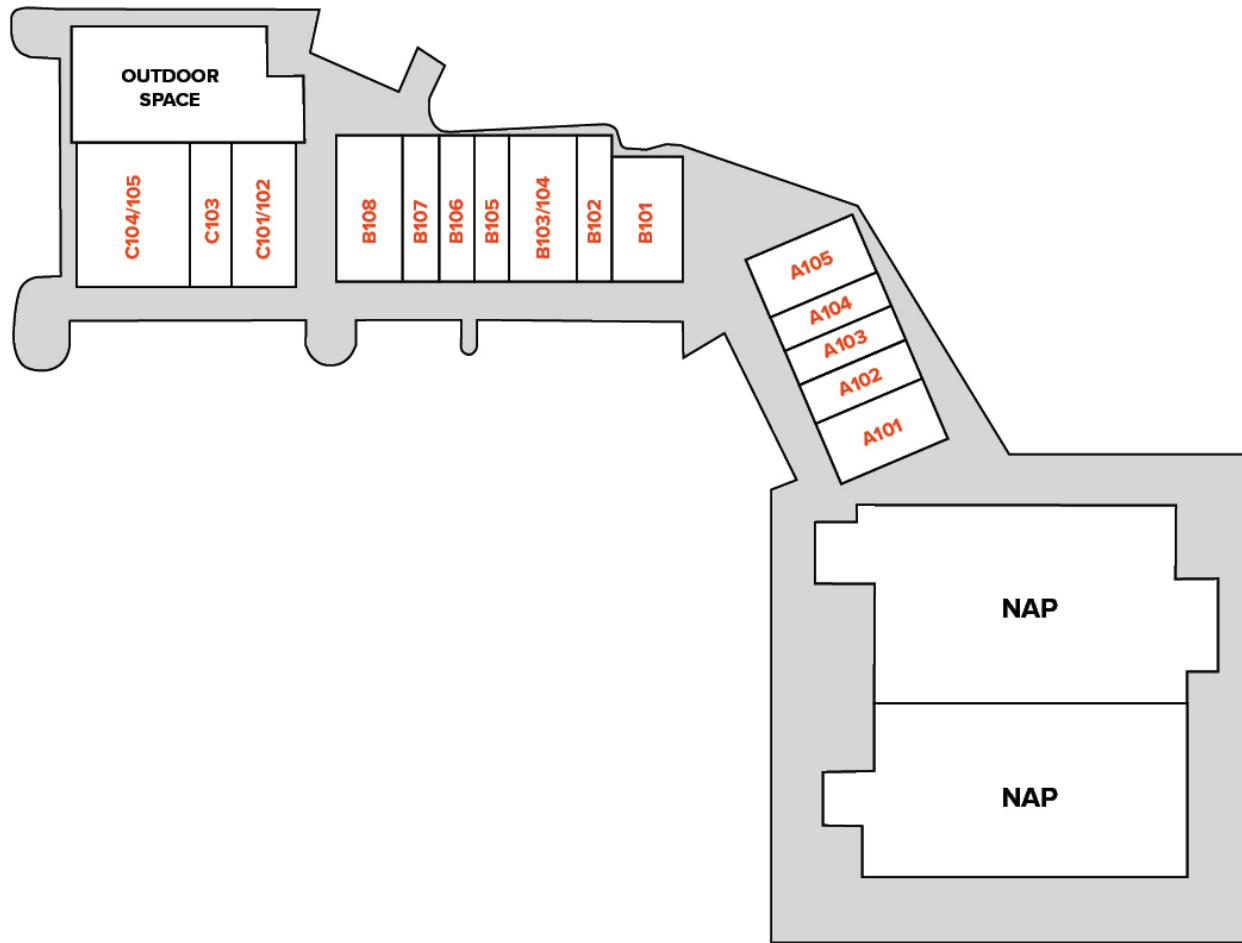


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RETAIL PROPERTY FOR LEASE

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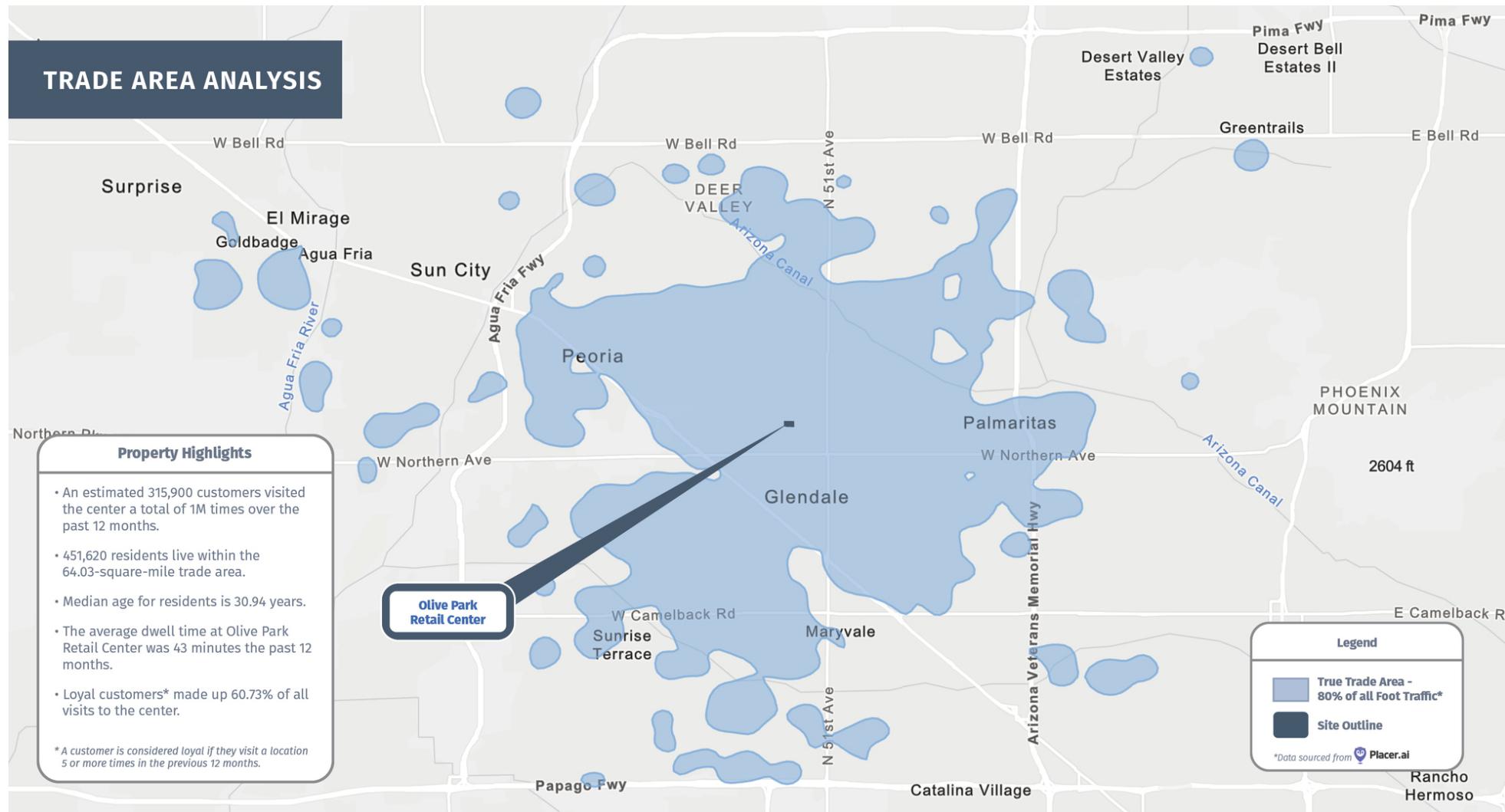
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POPULATION				HOUSEHOLD INCOME			DAYTIME WORKFORCE				
	1 MILE	3 MILES	5 MILES	Median	1 MILE	3 MILES	5 MILES	Total Businesses	1 MILE	3 MILES	5 MILES
Area Total	22,382	168,343	464,916	Median	\$51,582	\$59,886	\$59,147	Total Businesses	254	3,100	9,577
Median Age	35.1	34.6	33.6	Average	\$73,072	\$80,889	\$80,498	Employees	3,078	42,521	128,877
								Daytime Population	4,173	50,996	150,724

EDUCATION				EMPLOYMENT			HOUSEHOLD STATISTICS				
	1 MILE	3 MILES	5 MILES	White Collar Occupation	1 MILE	3 MILES	5 MILES	Households	1 MILE	3 MILES	5 MILES
Percentage with Degrees	29%	31.2%	30.3%	White Collar Occupation	51.7%	53.7%	52.9%	Households	8,401	58,920	158,920
				Services	19.6%	18.2%	18.8%	Median Home Value	\$279,102	\$276,439	\$283,495
				Blue Collar	28.7%	28.1%	28.2%				

\* 2023 Demographic data derived from ESRI

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