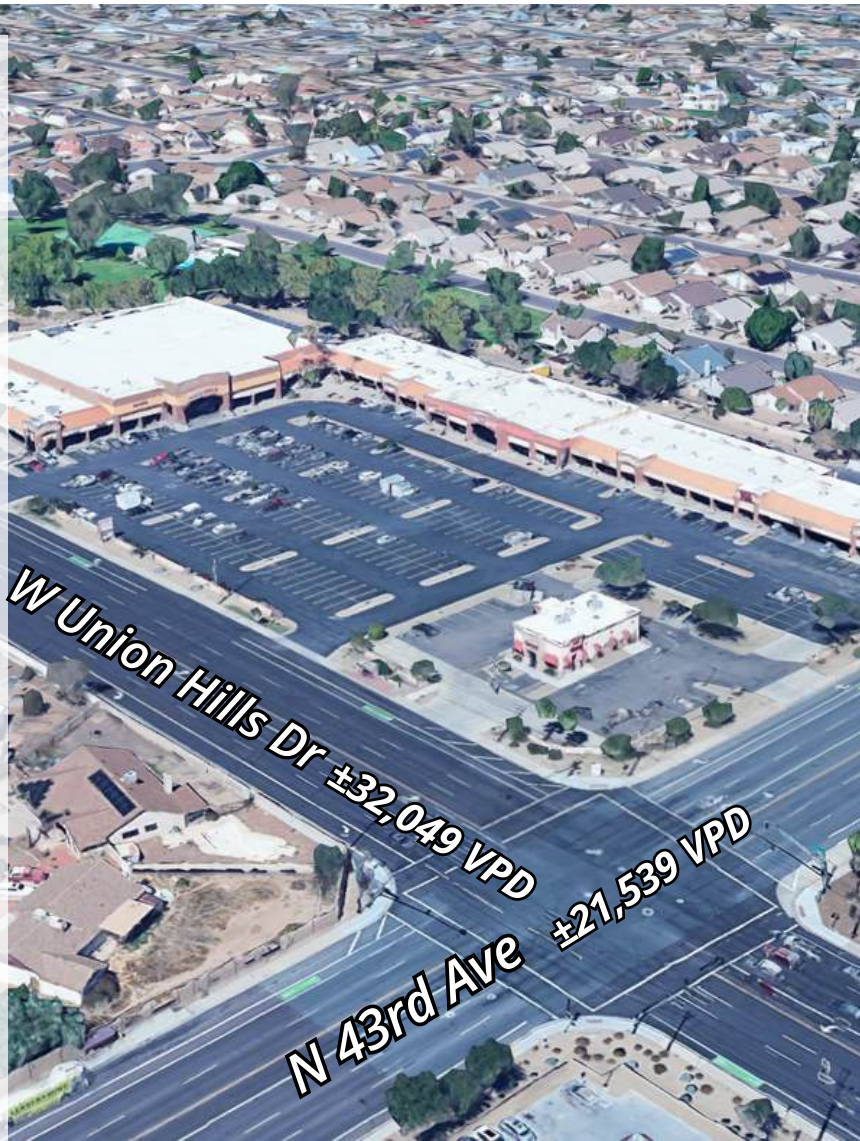


# UNION CROSSING

4300-4410 W UNION HILLS DR.  
GLENDALE, AZ 85308

- GROCERY ANCHORED NEIGHBORHOOD CENTER
- HIGH TRAFFIC COUNTS EXCEEDING 50,000 VEHICLES PER DAY
- SUPERIOR VISIBILITY AND LOCATION
- HIGH INCOME DEMOGRAPHIC WITH AVERAGE HOUSEHOLD INCOME EXCEEDING \$106,000
- 361 PARKING SPACES
- ZONING - C-2
- CLOSE PROXIMITY TO LOOP 101 AND I-17



FOR LEASE

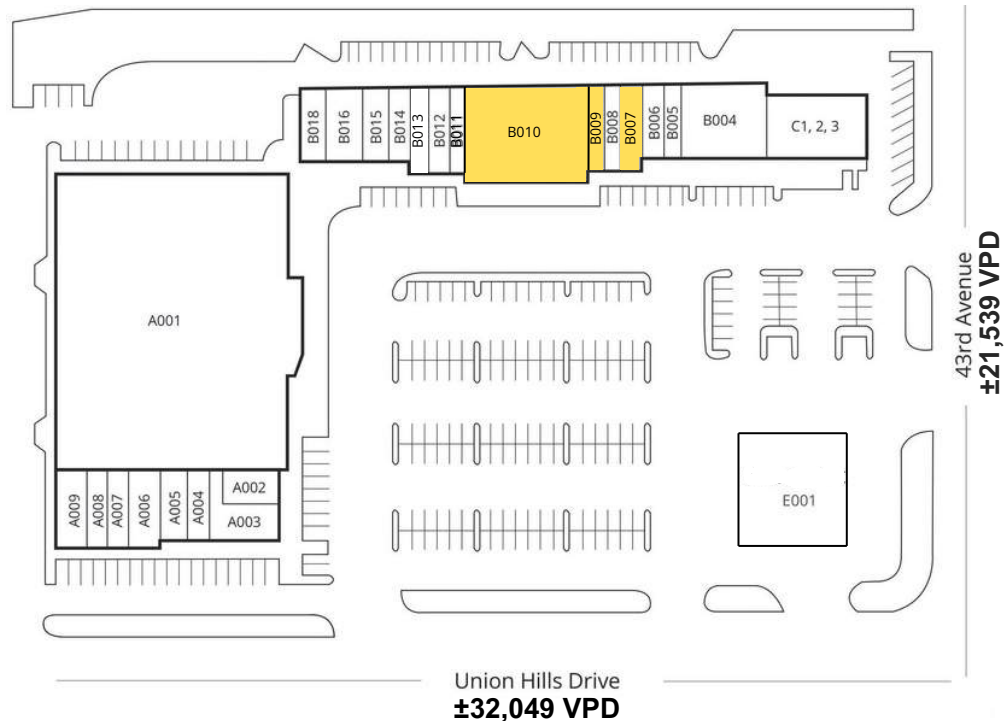
## AVAILABILITY

- B007 - 1,390 SQFT
- B009 - 851 SQFT
- B010 - 8,220 SQFT (JUNIOR ANCHOR SPACE)

CONTACT US:  
JAS SONDH  
SONDH INVESTMENTS LLC  
909-257-7772  
JSONDH@SONDHINVESTMENTS.COM

# Site Plan

Suite	Tenant	SF
A001	Asiana Market	35,534
A002	Charmbbox Jewelers	630
A003	Dairy Queen	2,138
A004	Smoke Shop	760
A005	Water Well	998
A006	Najib's Barbershop	1,248
A007	Mailboxes & More	750
A008	Acupuncture	750
A009	One Day Cleaners	1,250
A016	Saffron Restaurant	1,830
B001	007 Pub	1,890
B004	DJ Motorsports	3,004
B005	Elevated	980
B006	Smoochy Pooches	1,295
B007	Available	1,390
B008	Tattoo	1,353
B009	Available	851
B010	Available	8,220
B011	Boba Tea Shop	1,374
B012	Four Season Pizza	1,120
B013	Four Season Market	1,050
B014	Le & Nails	740
B015	Salon Centric	1,960
B018	A Gentle Smile	1,470
C1,2,3	Joe's Auto Service	4,250
E001	Federico's	2,249



# B007

1,390 sqft

- RETAIL SPACE
- EXCELLENT  
CONDITION
- MOVE-IN READY



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SONDH INVESTMENTS LLC  
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JSONDH@SONDHINVESTMENTS.COM



# Photos

**B007**  
1,390 sqft



# B009

851 sqft

- EXCELLENT  
CONDITION
- GREAT FOR OFFICE OR  
RETAIL USE
- MOVE-IN READY

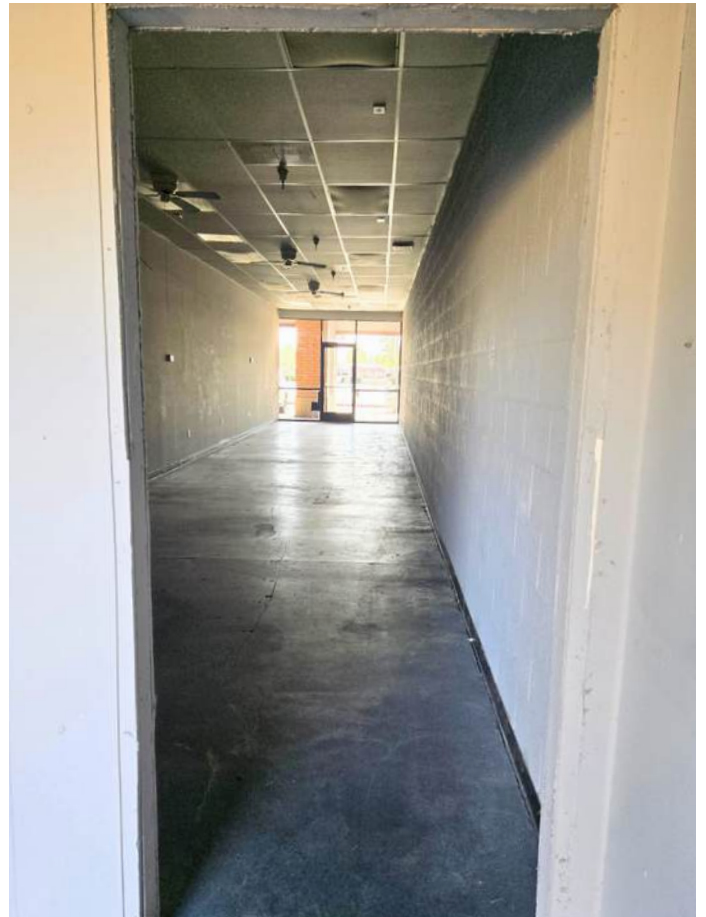


CONTACT US:  
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SONDH INVESTMENTS LLC  
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# Photos

**B009**  
851 sqft

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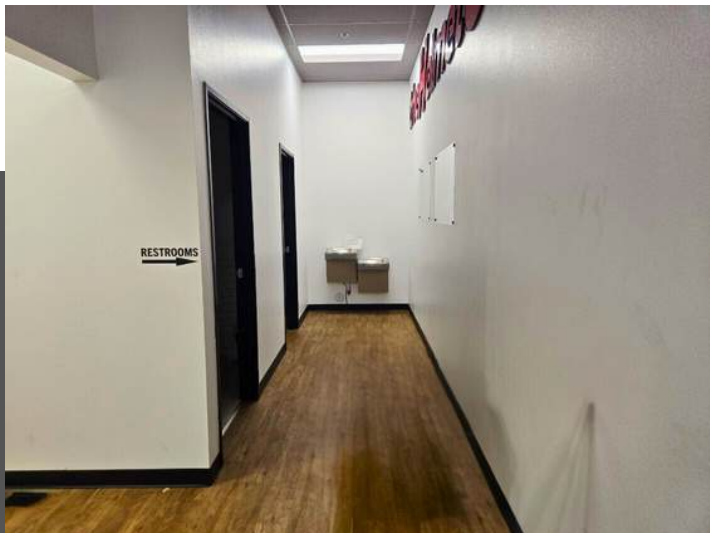




# B010

8,220 sqft

- JUNIOR ANCHOR SPACE
- FULLY BUILT OUT  
RETAIL SPACE
- EXCELLENT CONDITION  
AND RECENTLY  
RENOVATED
- MONUMENT SIGN  
PLACEMENT AVAILABLE



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SONDH INVESTMENTS LLC  
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JSONDH@SONDHINVESTMENTS.COM

# Photos

**B010**  
8,220 sqft

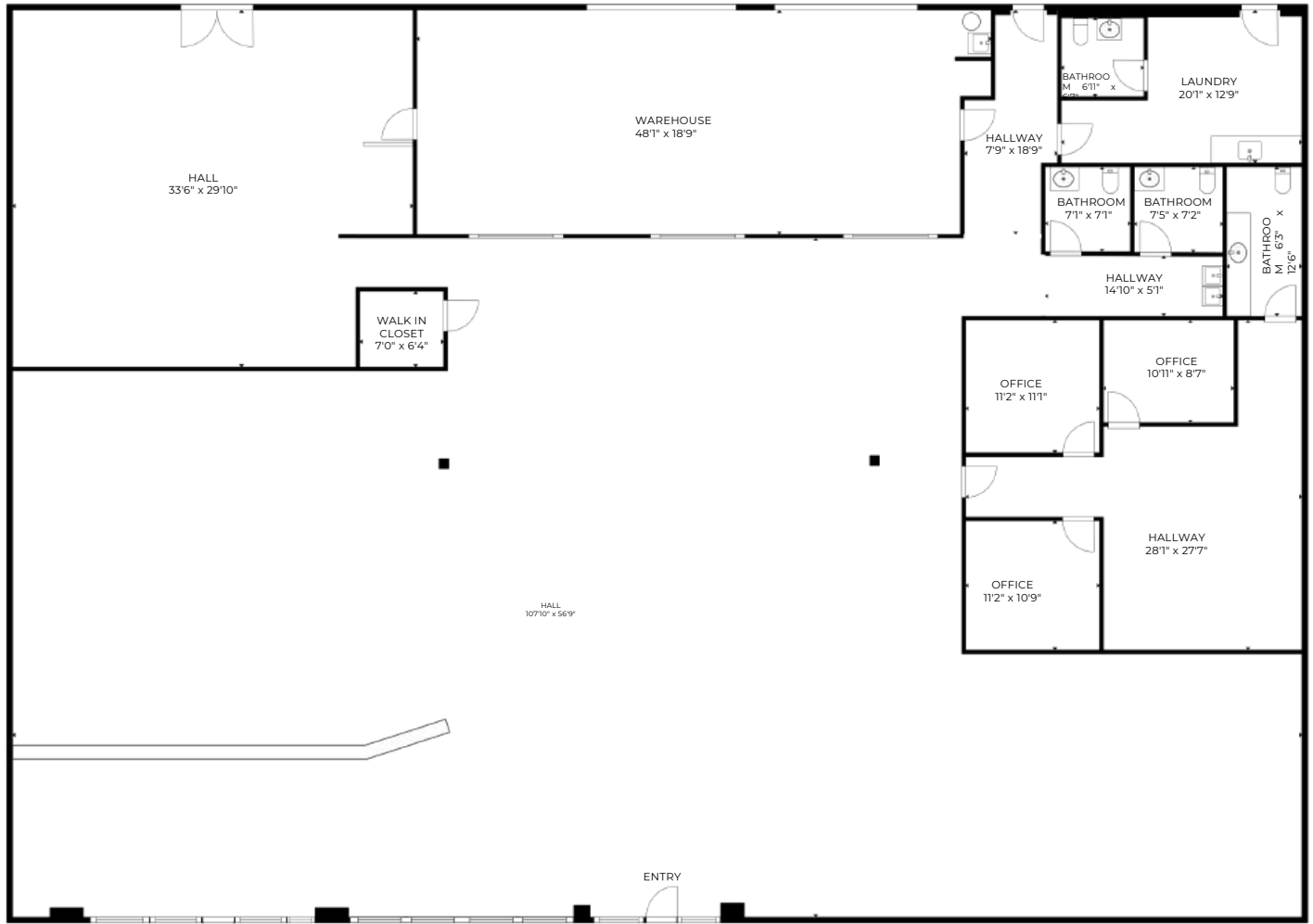




# Floor Plan

# B010

8,220 sqft





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 9,043 sq. ft  
EXCLUDED AREAS: GARAGES: 870 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# 2024 Demographics



	1 Mile	3 Mile	5 Mile
 <b>POPULATION</b>			
Est. Population	16,619	112,971	310,473
 <b>HOUSEHOLDS</b>			
Average Households	6,424	43,934	118,991
 <b>AGE</b>			
Median Age	38.3	38.6	38.7
 <b>INCOME</b>			
Average Household Income	\$106,121	\$104,405	\$111,840

Source: Esri



# Location & Aerial Map



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