

4714 W OLIVE AVE | GLENDALE AZ 85302

AVAILABLE FOR LEASE



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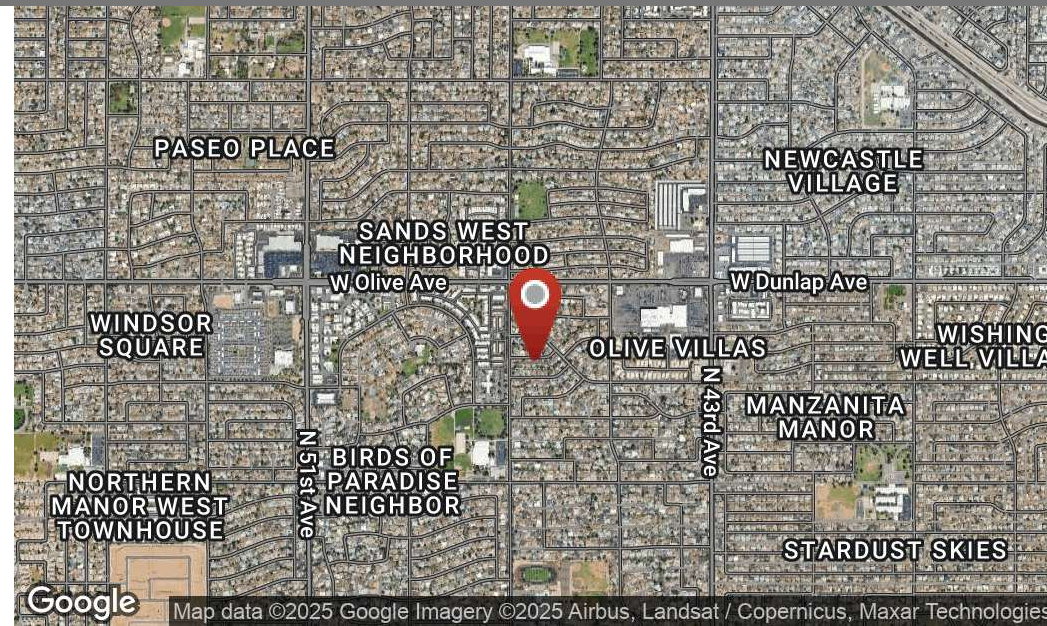
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
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(±) 3,000 SF SECOND-GEN BEER/WINE/VAPE

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OFFERING SUMMARY

Lease Rate:	\$4,250/mo
Space/Building Size:	± 3,000 SF
Zoning:	C-1
Lot Size:	0.96 Acres
Year Built:	1974

PROPERTY OVERVIEW

Located at the northwest corner of 47th Avenue and Olive, Ted's Plaza offers a rare retail vacancy in the dense, infill Glendale submarket. This is the first available space in over 20 years, featuring excellent visibility and strong street frontage in a highly competitive area. The suite is a second-generation beer and wine shop with a walk-in fridge already in place. Surrounded by national retailers and offered at competitive rates, this is a prime opportunity in a sought-after location.

PROPERTY HIGHLIGHTS

- Rare vacancy in a tight/dense retail submarket
- Second generation Beer/Wine
- First vacancy in over 20 years
- Hard corner location – NWC 47th Ave & Olive
- High visibility with strong frontage
- Affordable rates, surrounded by national retailers

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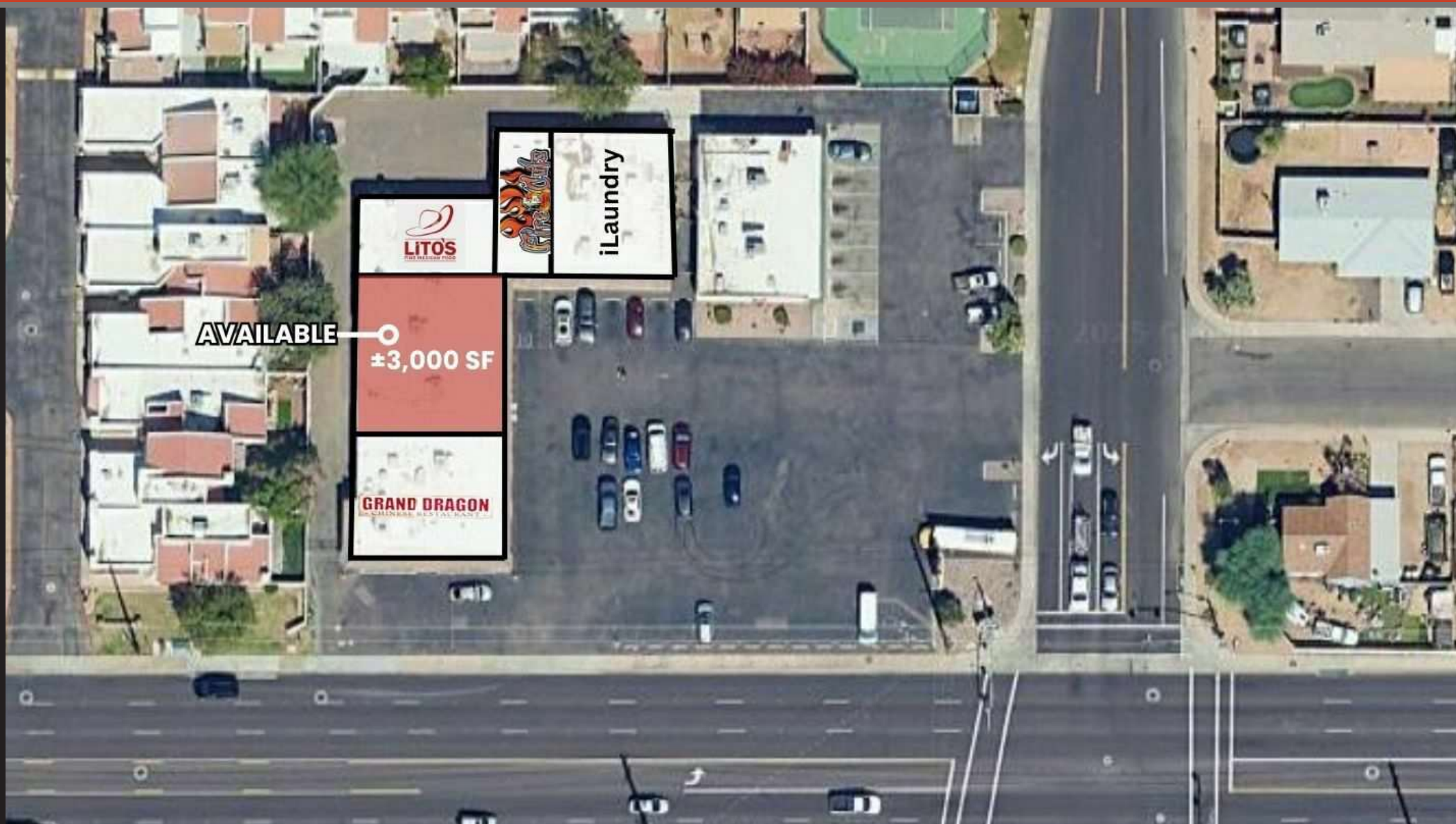
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RARE VACANCY - FIRST IN OVER 20 YEARS

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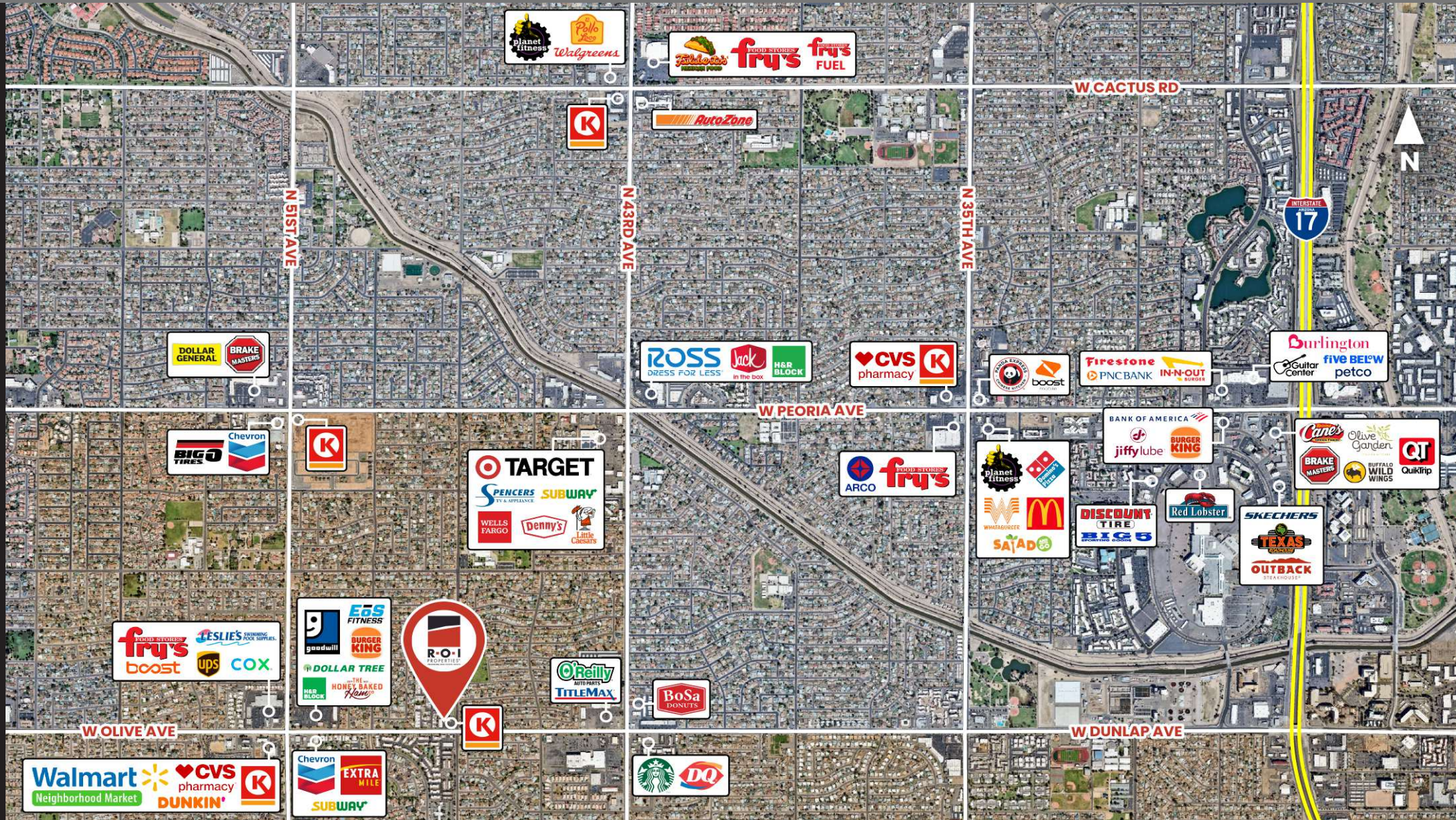
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DENSE INFILL AREA WITHIN DESIRABLE GLENDALE SUBMARKET

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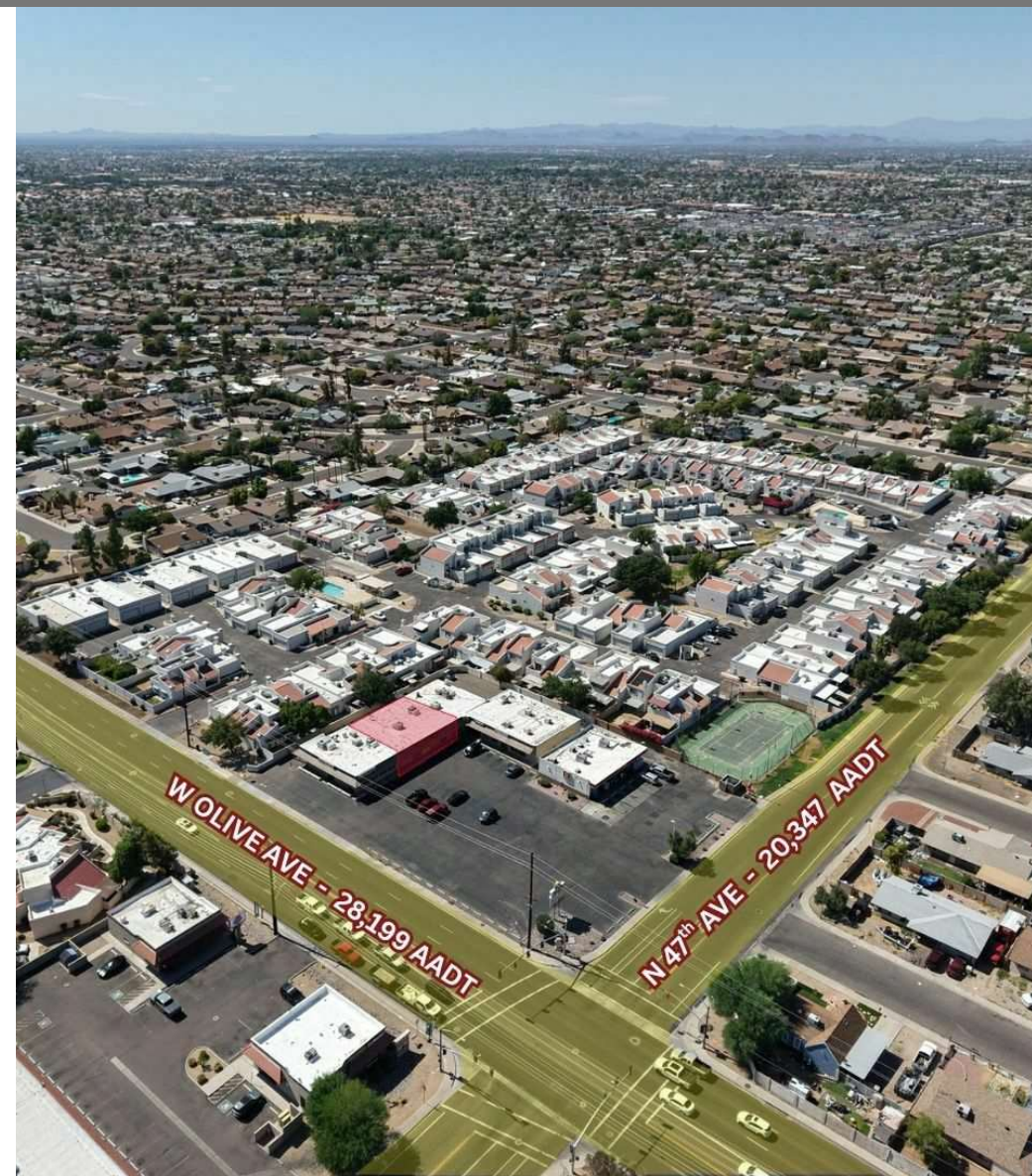
TRAFFIC COUNTS/DEMOGRAPHIC SUMMARY

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	52,857	242,925	691,208
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	18,919	85,253	243,425
Persons per HH	2.8	2.8	2.8
Average HH Income	\$82,316	\$79,483	\$82,696
Average House Value	\$336,263	\$321,678	\$362,939
Per Capita Income	\$29,398	\$28,386	\$29,534



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