

NORTHERN CROSSING

5803 WEST NORTHERN AVENUE - GLENDALE, ARIZONA 85301



AVAILABILITY:
1,200 SF



LEASE RATE:
CONTACT BROKER



PARKING:
6.5/1,000 SF



ZONING:
C-2

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Northern Crossing is a premier retail pad within a bustling Power Center, strategically positioned at the southeast corner of 59th Avenue and Northern Avenue. The center is anchored by Lowe's Home Improvement and Walmart Supercenter and surrounded by a strong mix of national retailers, driving consistent traffic to the site.

With direct frontage on Northern Avenue, the property offers exceptional visibility and prime signage opportunities, making it an ideal location for retailers seeking exposure in a high-demand trade area.



100 FIREHOUSE SUBS - 1,700 SF

110 ATI PHYSICAL THERAPY - 2,257 SF

130 BANK OF AMERICA - 1,347 SF

140 AVAILABLE 10/1 - 1,200 SF
FORMER SUPERCUTS

150 T-MOBILE - 1,456 SF



AERIAL OVERVIEW

PARCEL NUMBER:

147-201-77



AERIAL MAP





GLENDALÉ, ARIZONA

Glendale is a thriving city located just nine miles northwest of Downtown Phoenix and is one of the fastest-growing communities in the Valley. Home to more than 250,000 residents, Glendale offers a strong and diverse workforce, a robust retail trade area, and a business-friendly environment. The city is known for its regional attractions, including State Farm Stadium (home of the Arizona Cardinals and the annual Fiesta Bowl), Desert Diamond Arena, and the Westgate Entertainment District, which draw millions of visitors each year.



5 MILE DAYTIME POPULATION

614,969



5 MILE AVG HOUSEHOLD INCOME

\$72,467

2025 DEMOGRAPHICS (Sites USA)

POPULATION:

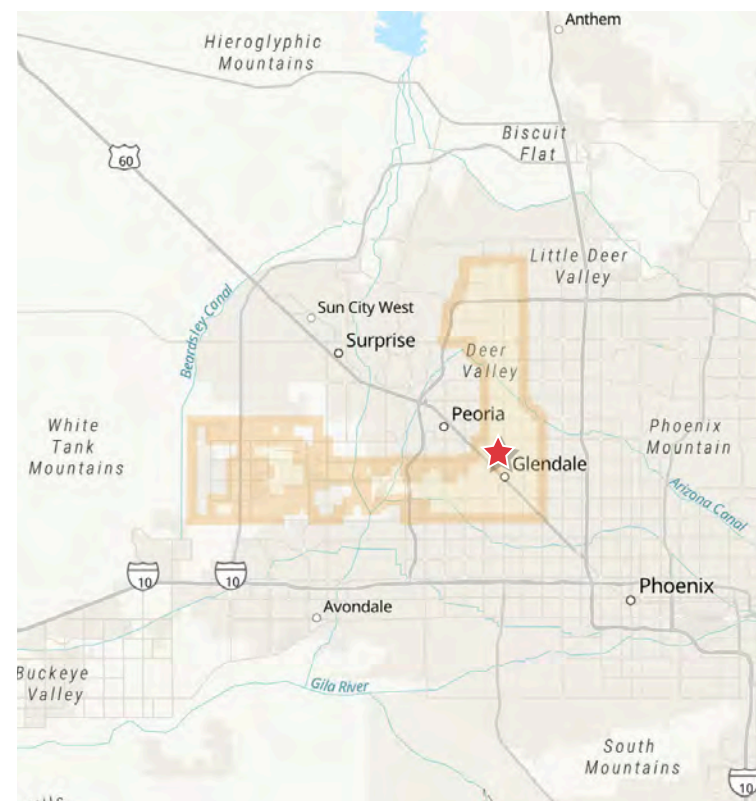
	1- MILE	3-MILE	5-MILE
Daytime:	23,322	219,396	614,969
Employees:	3,994	33,597	112,358

HOUSEHOLDS:

	1-MILE	3-MILE	5-MILE
Total:	7,628	64,263	167,585
Average Size:	2.5	2.9	2.9

INCOME:

	1-MILE	3-MILE	5-MILE
Average Household Income:	\$60,870	\$68,470	\$72,467
Annual Retail Expenditure:	\$326.26 M	\$3.1 B	\$8.28 B





ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

FOR MORE INFORMATION:

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NORTHERN CROSSING

RETAIL SPACE AVAILABLE FOR LEASE

