

OREGON PLAZA

RETAIL SPACE FOR LEASE

5270 North 59th Avenue | Glendale, Arizona 85301



FOR MORE LEASING INFORMATION:

LEO PATAQ

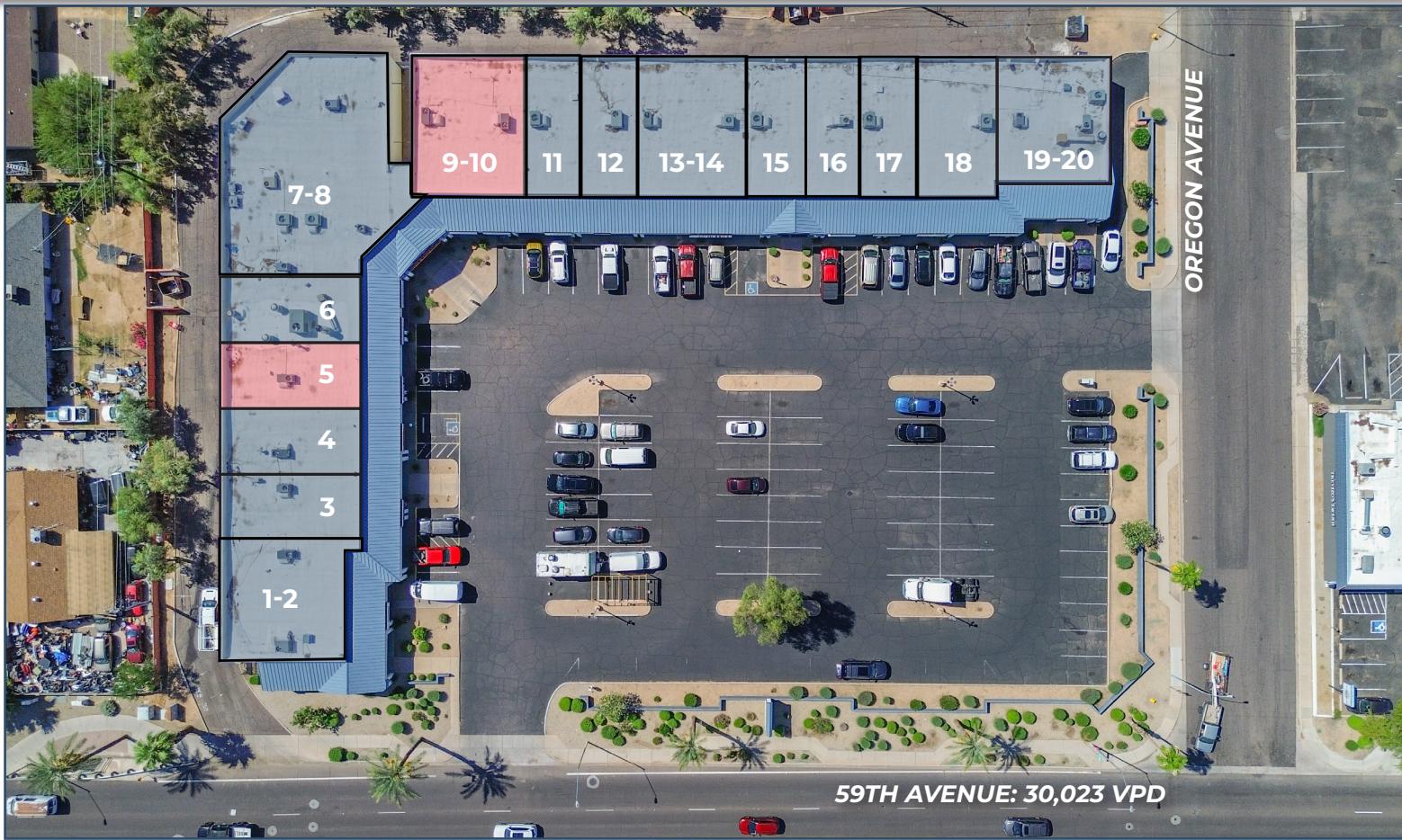
Senior Associate

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ORION
INVESTMENT REAL ESTATE

PROPERTY OVERVIEW



TENANT ROSTER

SUITE 1-2	Inyambo New African Market	1,788 SF	SUITE 12	Panda 8 Massage	1,000 SF
SUITE 3	Cut & Dry Pet Salon	1,000 SF	SUITE 13-14	L.A. Massage	2,000 SF
SUITE 4	DHL Express	1,000 SF	SUITE 15	Miron's Cut	1,000 SF
SUITE 5	AVAILABLE	1,000 SF	SUITE 16	AZ Karen-Asian Market	1,000 SF
SUITE 6	La Herencia Tortilla	1,000 SF	SUITE 17	West Phoenix Tattoo Supply	1,000 SF
SUITE 7-8	Smokey Booze	4,788 SF	SUITE 18	Razteca Art Tattoo	1,500 SF
SUITE 9-10	AVAILABLE	2,000 SF	SUITE 19-20	Long Wong's	1,788 SF
SUITE 11	Pura Vida Chiropractic	1,000 SF			

PROPERTY SUMMARY

CALL FOR PRICING



AVAILABLE SPACE:
1,000 - 2,000 SF



LOT SIZE:
2.31 ACRES



BUILDING SIZE:
23,354 SF



LEASE HIGHLIGHTS

PRIME LOCATION

Positioned just north of Camelback Road on 59th Avenue with exceptional frontage and exposure.

HIGH TRAFFIC COUNTS

Strong daily traffic flow provides consistent visibility for tenants.

EASY ACCESS

Convenient ingress and egress from multiple points along 59th Avenue.

AMPLE PARKING

Generous on-site parking to accommodate customers and employees.

PROMINENT CENTER

Large shopping center with excellent visibility and strong retail presence.

DENSE TRADE AREA

Surrounded by established neighborhoods and strong residential population.



INTERSECTION SNAPSHOT



DAYTIME
POPULATION (5 MILE)

635,071



AVERAGE HOUSEHOLD
INCOME (5 MILE)

\$84,991



STRONG
INTERSECTION

± 30,000 VPD



DISTANT AERIAL VIEW



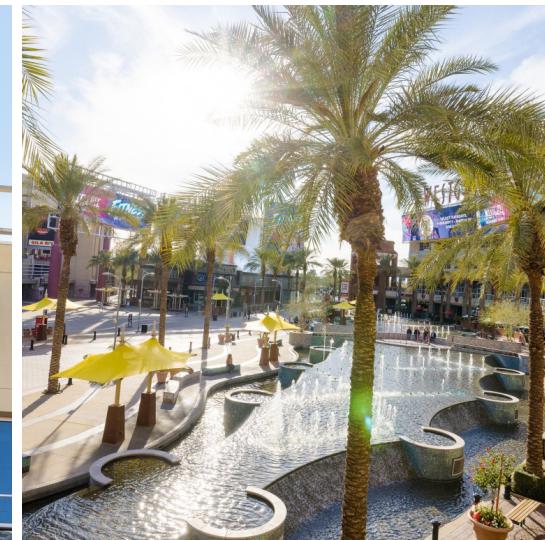
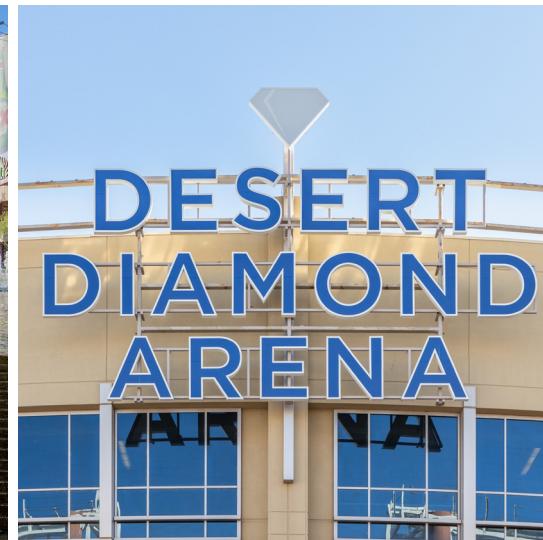


GLENDALE, ARIZONA

ARIZONA'S WEST VALLEY HUB

One of the fastest-growing cities in the West Valley, offering a dynamic mix of residential, retail, entertainment, and employment opportunities. With a population of more than 250,000 and rapid expansion fueled by new housing developments, the city provides a strong customer base and consistent demand for retail services. Glendale is nationally recognized as the home of State Farm Stadium, the Westgate Entertainment District, and Desert Diamond Arena, drawing millions of annual visitors for NFL games, concerts, and year-round events. The city also benefits from its proximity to Loop 101 and Interstate 10, offering excellent connectivity to Greater Phoenix and beyond.

Anchored by a diverse economy, strong workforce, and robust community amenities, Glendale continues to position itself as a premier destination for retailers seeking both visibility and long-term growth potential.

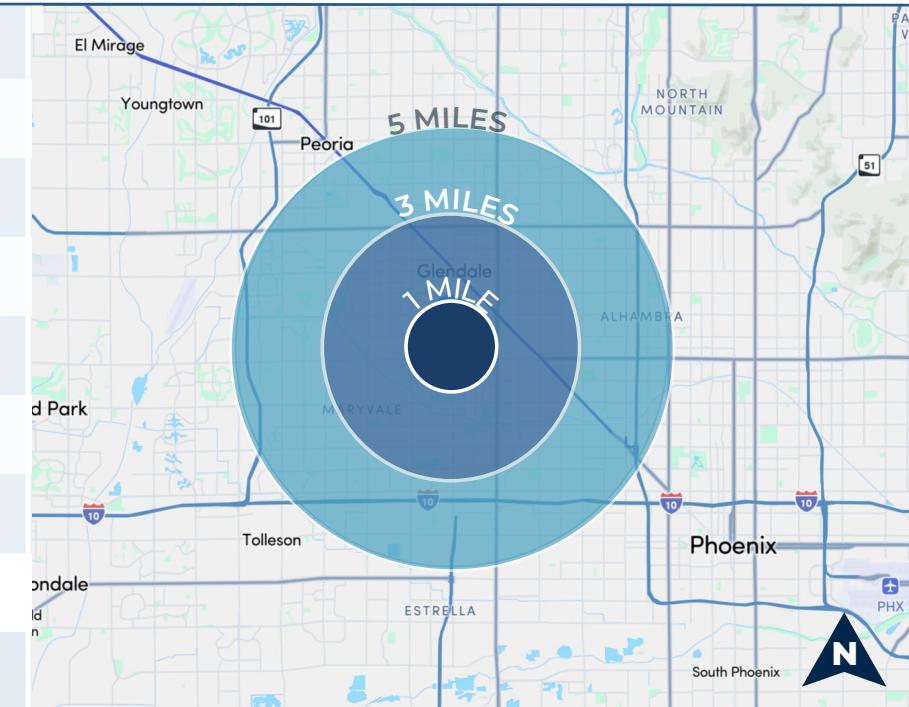


DEMOGRAPHIC HIGHLIGHTS

2025 SUMMARY (SitesUSA)

	1 Mile	3 Mile	5 Mile
Daytime Population:	29,266	251,509	635,071
Estimated Population:	24,809	214,235	522,151
Average Household Income:	\$69,187	\$78,481	\$84,991
Total Retail Expenditure:	\$346.94 M	\$3.09 B	\$7.98 B
Total Household Expenditure:	\$674.42 M	\$6.01 B	\$15.65 B
Median Age:	29.6	29.9	30.7
Average Household Size:	3.2	3.3	3.2
Total Households:	7,708	64,110	162,227
Total Businesses:	590	4,732	12,816

DEMOGRAPHIC RADIUS RINGS





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

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.

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