

Westside Plaza - 9,500 SF Available - Final Suite in Dynamic Center
4022 N 67TH DR, GLENDALE, AZ 85303

FOR LEASE



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OVER 75,000 VPD CORNER – FINAL SPACE REMAINING

4022 NORTH 67TH DRIVE, GLENDALE, AZ 85303

FOR LEASE



TENANTS AT INTERSECTION



OFFERING SUMMARY

Lease Rate:	Contact Broker
Zoning:	C2 Zoning
Square Footage Available:	9,500 SF
Tenant Mix:	Diverse & Hispanic Focus

PROPERTY OVERVIEW

This is a phenomenal opportunity to lease large retail space on one of the busiest corners in the West Phoenix Market. At the South West Corner of 67th & Indian School, West Side Plaza is offering its final suite available. The subject suite is 9,500 SF and it has solid potential for various fitness, education, and general retail uses. The center contains a great mix of local, regional, and national tenants. Ownership is offering aggressive rates and will deliver a TIA package for the right tenant.

PROPERTY HIGHLIGHTS

- Over 70,000 VPD at the intersection
- Dense, infill Maryvale submarket
- Strong co-tenancy
- Intersection is full of national retail players

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SYNERGISTIC TENANT MIX - FINAL SPACE AVAILABLE

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DENSE, INFILL GLENDALE LOCATION - BOOMING HARD CORNER

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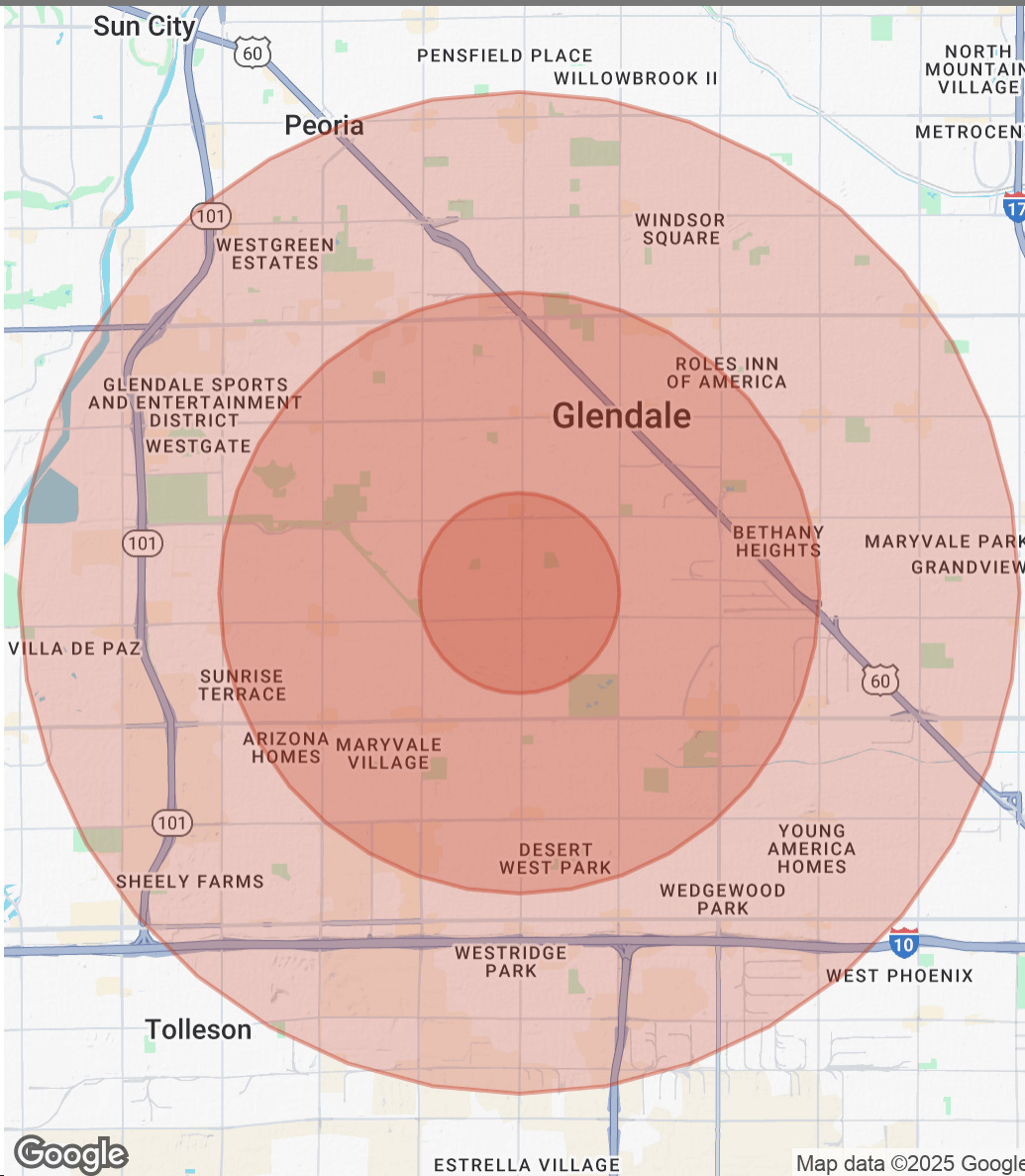
DEMOGRAPHIC SUMMARY

4022 NORTH 67TH DRIVE, GLENDALE, AZ 85303

FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,202	209,384	490,448
Average Age	33	33	34
Average Age (Male)	33	32	33
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,127	59,986	147,333
# of Persons per HH	3.6	3.5	3.3
Average HH Income	\$81,056	\$75,782	\$75,742
Average House Value	\$325,917	\$303,737	\$309,175



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