

# Former Sprouts

± 30,600 SF ANCHOR SPACE AVAILABLE **FOR LEASE**

5130 W. Peoria Ave | Glendale, AZ



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*Nationwide Real Estate Services*

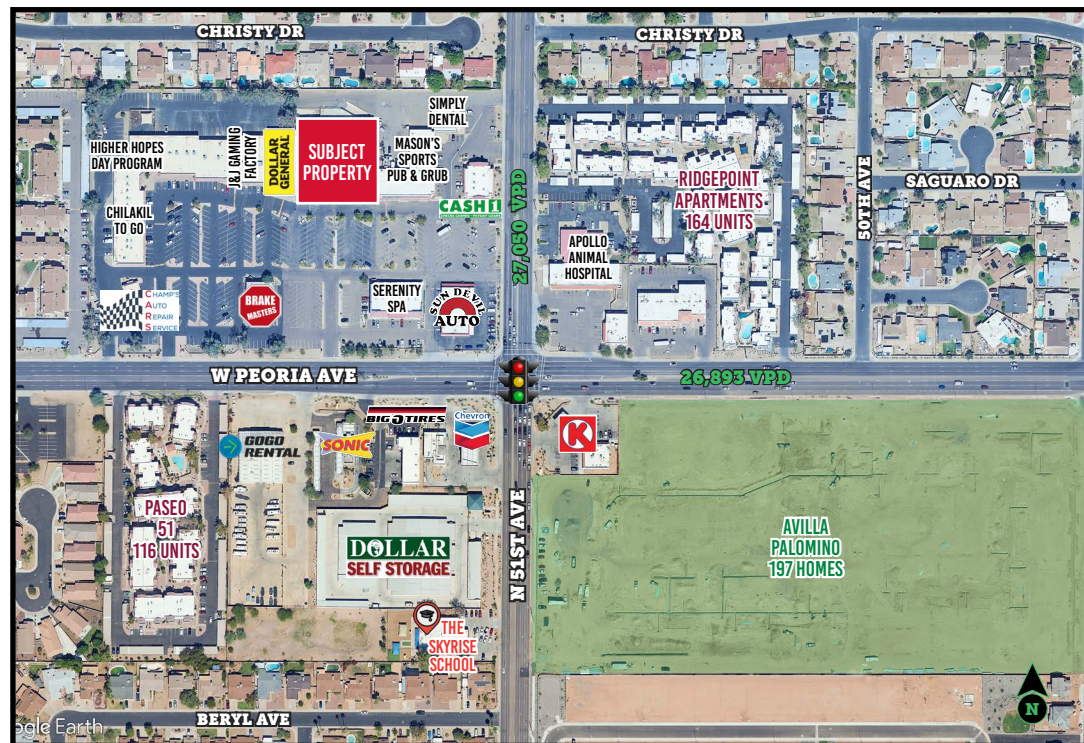
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## PROPERTY HIGHLIGHTS

- ± 30,600 SF former Sprouts Grocery Store for Lease; 2nd gen grocery store
- Highly-trafficked intersection with an estimated 54,000 VPD
- Built in 1980, renovated in 2004
- Strong population with approximately 170,107 within a 3-mile radius
- Estimated Average HH Incomes of \$93,784 within a 1-mile radius
- Parking ratio: 3.99:1,000



## Join Nearby Tenants:



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## DEMOGRAPHICS 2025



POPULATION

1 MILE	19,070
3 MILE	170,107
5 MILE	451,674



HOUSEHOLDS

6,718
62,922
164,782



AVG HH INCOME

\$103,559
\$93,784
\$92,504



MEDIAN HOME VALUE

\$382,812
\$376,362
\$381,660



DAYTIME POPULATION

8,273
84,553
248,685



TOTAL BUSINESSES

420
4,988
15,512

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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