

UNION HILLS SQUARE

8110-8190 W. UNION HILLS DRIVE, GLENDALE, ARIZONA 85308

1,401 SF & 1,283 AVAILABLE



SITE SOURCE

 **Capital
Asset
Management**

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE 1,401 SF & 1,283 SF

- Suite 310 Available: 1,401 SF
- Suite 340 Available: 1,283 SF (former barbershop)
- Located among restaurants, shopping and professional services
- Freestanding Retail - Neighborhood Center
- Central Peoria / Arrowhead

NEARBY RETAIL:



TRAFFIC COUNTS

N 83rd Ave: 19,206 VPD

E Union Hills Dr: 15,217 VPD

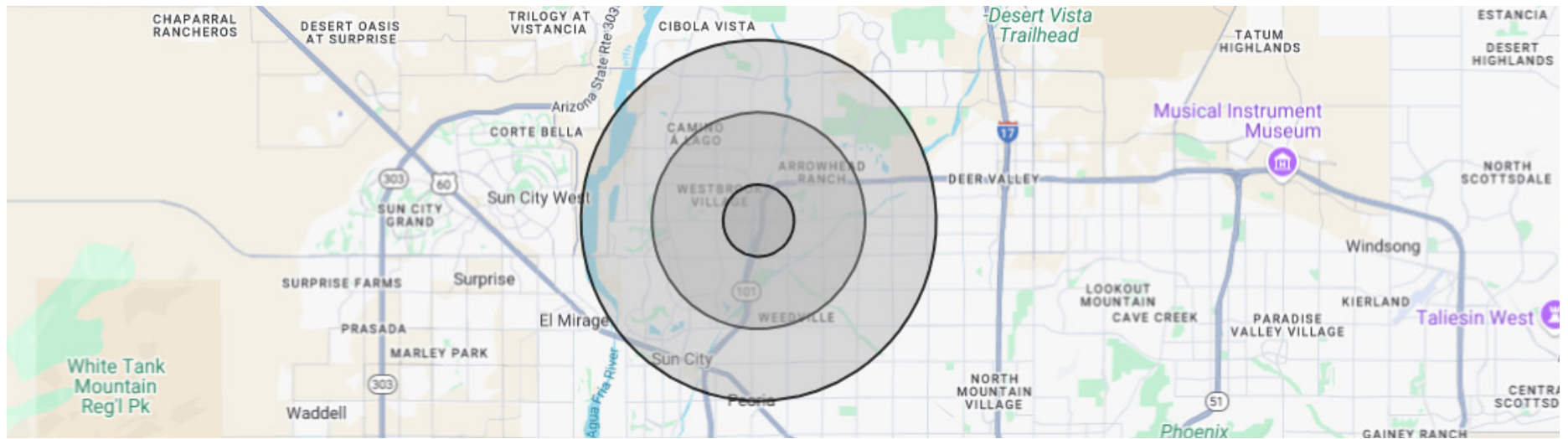
S 83rd Ave: 16,324 VPD

W Union Hills Dr: 17,661 VPD



SITE PLAN





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	14,686	118,052	281,399
Current Year	13,465	108,989	260,512
2020 Population	12,538	105,901	257,257
Growth Current Year - 2029	1.8%	1.7%	1.6%
Growth 2020 - Current Year	1.8%	0.7%	0.3%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,454	48,602	113,370
Current Year	5,899	44,776	104,766
2020 Population	5,459	43,488	103,608
Growth Current Year - 2029	1.9%	1.7%	1.6%
Growth 2020-Current Year	1.4%	0.8%	0.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$85,330	\$100,629	\$97,525
Median Household Income	\$69,503	\$81,680	\$76,867

