



SARIVAL
LOGISTICS CENTER
Class A Industrial
1,155,404 - 2,149,904 SF

PARK 303
Industrial Warehouse
487,000 - 1,257,750 SF

LOOP
303

JLL
(Planned)
Mixed-Use Development
1,611,720 SF

303 COMMERCE CENTER
(In Const)
Industrial
349,663 SF

Colliers
INTERNATIONAL
(In Const)
Industrial
915,160 SF

LOOP
303

monument sign

303 LOGISTICS
Industrial Warehouse
349,663 SF
Sweetwater
Music Instruments & Pro Audio



monument sign

GLENDALE AVE

ONLY 2 PADS AVAILABLE AT 303 AND GLENDALE



LOOP 303 & GLENDALE AVE

Glendale, AZ



property summary

AVAILABLE	Lot 3 ±37,456 SF of land Lot 4 ±46,869 SF of land	ZONING	Pad, City of Glendale	RATES	Please call for rates
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PROPERTY HIGHLIGHTS

- » **Great visibility from Loop 303 which has a full-diamond interchange**
- » **Located near Luke Air Force Base**, which consists of more than 6,000 employees on site with another 1,200 civilian employees, 4,500 active duty personnel and 1,200 students
- » **Directly 2 miles south of site**, Goodyear's distribution corridor which currently includes Dick's Sporting Goods, REI, Sub-Zero, Ball Corporation. **More robust growth is expected in the near future**; recently in July 2020 Amazon purchased 91.5 acres for future expansion along the 303



TRAFFIC COUNT

Loop 303

N: 58,347 VPD (NB/SB)

S: ±58,853 VPD (NB/SB)

ADOT 2021

Glendale Ave

E: ±2,679 VPD (EB/WB)

W: ±4,172 VPD (EB/WB)

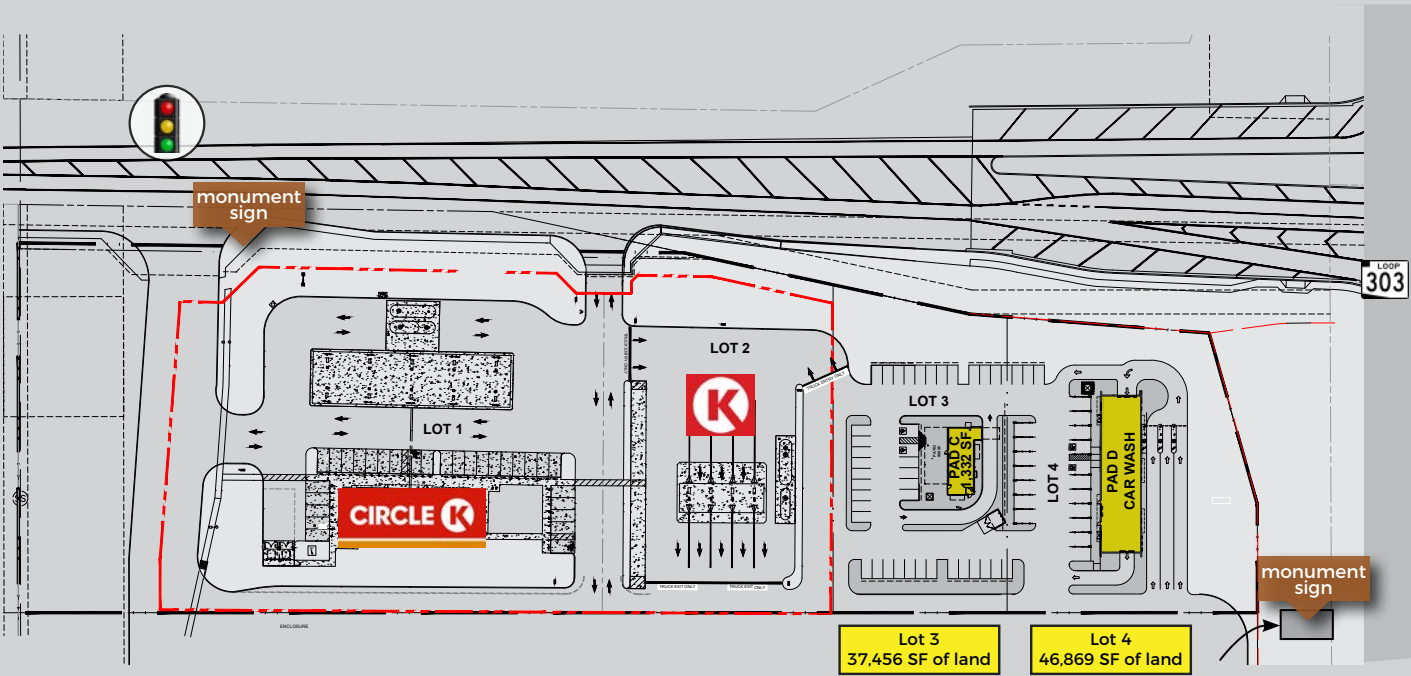
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Loop 303 & Glendale Ave



site plan



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Loop 303 & Glendale Ave



drone view



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zoom aerial

metrostrategy | PCA

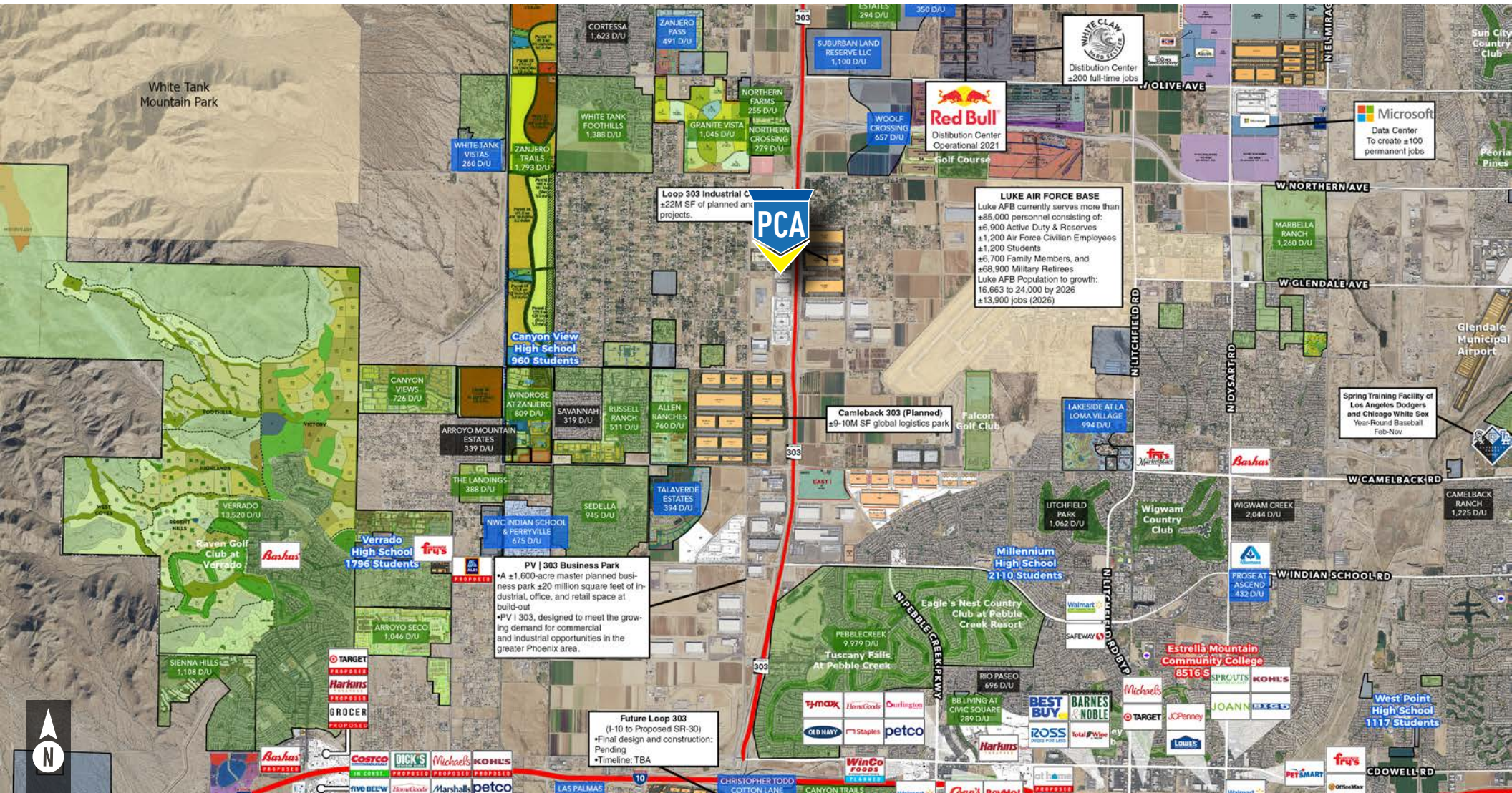


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wide aerial

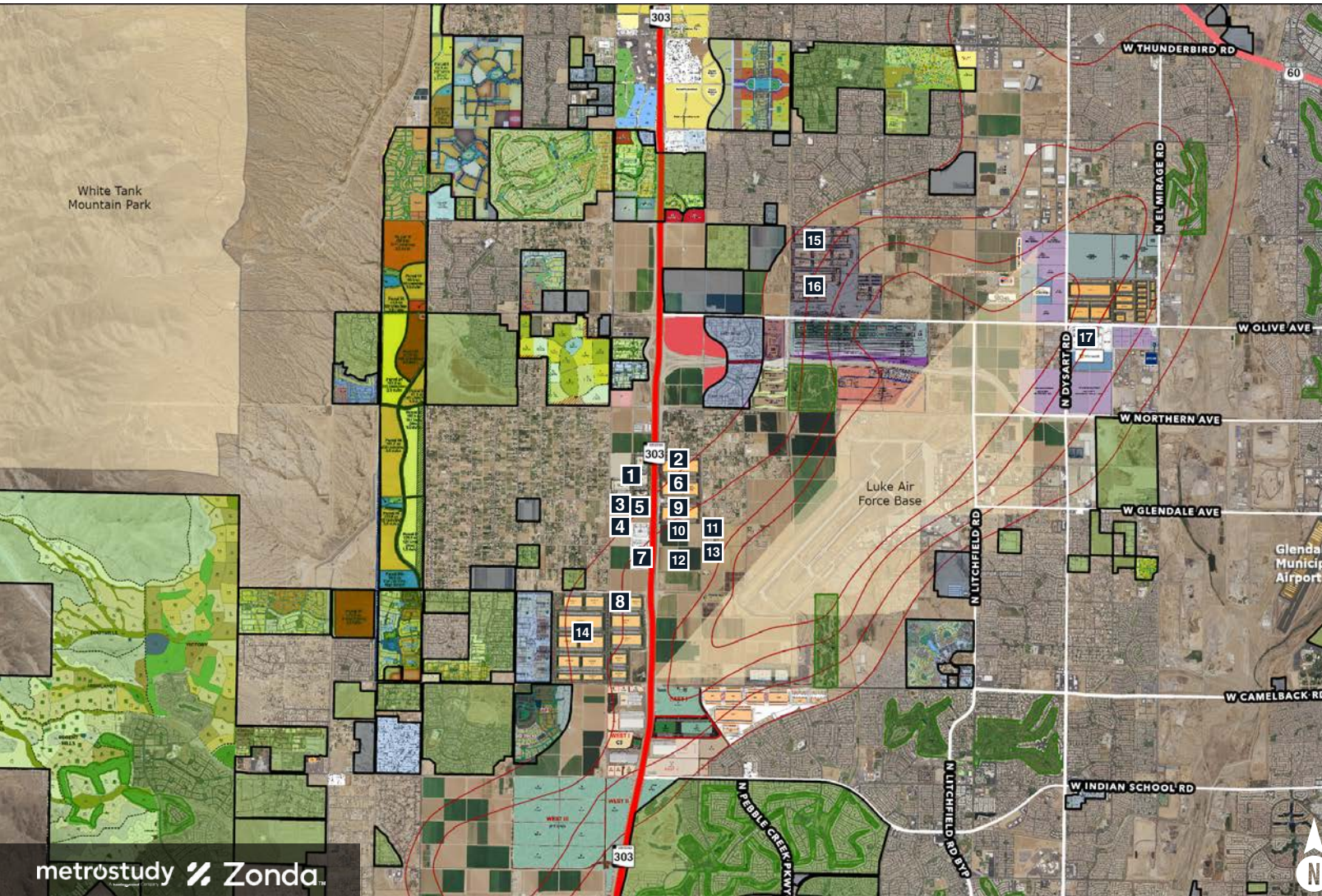


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loop 303 corridor



1	VENTURES	Glendale 303 (Planned) ±1.5M SF
2	LINCOLN PROPERTY COMPANY	Lincoln Property Company (Planned) ±2,400,000 SF
3	Colliers	Retail (Planned) ±30 Acres
4		Colliers International (In Const) Industrial Warehouse 349,663 SF
5	303 LOGISTICS	303 Logistics (Planned) 349,663 SF
6	PARK 303	Park 303 (In Const) 6,141,960
7	LAPOUR	Lapour (Planned) 9 Acres
8	Kentwood Real Estate	Kentwood Ventures Planned Flex 19.5 Acres
9		Escrow (Pending) ±72 Acres
10	PARK 303	Park 303 Industrial Warehouse 487,000 - 1,257,750 SF
11	G303	G303 Industrial Distribution 1,139,040 Total SF
12	Eisenberg Company	Eisenberg Company (Planned)
13	VanTrust	Vantrust (Planned) 660,000 SF June 2021
14	CAMELBACK 303 Glendale, Arizona	Camelback 303 (Planned) 9-10 million SF \$1.5 billion global logistics park
15	Red Bull	Red Bull DC (Planned) ±700,000 SF Operational 2021
16	White Claw	White Claw DC (Planned) 916,000 SF 200 Full-time jobs
17	Microsoft	Data Center (Planned) To create ±100 permanent jobs

metrostudy Zonda

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transactions



WEST VALLEY ACTIVITY

+300,000 SF
(2017-CURRENT)



+19.5M
SQUARE FEET



36
TRANSACTIONS



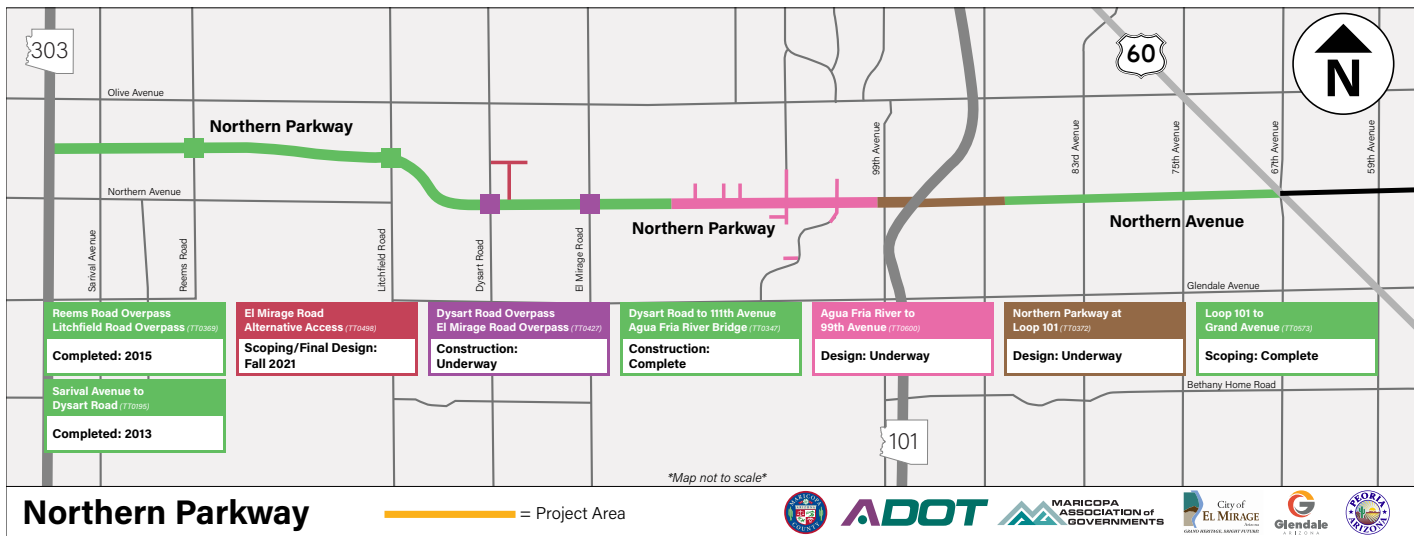
±541K
AVERAGE
TRANSACTION SIZE

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NORTHERN PARKWAY PROJECT

The Northern Parkway project extends 12.5 miles between Loop 303 and US 60 (Grand Avenue) in northwestern Maricopa County. When completed, Northern Parkway will be a high capacity, limited access roadway with overpasses at major intersections. The project is a partnership between Maricopa County, the Cities of El Mirage, Glendale and Peoria, and the Maricopa Association of Governments (MAG).

demographics

2021 ESRI ESTIMATES



POPULATION

	7 mins	10 mins	15 mins
2021 Total Population	28,022	146,680	376,815
2026 Total Population	33,468	166,092	413,495



HOUSING UNITS

	7 mins	10 mins	15 mins
2021 Housing Units	9,769	52,008	146,159
Owner Occupied	8,364	38,698	100,579
Renter Occupied	772	8,669	28,567
Vacant	623	4,641	17,012



HOUSEHOLDS

	7 mins	10 mins	15 mins
2021 Households	5,466	31,693	110,219
2026 Households	6,928	37,063	122,334



DAYTIME POPULATION

	7 mins	10 mins	15 mins
2021 Total Daytime Pop	22,512	123,633	327,663
Workers	7,585	48,832	126,208
Residents	14,927	74,801	201,455



2021 INCOMES

	7 mins	10 mins	15 mins
Average HH Income	\$92,538	\$83,201	\$75,003
Median HH Income	\$100,186	\$86,672	\$76,695
Per Capita Income	\$38,548	\$34,187	\$32,109

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exclusively listed by

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