

For Lease

NEC Cactus Rd & 51st Ave | Glendale, AZ



STEPHANIE DAVIS

602.682.6054

stephanie.davis@srsre.com

AZ License No. SA116128000





For Lease

NEC Cactus Rd & 51st Ave
Glendale, AZ

Property Specifications

GROCERY-ANCHORED SHOPPING CENTER

±103,420 SF

INLINE SALON SPACE AVAILABLE

±1,200 SF

ENDCAP AVAILABLE FEB 2027

±1,500 SF

ZONING

CC - City of Glendale

STEPHANIE DAVIS AZ License No. SA116128000
602.682.6054 | stephanie.davis@srsre.com



About the Property

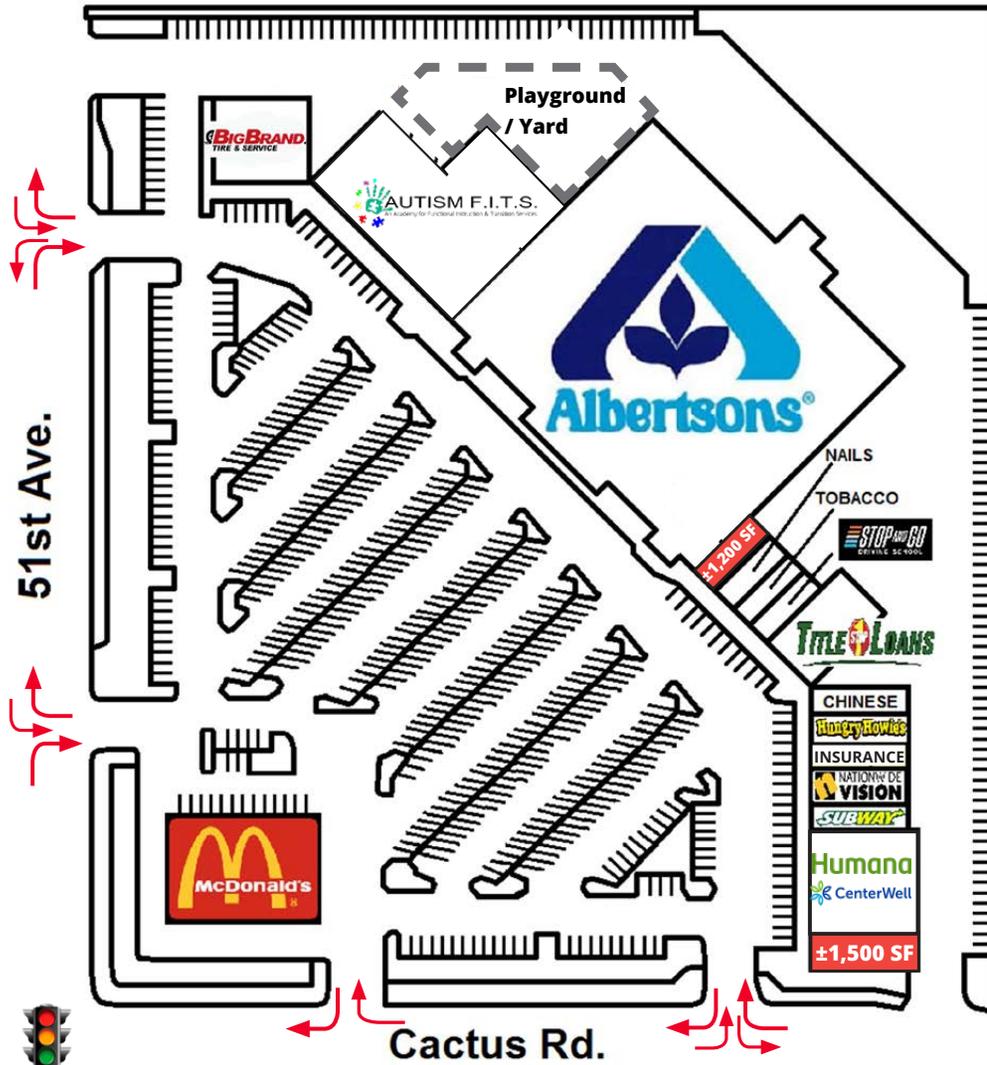
- Albertsons anchored neighborhood shopping center
- ASU Campus West located one mile to the North
- Conveniently located 3 miles west of I-17 Freeway
- Established trade area with strong surrounding demographics
- Strong demographics with an average household income over \$104,000 just 1 mile from center
- A high population over 161,000 within 3 miles from Albertsons at Cactus Corner

Traffic Counts

Cactus Road	35,825 VPD
51st Avenue	35,524 VPD
Year: 2024 Source: ADOT	

Join These Retailers



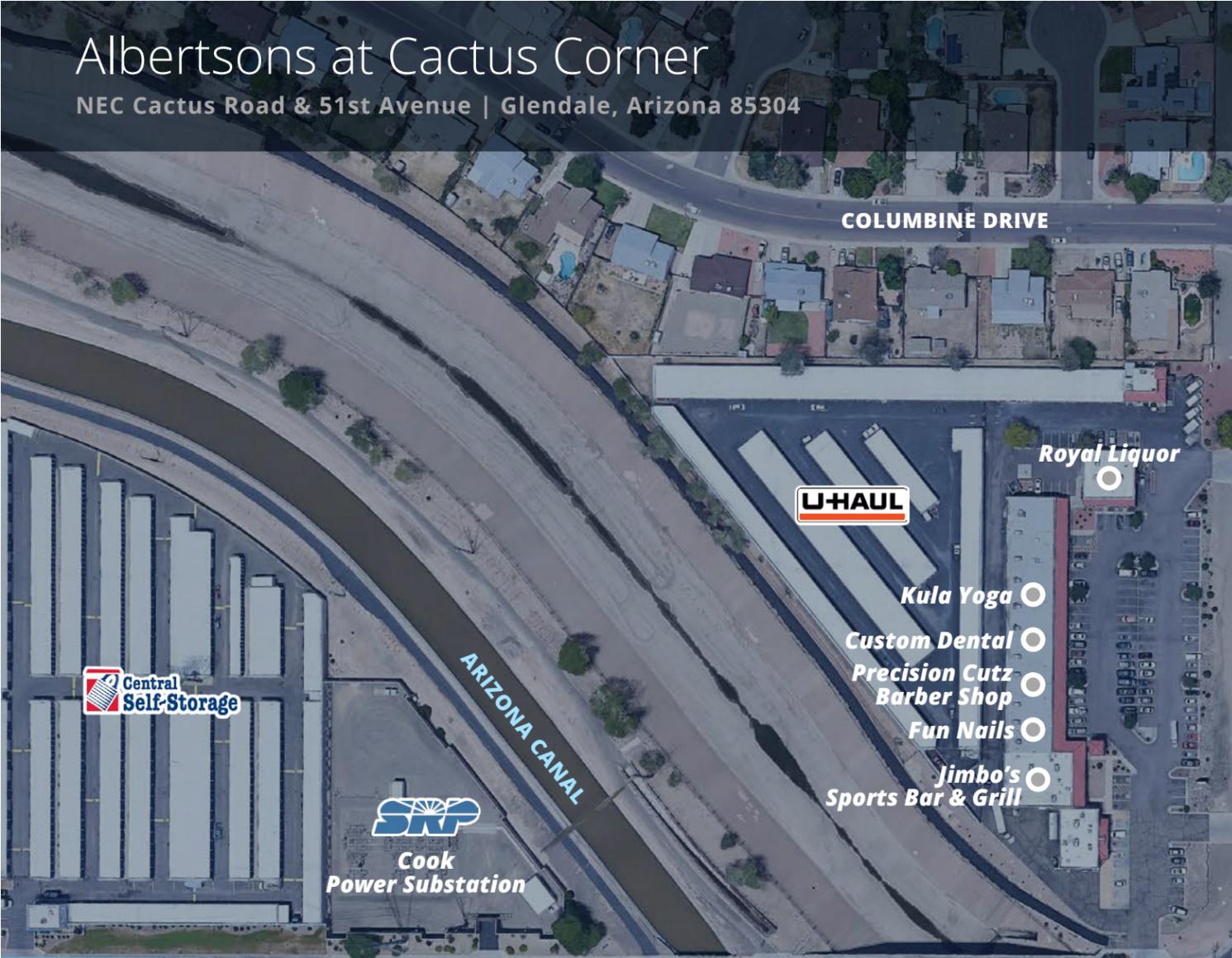


Site Plan

SUITE	TENANT	SF
5061-1	AVAILABLE (February 2027)	±1,500 SF
5061-3&6	Humana CenterWell	±5,650 SF
5026-2	Subway	±1,300 SF
5026-4	Nationwide Vision Center	±1,733 SF
5026-6	Insurance	±534 SF
5026-8	Hungry Howies Pizza	±975 SF
5026-10	Chinese Food	±1,300 SF
5036-2&4	Title Loans	±4,000 SF
5036-6	Stop & Go Driving School	±1,200 SF
5036-8	Pipes & Cigars	±900 SF
5036-10	Labelle Nails & Spa	±900 SF
5036-12	AVAILABLE Hair Salon	±1,200 SF
5044-2,4,6&8	Autism FITS Academy	±11,800 SF
12251	Big Brand & Tire Service	±4,000 SF
Parcel 2	Albertsons (NOT A PART)	±63,795 SF
Parcel 4	McDonald's (NOT A PART)	±2,633 SF
TOTAL SF		±103,420 SF

Albertsons at Cactus Corner

NEC Cactus Road & 51st Avenue | Glendale, Arizona 85304



COLUMBINE DRIVE



Royal Liquor

Kula Yoga

Custom Dental

Precision Cutz Barber Shop

Fun Nails

Jimbo's

Sports Bar & Grill



CACTUS ROAD
32,750 VPD '25

51ST AVENUE
27,916 VPD '25



COLUMBINE DRIVE



Motor Vehicle Office



CACTUS ROAD
32,206 VPD '25

50TH AVENUE

49TH DRIVE

WETHERSFIELD ROAD



SHAW BUTTE DRIVE

52ND DR

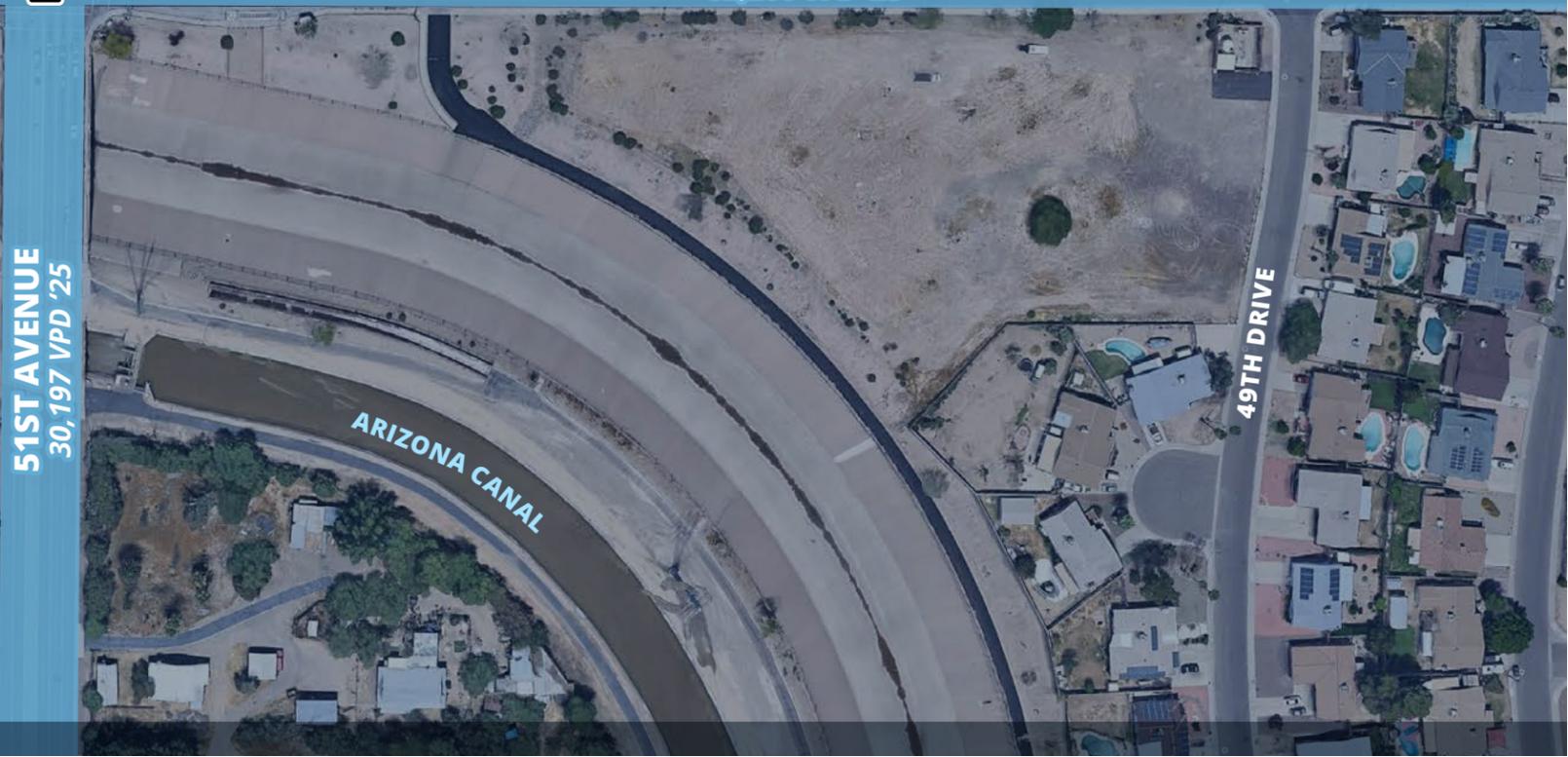
PARADISE DRIVE

52ND DR

DESERT HILLS DR

SHAW BUTTE DRIVE

52ND LANE



51ST AVENUE
30,197 VPD '25

ARIZONA CANAL

49TH DRIVE

Albertsons at Cactus Corner

NEC Cactus Road & 51st Avenue | Glendale, Arizona 85304





Area Snapshot

1 MILE

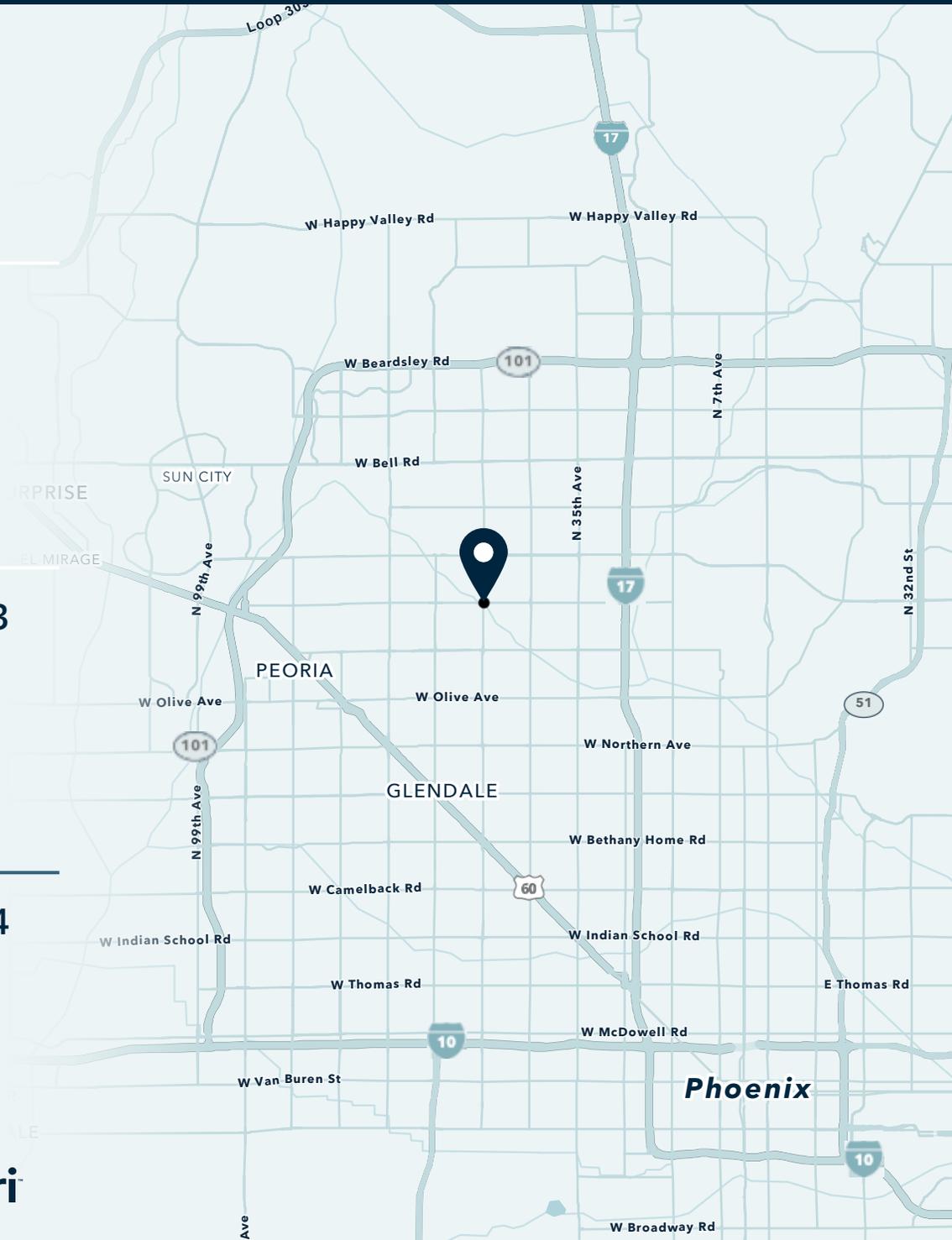
18,940 2025 Population	18,774 2030 Population	\$104,754 Average Household Income	12,455 Daytime Population
----------------------------------	----------------------------------	--	-------------------------------------

3 MILES

161,727 2025 Population	162,074 2030 Population	\$97,946 Average Household Income	133,503 Daytime Population
-----------------------------------	-----------------------------------	---	--------------------------------------

5 MILES

430,659 2025 Population	436,609 2030 Population	\$91,999 Average Household Income	392,574 Daytime Population
-----------------------------------	-----------------------------------	---	--------------------------------------



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



3131 E Camelback Rd, Suite 110
Phoenix, AZ 85016
602.682.6000

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.