



FOR LEASE

Greenway Promenade

5930 W GREENWAY RD

Glendale, AZ 85306

PRESENTED BY:

RICHARD LEWIS JR.

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------|---------------------|
| LEASE RATE: | \$16.00 SF/yr (NNN) |
| NNN RATE: | \$6.35 PSF |
| BUILDING SIZE: | 62,949 SF |
| AVAILABLE SF: | 961 - 2,897 SF |
| YEAR BUILT: | 1988 |
| ZONING: | C-2 |
| TRAFFIC COUNT: | 40,000 |

PROPERTY HIGHLIGHTS

- Well-established Neighborhood Retail Center in Glendale, AZ
- Diverse Tenant Mix | Regional & Local Tenants
- Arrowhead Ranch Submarket
- Strong Growth & Substantial New Development in Surrounding Area
- Directly Adjacent to Arizona Christian University
- Near ASU West Campus & Grand Canyon University

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PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors, on behalf of the Owner, is pleased to offer for lease the last remaining vacancies at Greenway Promenade. The vacancies represent several unique opportunities within the center. Suite 2 totals $\pm 2,272$ of leasable space on the eastern side of the property near 59th Ave. While Suite 10 is suitable for smaller operators, at ± 964 SF. Suites 19, 20/21 represent a combined $\pm 2,897$ SF of space on the western side of the complex near the Greenway Rd entrance. Suites 20 and 21 are currently combined with a shared wall to suite 19, providing the remainder of the available space.

LOCATION DESCRIPTION

Greenway Promenade is located in the city of Glendale, north of the historic downtown area. The property is within the Arrowhead submarket, which has seen positive growth over the last decade. Offering road frontage along both Greenway Road and 59th Avenue, as well as close proximity to the I-17, US-60, and Loop-101 freeways. Popular attractions around the property include Arizona State University West Campus, Grand Canyon University, Glendale Community College, shops at Arrowhead Towne Center, and Peoria Sports Complex (P83), home to spring training for the Seattle Mariners and San Diego Padres.

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Suite 19

Suite 20

Suite 21

Suite 10

Suite 2

LEASE SPACES

LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|------------|
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 961 - 2,897 SF | LEASE RATE: | \$16 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|---------------|-----------|------------------|------------|---------------|
| ■ Suite 2 | Available | 2,272 SF | NNN | \$16.00 SF/yr |
| ■ Suite 10 | Available | 964 SF | NNN | \$16.00 SF/yr |
| ■ Suite 19 | Available | 961 - 2,897 SF | NNN | \$16.00 SF/yr |
| ■ Suite 20/21 | Available | 1,936 - 2,897 SF | NNN | \$16.00 SF/yr |



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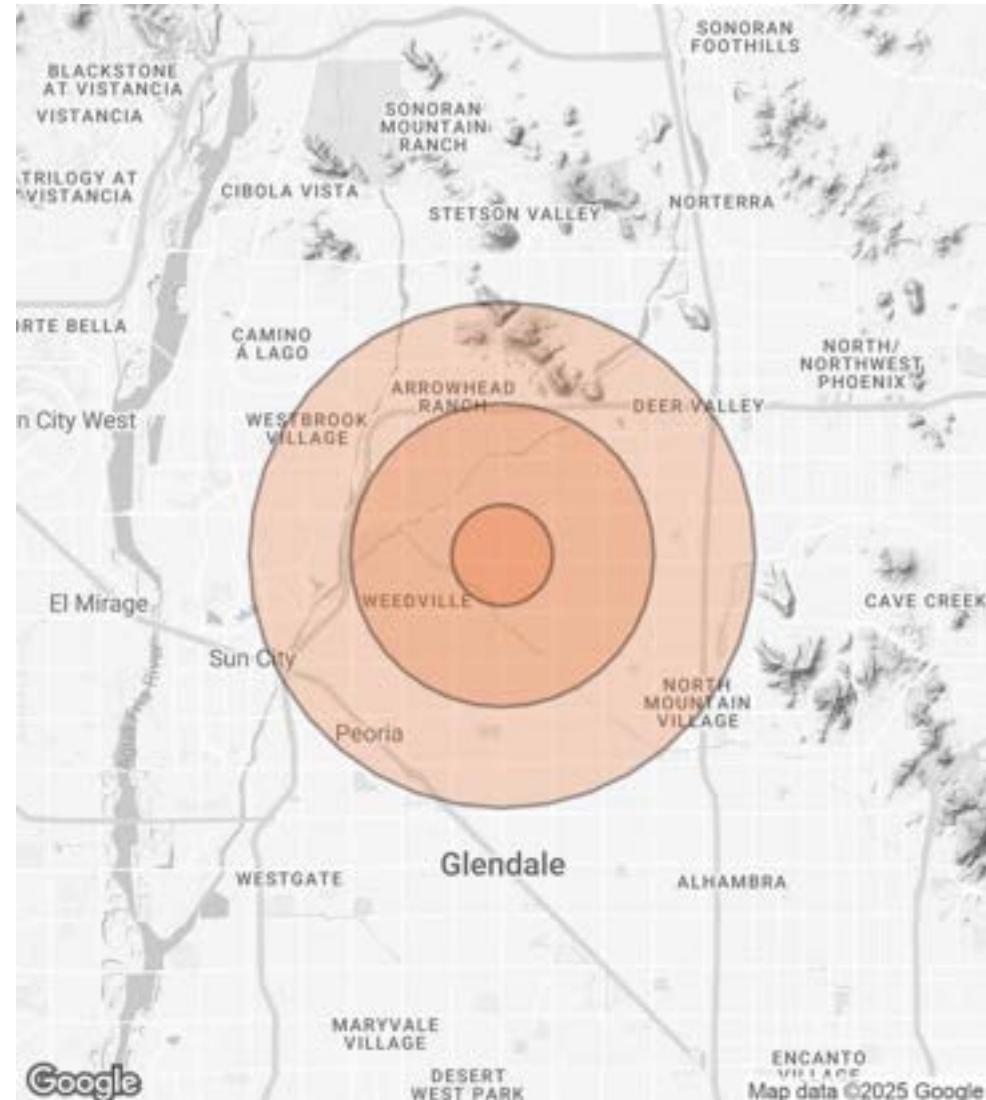
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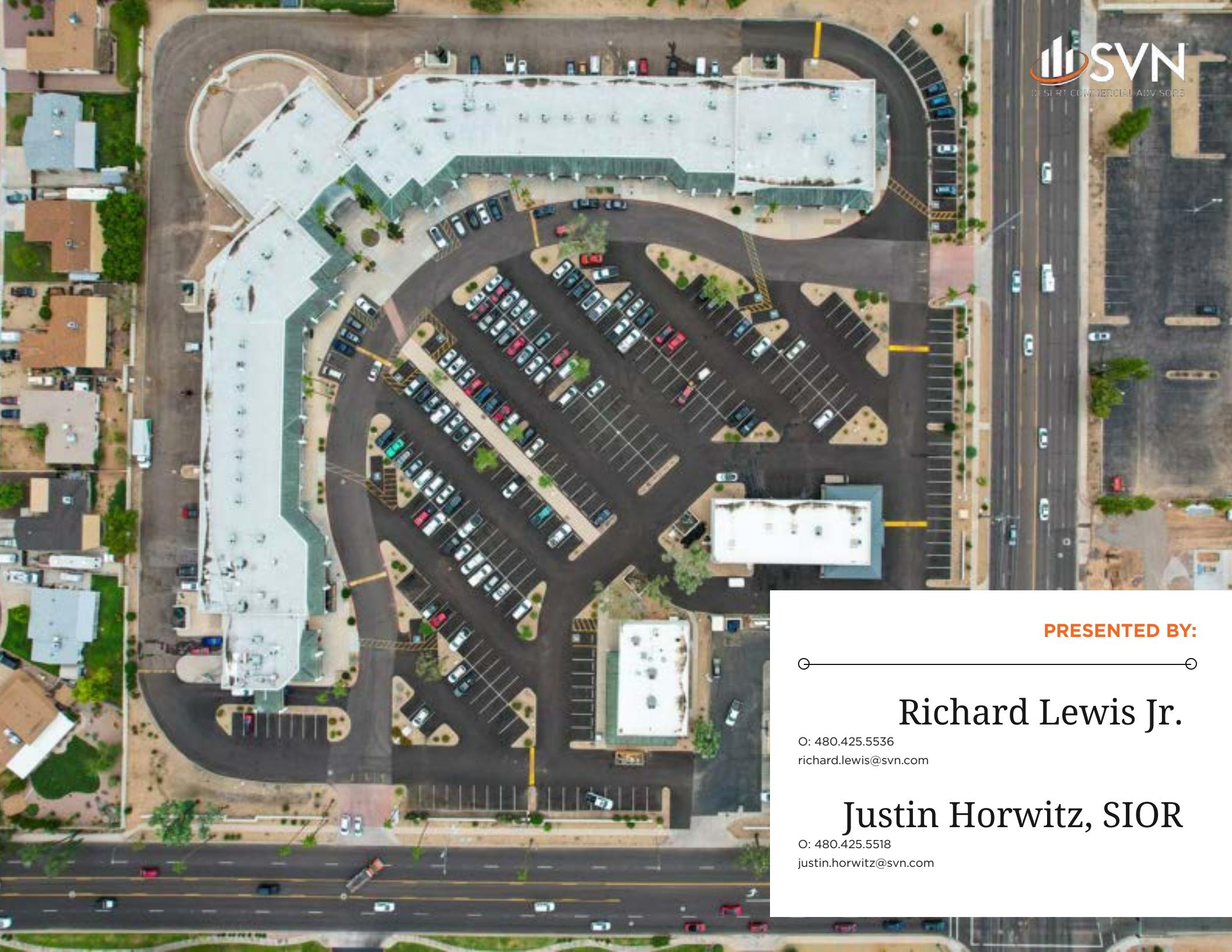
DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 13,306 | 115,277 | 339,023 |
| AVERAGE AGE | 36.3 | 36.7 | 36.7 |
| AVERAGE AGE (MALE) | 34.0 | 34.9 | 35.2 |
| AVERAGE AGE (FEMALE) | 39.0 | 38.9 | 38.2 |
| HOUSEHOLDS & INCOME | | | |
| | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 5,163 | 41,572 | 125,492 |
| # OF PERSONS PER HH | 2.6 | 2.8 | 2.7 |
| AVERAGE HH INCOME | \$67,322 | \$76,341 | \$71,498 |
| AVERAGE HOUSE VALUE | \$237,774 | \$292,874 | \$244,273 |

* Demographic data derived from 2020 ACS - US Census



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