

**FOR LEASE**

# Greenway Promenade

**5930 W GREENWAY RD**

Glendale, AZ 85306

**PRESENTED BY:**

**RICHARD LEWIS JR.**

O: 480.425.5536

richard.lewis@svn.com

**JUSTIN HORWITZ, SIOR**

O: 480.425.5518

justin.horwitz@svn.com





## 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  $\pm 964$  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 10

Suite 2

Suite 19

Suite 20

Suite 21

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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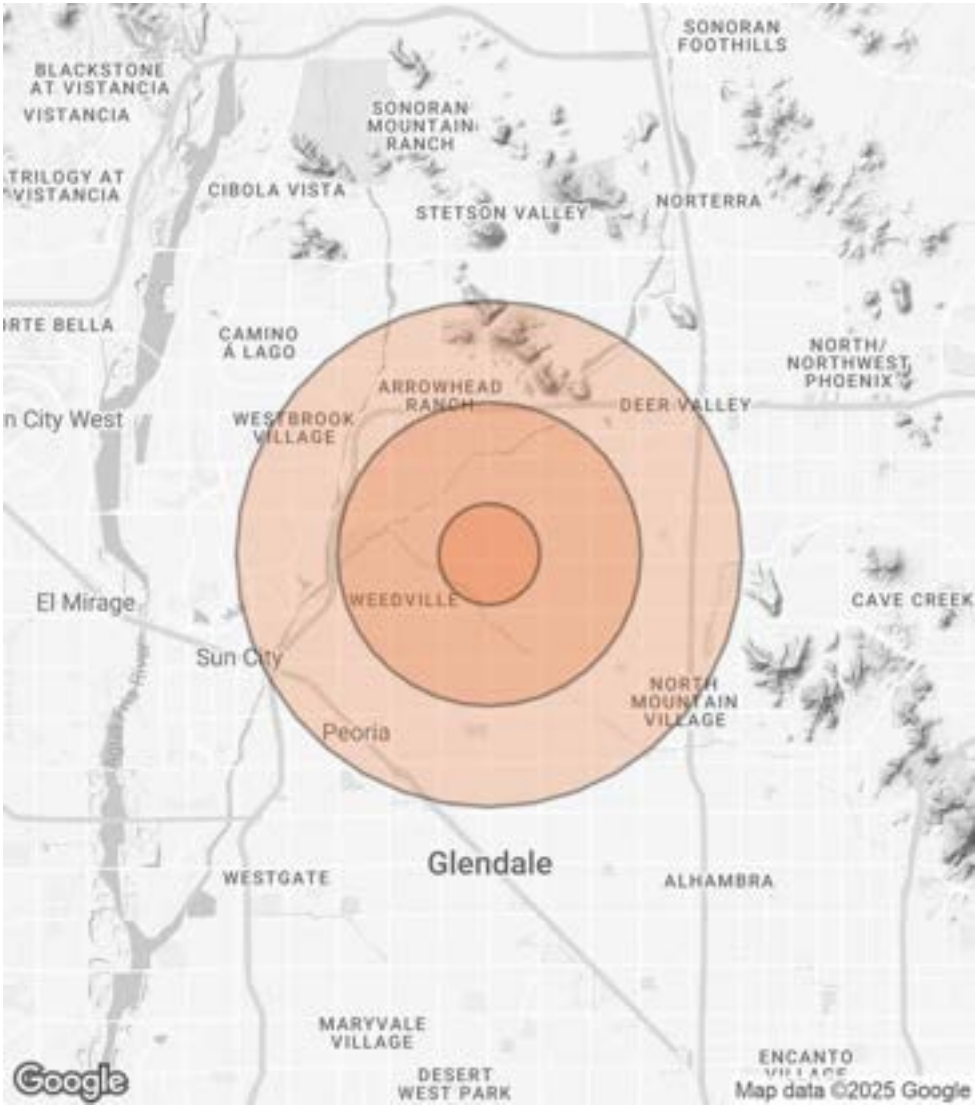


# DEMOGRAPHICS MAP & REPORT

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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