

NWC 99th Ave & Glendale Ave

Glendale, AZ 85305

Only ONE (1) Space Left! Join Red Cross, Lavish Nails & Rock N Roll Sushi!

NOT TO SCALE
SOURCE: ADOT

Alliance MultiFamily

Garrett Co MultiFamily

DESERT RIVER BLVD

Dignity Health.

CREDIT UNION WEST

Proposed 400+ MultiFamily Development

GLENDALE PARK & RIDE

Loop 101

Loop 101 ±107,441 VPD

99th Ave. ±4,888 VPD

RETAIL SHOP SPACE ±12,000 SF BUILT IN SHELL CONDITION

PAD AVAILABLE

ARCO

Glendale Ave. ±21,045 VPD

EJF FLIPPY

Pleasant PEDIATRICS



The Entertainment District





Demographics	±1 Mile	±3 Mile	±5 Mile	±10 Miles
2021 Population - Current Year Estimate	1,912	81,750	327,045	1,204,164
2026 Population - Five Year Projection	2,276	91,510	351,720	1,285,078
2010-2021 Annual Population Growth Rate	3.60%	1.47%	1.15%	1.06%
2021-2026 Annual Population Growth Rate	3.55%	2.28%	1.47%	1.31%
2021 Average Household Income	\$72,261	\$75,270	\$68,506	\$71,772
2026 Average Household Income	\$82,334	\$87,175	\$78,878	\$82,355
2021 Businesses	239	1,370	5,068	24,265
2021 Employees	4,890	19,441	66,221	342,488

Property Highlights



Only ONE (1) space left.....Just signed Red Cross, Lavish Nails and Rock n Roll Sushi!!



1/2 Mile to Loop 101



±1,095,124 Daytime Population within 10 Miles

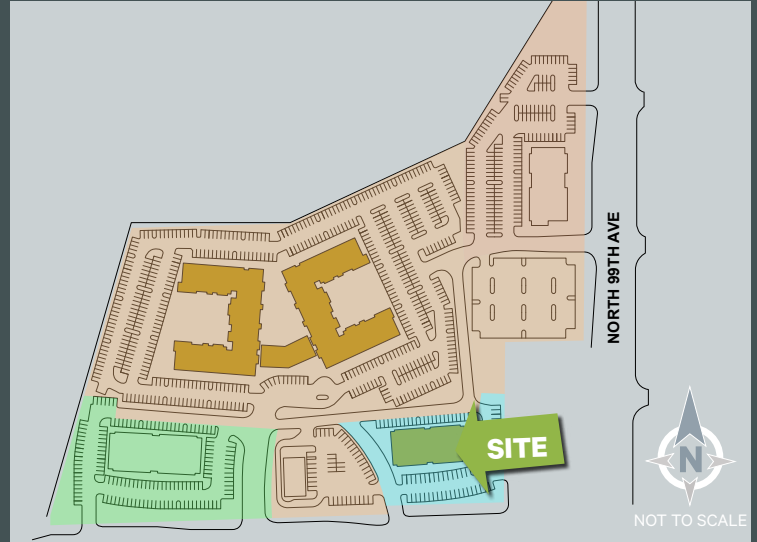


Multi-Family Density with New Production on the Horizon



Less than One Mile to:

- Westgate
- Gila River Arena
- University of Phoenix Stadium
- Tanger Outlets
- Cabela's
- Spring Training Baseball



Contact Us

R. Max Bippus

Senior Vice President
+1 602 735 5518
max.bippus@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.