

GLENDALE SQUARE

5102 W PEORIA AVENUE | GLENDALE, AZ 85302



FOR LEASE

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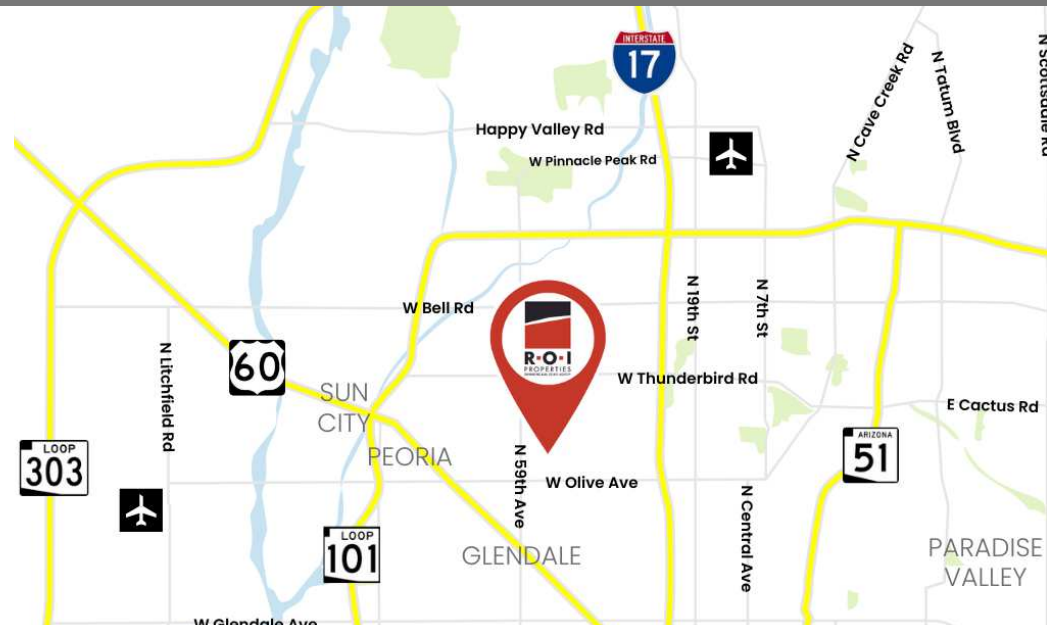
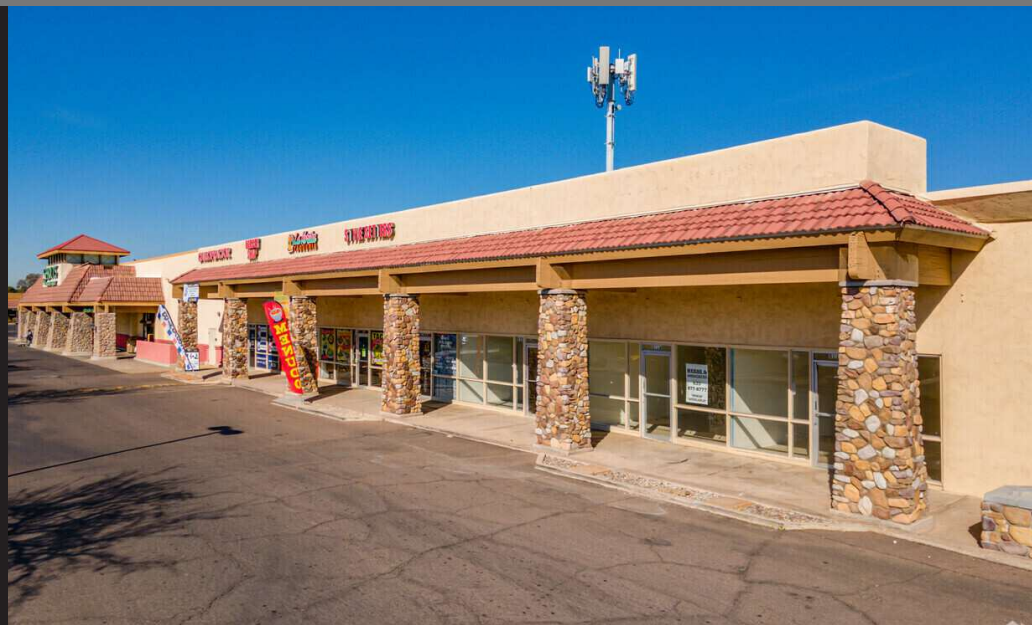
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



RETAIL SUITES AVAILABLE-BUSY GLENDALE LOCATION

5102 WEST PEORIA AVENUE, GLENDALE, AZ 85302

FOR LEASE



OFFERING SUMMARY

Lease Rate:	Withheld
Space/Building Size:	900-3,300 SF
Price/SF:	Inquire with Agent
Zoning:	C-2

PROPERTY OVERVIEW

Three contiguous suites, totaling 3,300 square feet, are now available in the thriving Glendale Square, located in the rapidly growing Glendale submarket. Ideal for a range of retailers, these suites offer flexible leasing options from 900 to 3,300 square feet. The property boasts prime visibility on the busy corner of 51st Avenue and Peoria, with exposure to high foot and vehicle traffic. Tenants benefit from strong co-tenancy with local, regional, and national brands, plus a high-density residential area of single- and multi-family homes nearby. The landlord is offering an attractive tenant improvement (TI) package to qualified tenants!

PROPERTY HIGHLIGHTS

- Dense, high traffic area
- Great T.I. Package for qualified tenants
- Flexible suite sizes ranging 900 to 3,300 SF
- Close proximity to Loop 101 and SR-51

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DIVERSIFIED TENANT MIX-ENDCAP AVAILABLE

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FOR LEASE



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HIGH TRAFFIC LOCATION ON BUSY CORNER

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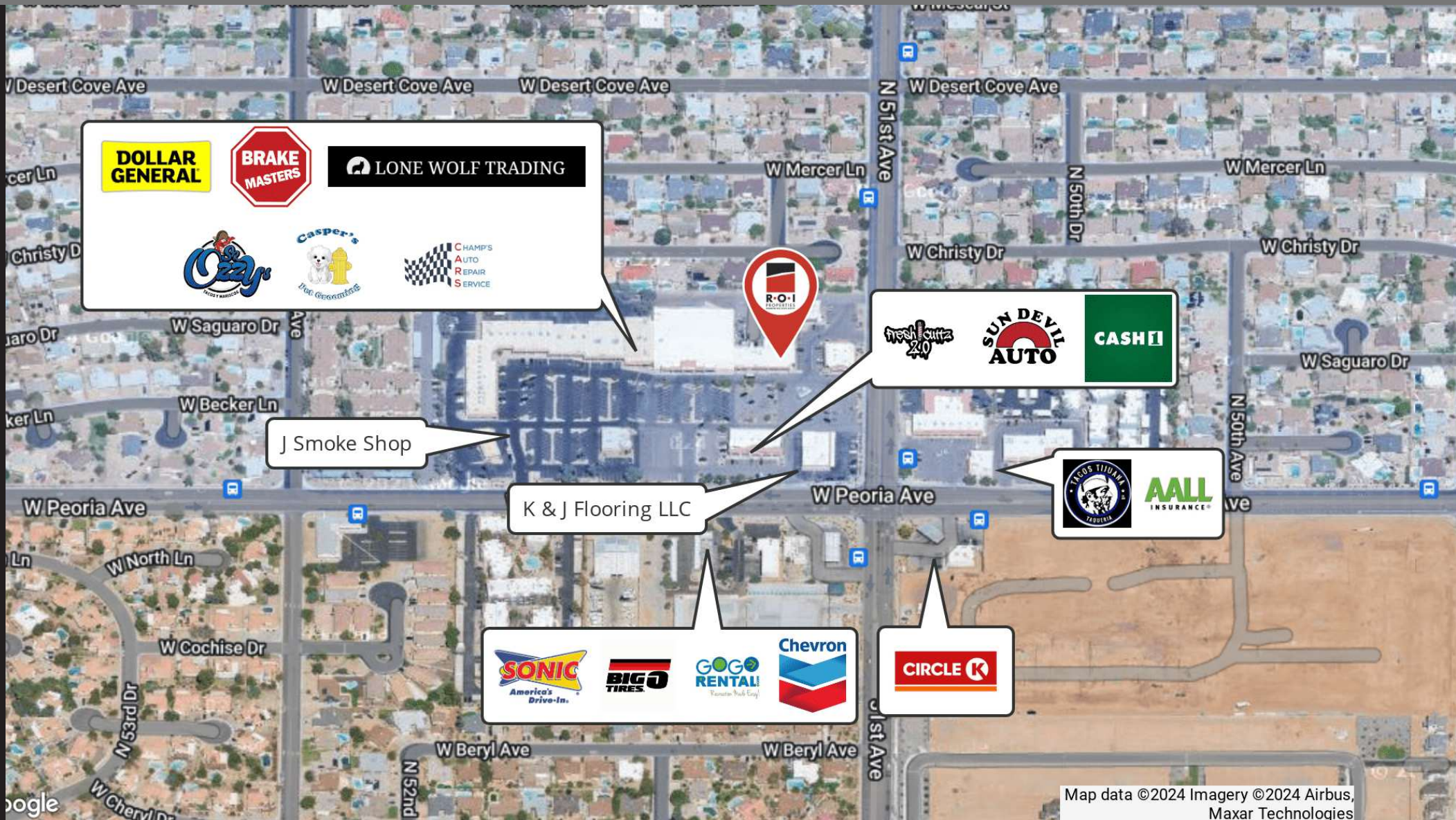
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DENSE INFILL LOCATION

5102 WEST PEORIA AVENUE, GLENDALE, AZ 85302

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1-MILE DEMOGRAPHICS

5102 WEST PEORIA AVENUE, GLENDALE, AZ 85302

FOR LEASE

DEMOGRAPHIC SUMMARY

5102 West Peoria Avenue, Glendale, Arizona, 85302

Ring of 1 mile

KEY FACTS

20,492

Population



7,267

Households

38.9

Median Age

\$64,020

Median Disposable Income

EDUCATION

8%

No High School Diploma



26%

High School Graduate



39%

Some College



27%

Bachelor's/Grad/Prof Degree

INCOME



\$80,030

Median Household Income



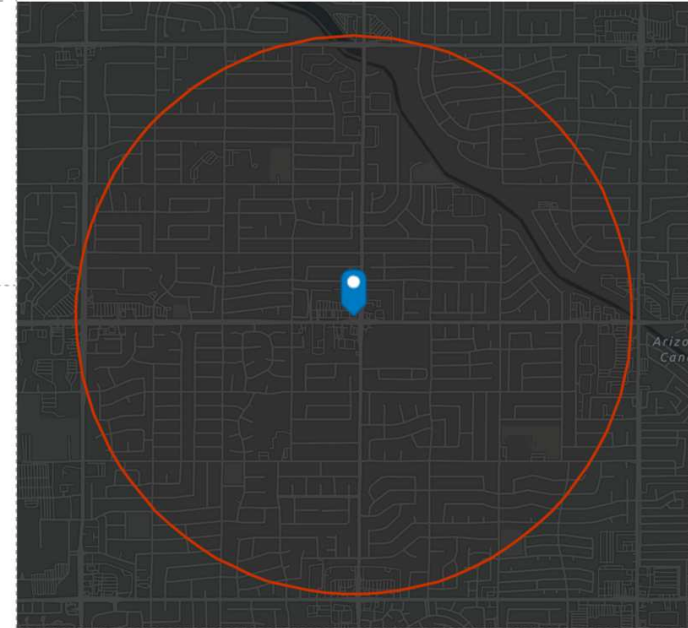
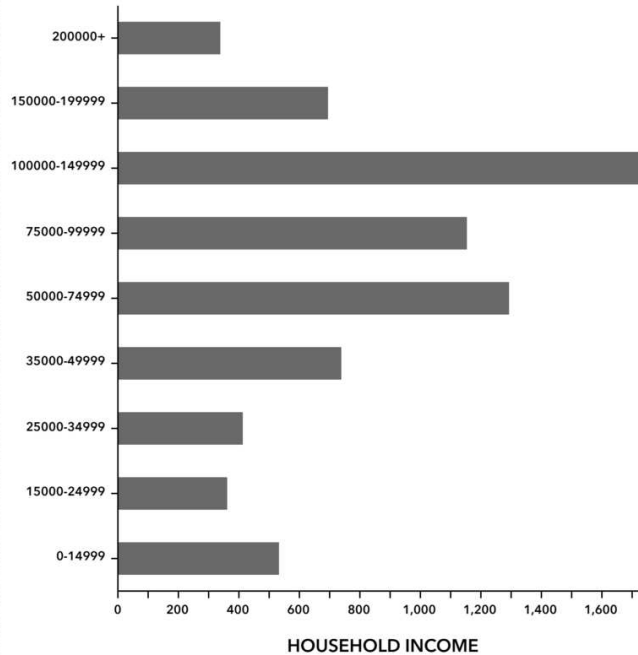
\$32,995

Per Capita Income



\$262,342

Median Net Worth



EMPLOYMENT



61%

White Collar



25%

Blue Collar



19%

Services

5.3%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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3-MILE DEMOGRAPHICS

5102 WEST PEORIA AVENUE, GLENDALE, AZ 85302

FOR LEASE

DEMOGRAPHIC SUMMARY

5102 West Peoria Avenue, Glendale, Arizona, 85302

Ring of 3 miles

KEY FACTS

175,589

Population



63,476

Households

36.7

Median Age

\$55,871

Median Disposable Income

EDUCATION

12%

No High School Diploma



30%

High School Graduate



34%

Some College



23%

Bachelor's/Grad/Prof Degree

INCOME



\$68,047

Median Household Income



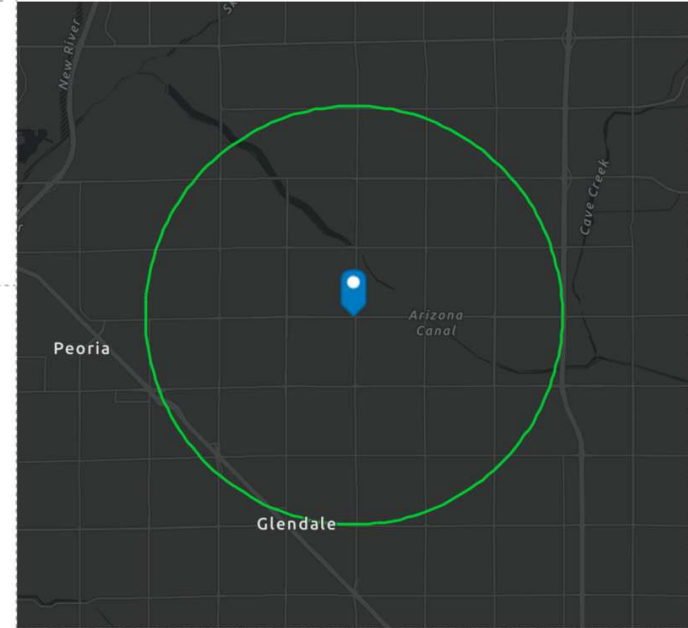
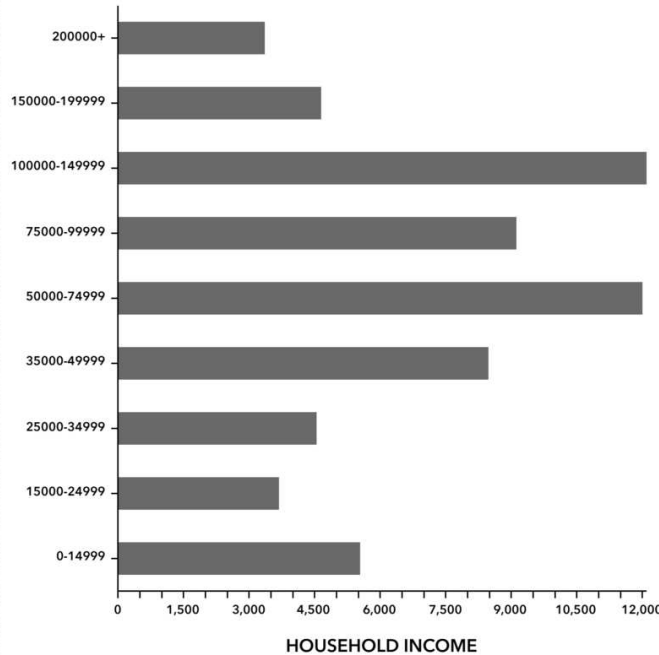
\$31,868

Per Capita Income



\$163,027

Median Net Worth



EMPLOYMENT



59%

White Collar



26%

Blue Collar



18%

Services

4.6%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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