

BRITTANY SQUARE

6666 W Peoria Avenue, Glendale, AZ 85302



OFFERING SUMMARY

NUMBER OF UNITS:	20
AVAILABLE SF:	1,579 - 3,203 SF
LEASE RATE:	Negotiable
LOT SIZE:	5.23 Acres
YEAR BUILT:	1986
BUILDING SIZE:	49,044 SF
ZONING:	C-2

PROPERTY OVERVIEW

Brittany Square is a +/-49,004 square foot retail center located at the major, signalized, intersection of 67th Avenue and Peoria Avenue. Situated on approximately 5.23 acres, there is ample on-site parking and monument signage available. Major retailers in the area include Walmart Neighborhood Market, Starbucks, Chase Bank, Goodwill, Autozone, Burger King and Frederico's Restaurant.

PROPERTY HIGHLIGHTS

- High Traffic Center
- Monument and Facial Signage
- Great Mix of Strong Local and National Tenants

KW COMMERCIAL
16165 N 83rd Avenue Suite
200 Peoria, AZ 85382

TOM KOLB
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR LEASE

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UNIT	TENANT NAME
PAD J	All Valley Car Care
101	Medisol Pharmacy
102	Kamara Services
103	Golden Chalice Tattoo
104	Marino's Bar
106	Peoria Spa
107	AVAILABLE
110-111	Pleasant Pediatrics
113	Student Choice High
114	Logan Chiropractic
115	AVAILABLE
116	Pure Essence Studios
117	Lifetime Smiles Dentistry
118	D&Y Chinese Restaurant
121	Farmers Insurance
122	Acoma Veterinary
124	Barber Academy
126	Artisan Martial Arts
127	Cricket Cellular
128	Smoke Shop

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
107	Office/Retail	Negotiable	NNN	3,203	Negotiable	2 Private Bathrooms
115	Office/Retail	Negotiable	NNN	1,679	Negotiable	Shell Space

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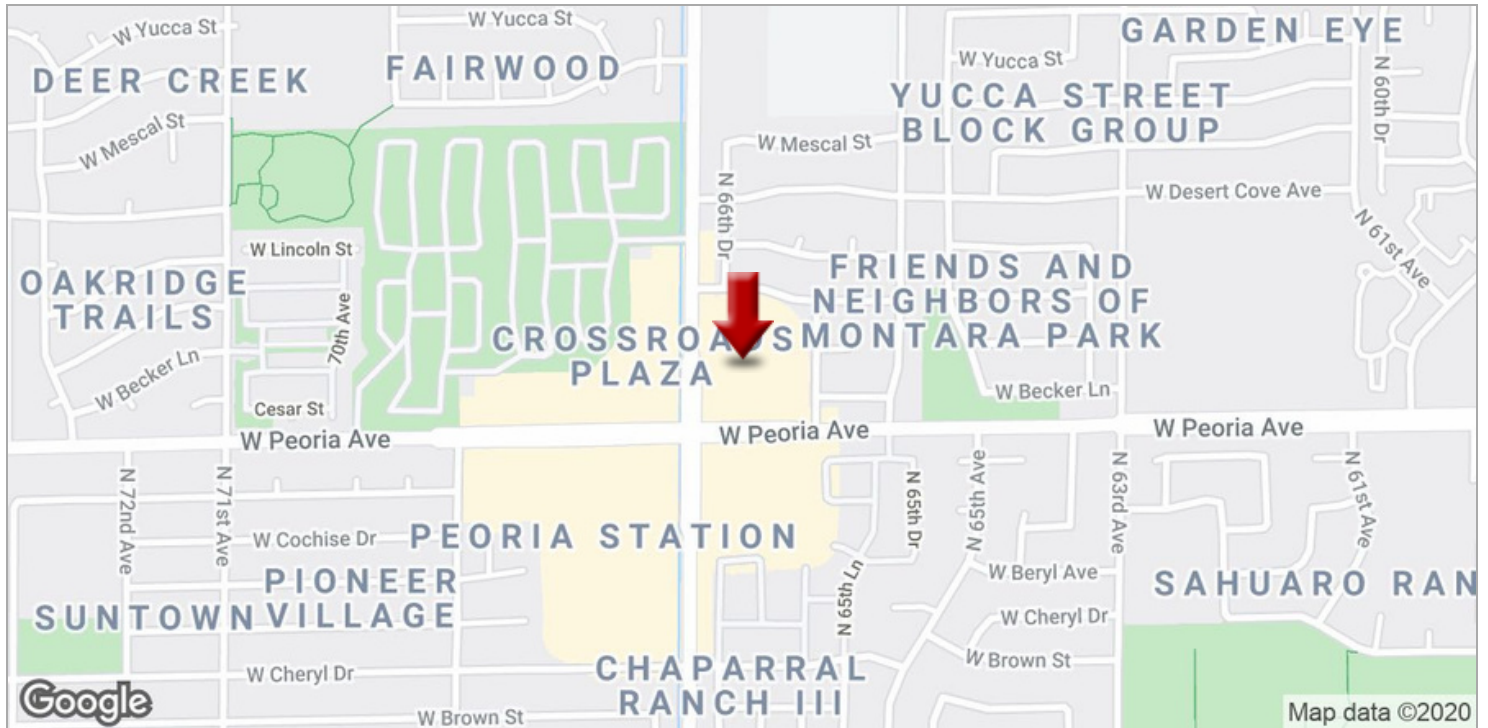
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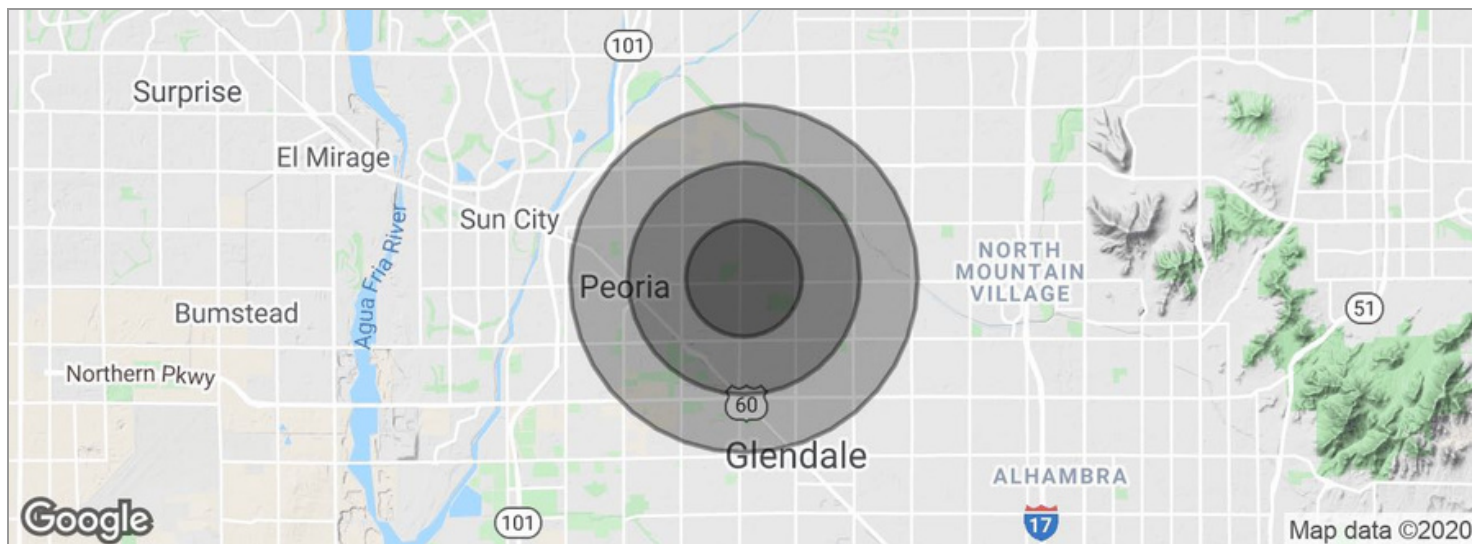
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,834	66,051	138,591
Median age	33.1	34.4	34.1
Median age (male)	31.2	32.5	32.5
Median age (Female)	34.6	36.1	35.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,594	23,343	48,903
# of persons per HH	2.9	2.8	2.8
Average HH income	\$61,794	\$64,067	\$64,482
Average house value	\$170,384	\$210,228	\$223,589

* Demographic data derived from 2010 US Census

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