

NEW SHOP SPACE & PAD AVAILABLE

CBRE

# NWC 99<sup>th</sup> Ave & Glendale Ave

Glendale, AZ 85305

±13,000 SF DELIVERY COMING SOON





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# The Entertainment District





# Site Plan



Demographics	±1 Mile	±3 Mile	±5 Mile	±10 Miles
2024 Population - Current Year Estimate	2,260	93,304	344,452	1,265,018
2029 Population - Five Year Projection	2,554	105,798	365,939	1,315,390
2020-2024 Annual Population Growth Rate	5.16%	3.56%	1.31%	1.11%
2024-2029 Annual Population Growth Rate	2.48%	2.55%	1.22%	0.78%
2024 Average Household Income	\$96,769	\$96,223	\$89,814	\$93,231
2029 Average Household Income	\$114,373	\$116,131	\$108,420	\$111,699
2024 Businesses	301	1,479	5,464	25,806
2024 Employees	7,287	22,370	74,652	363,834

## Property Highlights



100% leased - Future Retail Building with Rock N Roll Sushi, Red Cross, Lavish Nails & Ortho Arizona



1/2 Mile to Loop 101



±1,265,018 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

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