

RETAIL SHOPS SPACE WITH DRIVE-THRU OPPORTUNITY

AVAILABLE FOR LEASE

SWC 75th Ave & Bethany Home Rd | Glendale, AZ



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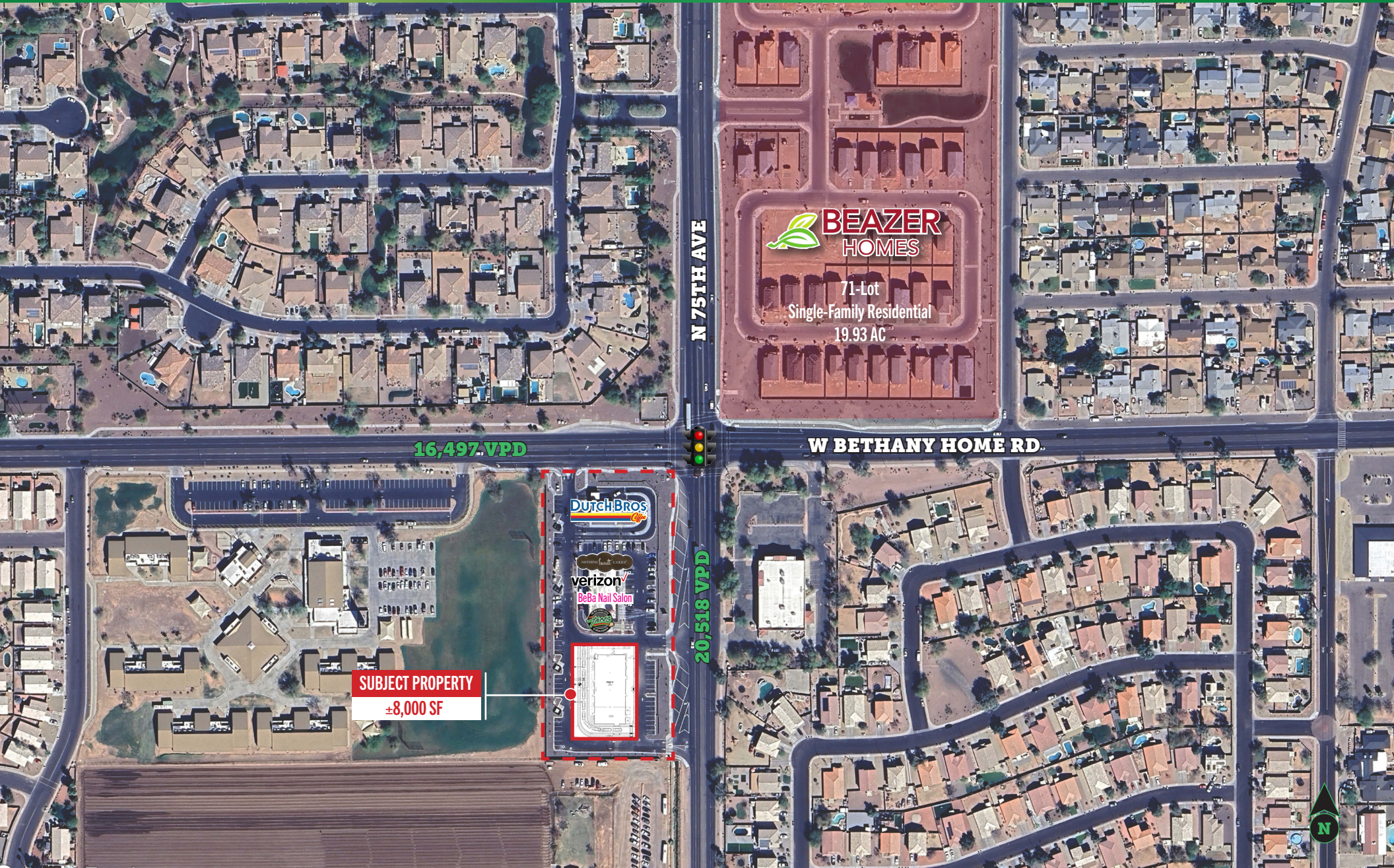
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DIVERSIFIED PARTNERS
Nationwide Real Estate Services

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PROPERTY HIGHLIGHTS

- Shops space with a drive-thru available for lease!
- Seeking restaurant and retail service tenants including insurance, salons, shipping, QSR, etc.
- ±8,000 SF of shops space that can be demised to fit your needs
- Co-tenants include Dutch Bros, Nothing Bundt Cakes, Verizon, Cali Tacos and BeBa Nails
- Site is Pad ready with offsites and onsites completed
- C-1 Zoning
- Contact Delaney McGroarty for more details!

AREA ATTRACTIONS



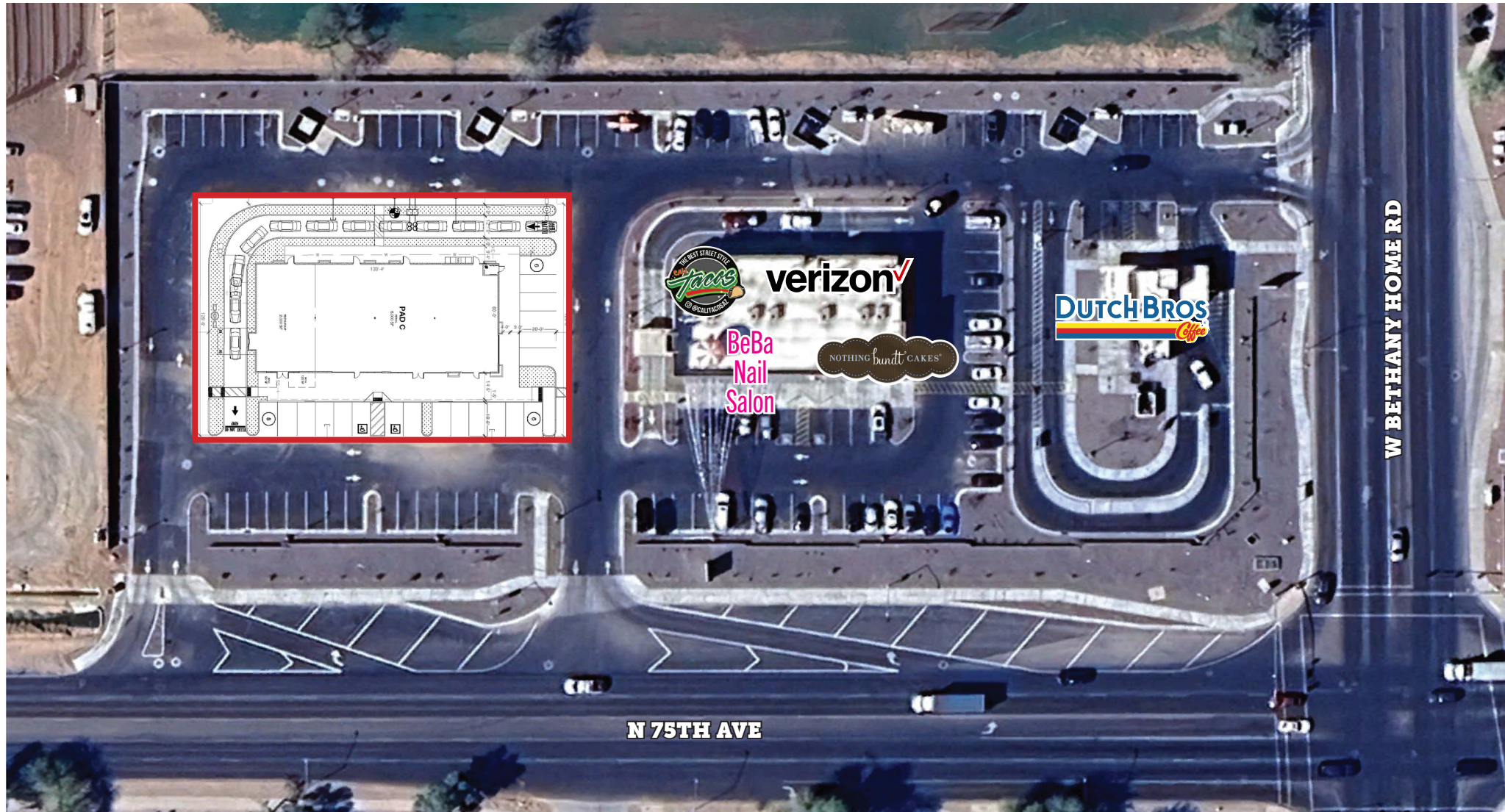
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SITE PLAN

±8,000 SF of Shops Space and an Endcap Drive-thru available for Lease! Units can be demised to fit your needs!



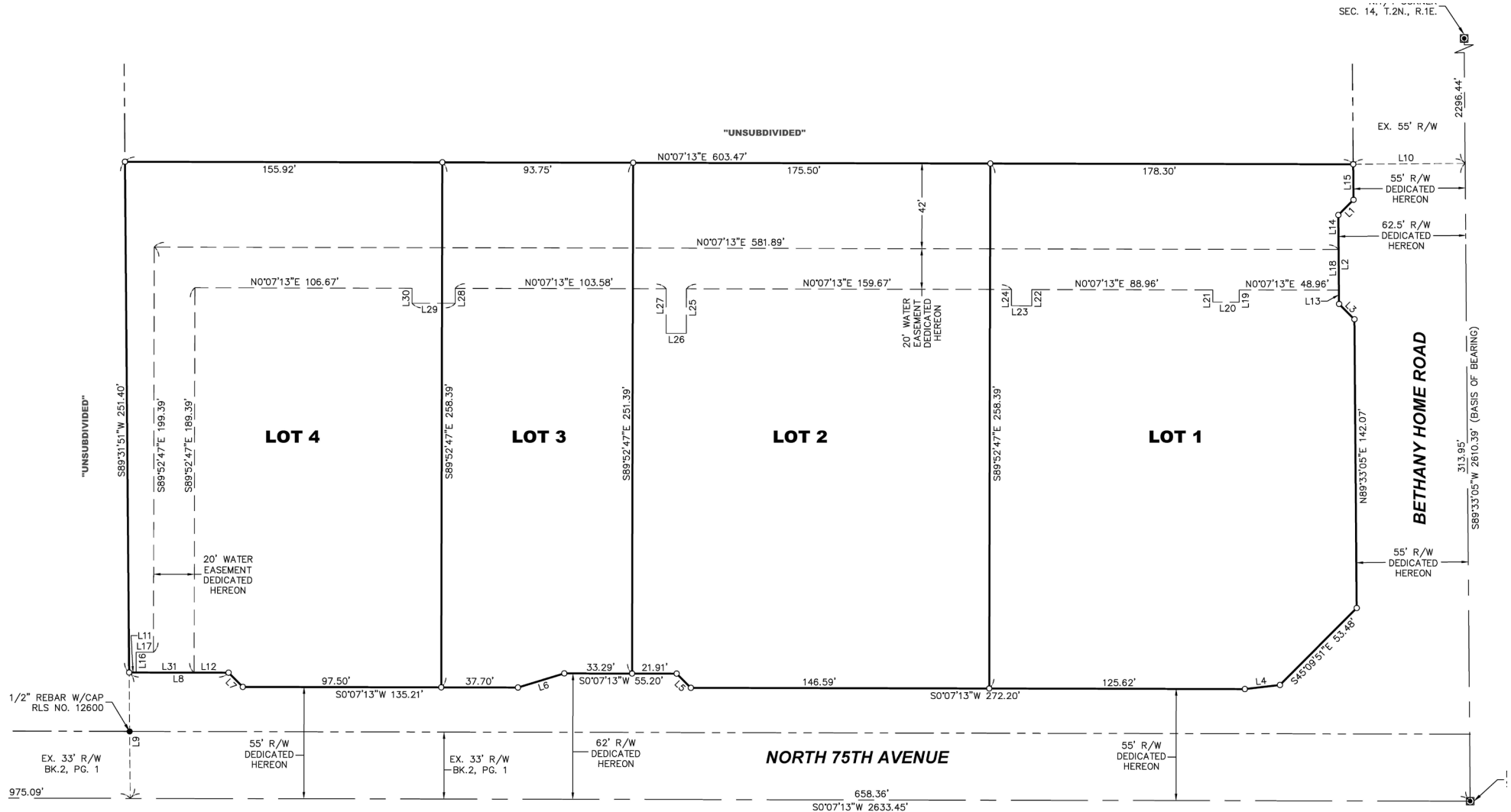
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FINAL PLAT



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TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
TOTAL HH EXPENDITURE	\$656.93 M	\$5.63 B	\$14.63 B
TOTAL NON-RETAIL	\$321.41 M	\$2.65 B	\$7.17 B
TOTAL RETAIL	\$335.52 M	\$2.72 B	\$7.46 B
ENTERTAINMENT	\$38.74M	\$318.28 M	\$866.18 M
FOOD & BEVERAGES	\$33.59 M	\$274.42 M	\$747.48 M

DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	20,892	175,936	466,356
PROJECTED POPULATION (2030)	20,533	175,903	466,362
AVERAGE HOUSEHOLD INCOME	\$101,071	\$88,970	\$88,540
DAYTIME POPULATION	6,674	76,130	212,126
MEDIAN AGE	31.4	30.2	31.5
TOTAL BUSINESSES	237	3,857	10,482

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
TOTAL HH EXPENDITURE	\$9,158	\$8,366	\$8,185
TOTAL NON-RETAIL	\$4,480	\$4,127	\$4,010
TOTAL RETAIL	\$4,677	\$4,238	\$4,175
ENTERTAINMENT	\$540	\$496	\$485
FOOD & BEVERAGES	\$468	\$428	\$418

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