

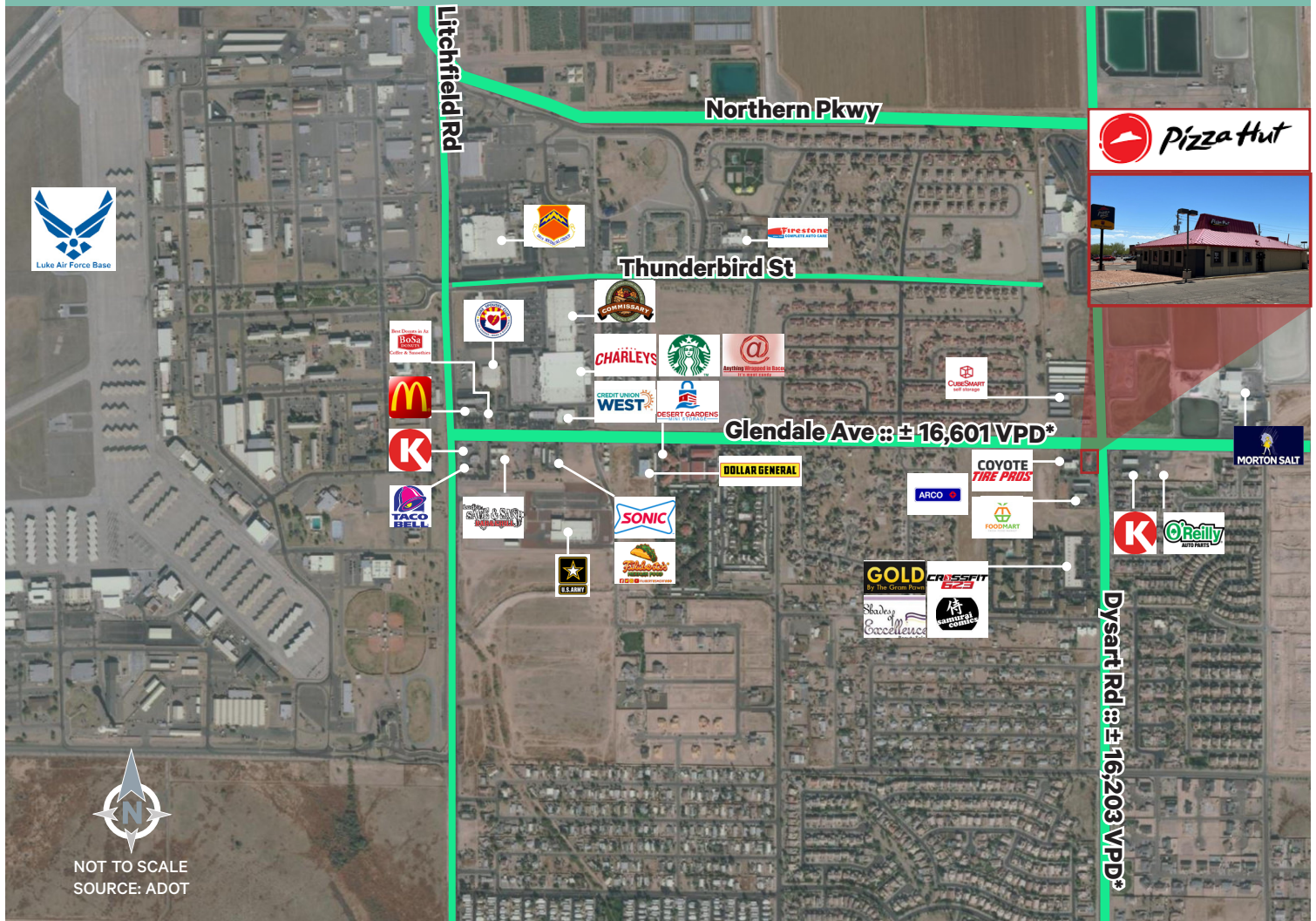
SWC Glendale Ave & Dysart Rd

13105 W Glendale Ave
Glendale, AZ 85307

Pad Coming Available

±2,605 SF Hard Corner Restaurant

*Please do not disturb tenant



***Please do not disturb tenant**



Property Highlights

- » ±2,605 SF Single Tenant Building
- » ±0.57 AC Lot/ ±24,972 SF
- » Zoned C-1
- » Pizza Hut's Lease expires 12/31/2026
- » Great Dysart Road location just south of Glendale Ave
- » Excellent Dysart Road visibility with strong monument signage
- » Strong infill location experiencing explosive new home growth
- » One mile east of Luke Air Force Base employment center

Traffic Counts

- Glendale Ave :: ±16,601 VPD
- Dysart Rd :: ± 16,203 VPD

Source: ADOT

Demographics	±1 Mile	±3 Miles	±5 Miles
2025 Population - Current Year Estimate	12,227	39,679	192,421
2030 Population - Five Year Projection	12,821	43,194	209,399
2025-2030 Annual Population Growth Rate	0.95%	1.71%	1.71%
2025 Average Household Income	\$110,483	\$127,990	\$115,013
2030 Average Household Income	\$120,140	\$141,712	\$130,592
2025 Businesses	140	705	3,059
2025 Employees	1,321	12,669	42,078

*Source: ESRI

Contact Us

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