

FOR LEASE

5051 NORTH 83rd AVENUE

Glendale, Arizona 85303



6,912 SF AVAILABLE

RARE FREE STANDING RETAIL BUILDING AVAILABLE

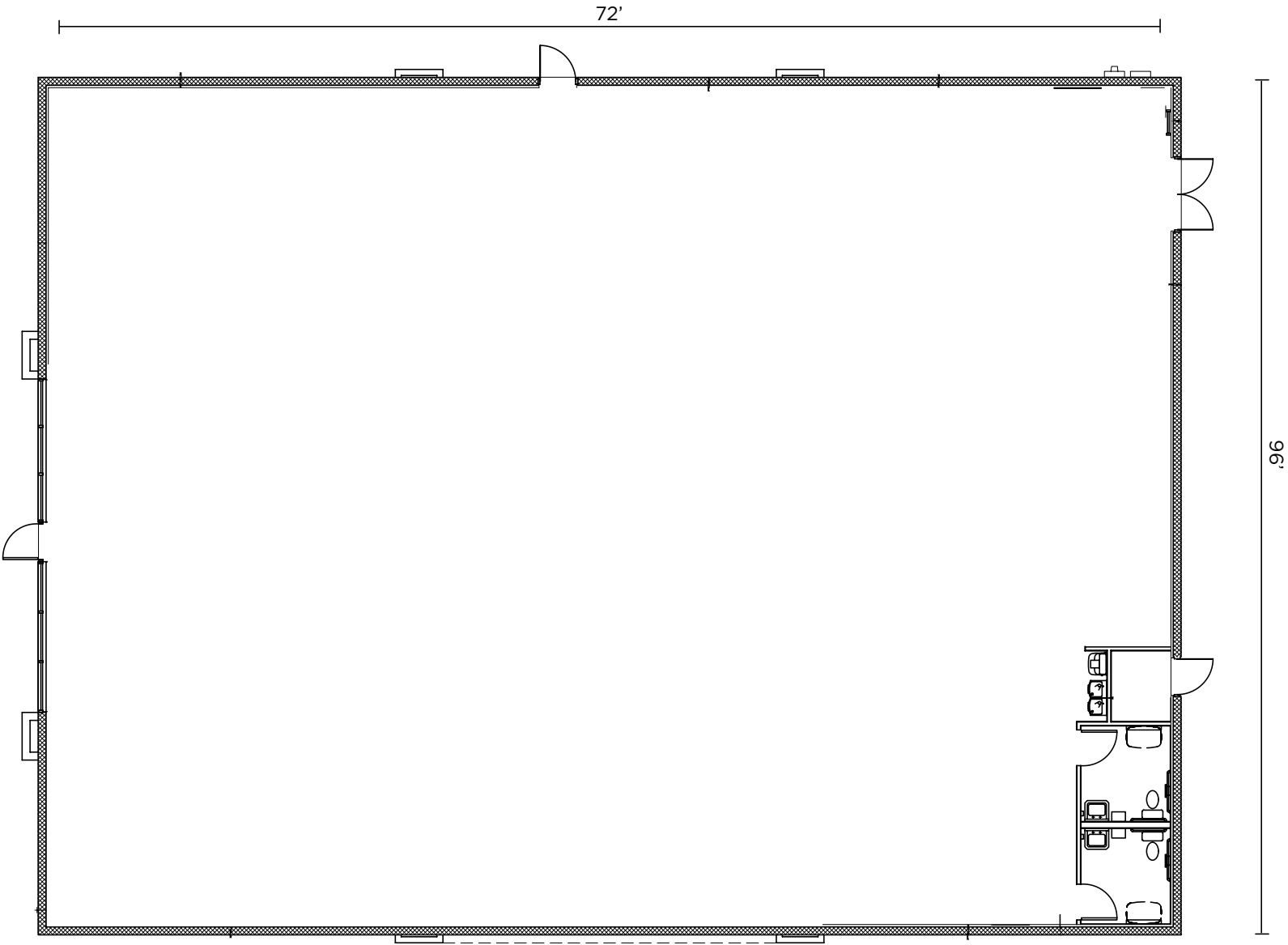
PROPERTY SUMMARY



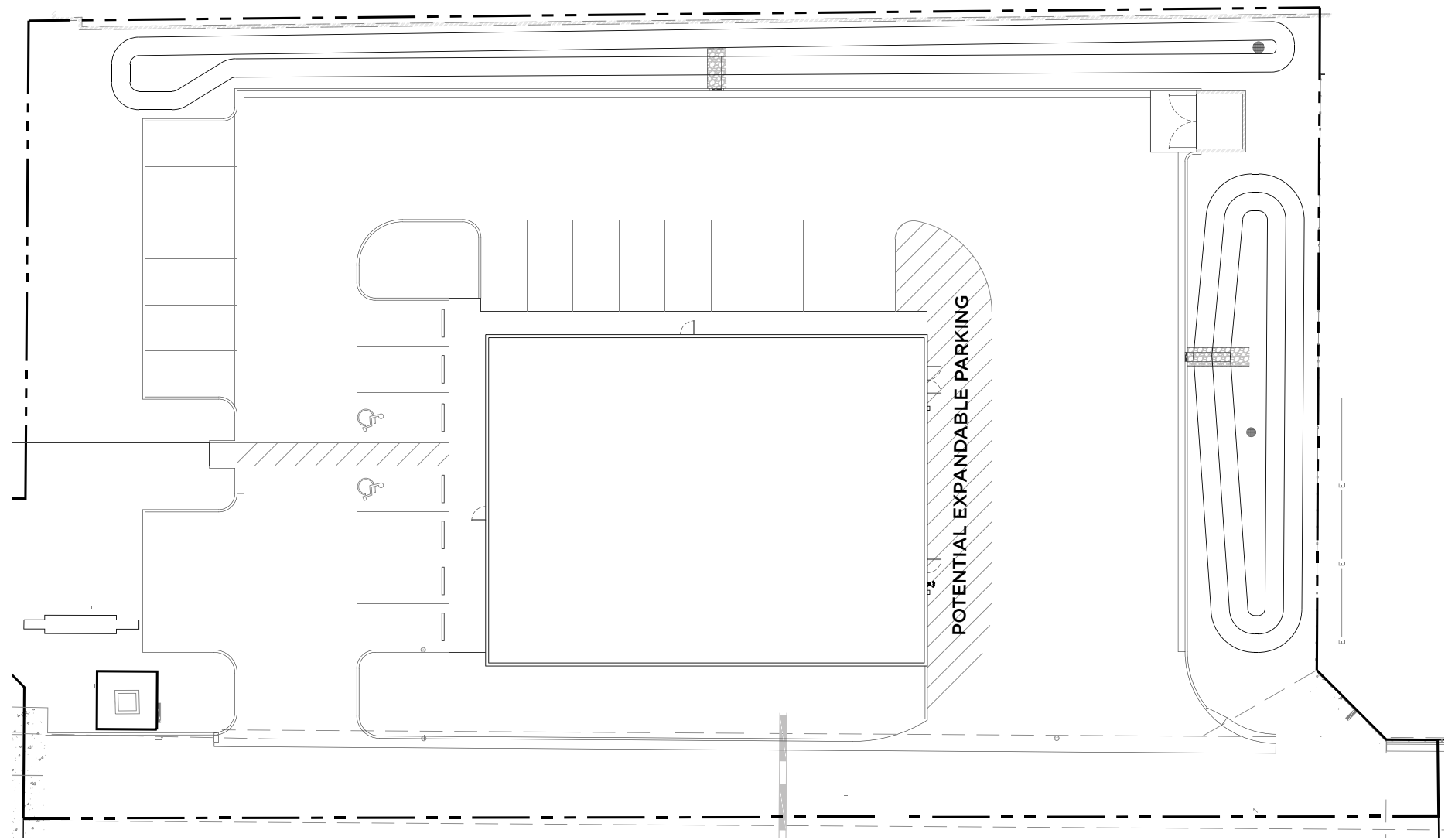
BUILDING SIZE:	6,912 Square Feet
SITE SIZE:	1.14 Acres (49,550 Square Feet)
ZONING:	C-2, City of Glendale
PARKING:	Twenty Six (26) Expandable
YEAR BUILT:	2023
CLEAR HEIGHT:	16'
SPRINKLERS:	ESFR
APN:	102-09-464
2025 TAXES:	\$21,712.96
CONSTRUCTION:	Split Block
LEASE RATE:	\$28.00 NNN



PROPERTY
FLOOR PLAN



PROPERTY SITE PLAN



PROPERTY PHOTOS



5051 N 83rd Ave // Glendale, AZ

CORPORATE NEIGHBORS

EōS FITNESS

AMERICA FIRST
CREDIT UNION

Freddy's
STEAKBURGERS

DUNKIN'

TAKE 5
REAL WEALTH

Dignity Health

N 83RD AVENUE

19,050 VPD

20,123 VPD

SITE

Shell

Arby's

CAMELBACK ROAD

29,172 VPD

23,200 VPD

ACE
Hardware

AutoZone

Walgreens

K

Jack
in the box

Great Clips

US STORAGE
Centers

PAPA JOHN'S

SUBWAY
metro
by T-Mobile

SAFEWAY

Starbucks

PROPERTY LOCATION



LOCATION DEMOGRAPHICS



POPULATION

	1-mile	3-miles	5-miles
2024 Population	22,884	184,432	406,981
2029 Population Projection	23,936	191,756	430,406



DAYTIME POPULATION

	1-mile	3-miles	5-miles
Workers	1,556	37,439	120,824
Residents	12,635	98,132	219,863



HOUSING UNITS

	1-mile	3-miles	5-miles
2024 Housing Units	6,521	57,787	134,586
Owner Occupied Households	75.2%	52.6%	52.2%
Renter Occupied Households	22.7%	41.6%	42.0%



2024 INCOMES

	1-mile	3-miles	5-miles
Avg Household Income	\$73,258	\$76,671	\$71,496
Median Household Income	\$77,358	\$71,459	\$64,805
Per Capita Income	\$25,609	\$26,483	\$25,861



HOUSEHOLDS

	1-mile	3-miles	5-miles
2024 Households	5,363	52,160	120,810
2029 Household Projection	5,772	56,757	130,819



BUSINESSES

	1-mile	3-miles	5-miles
2024 Businesses	105	2,019	6,516

2024 POPULATION
396,413 (WITHIN 5 MILES)



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