



Camelback & 83rd Ave Pad

NWC Camelback Rd & 83rd Ave, Glendale, Arizona 85305

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Southwest Edge

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LOCATION

**NWC Camelback Rd & 83rd Ave
Glendale, AZ 85305**



SIZE

±43,000 sf - PAD 1



ZONING

PAD



TRAFFIC COUNTS

19,848 CPD

Camelback Road

23,480 CPD

83rd Avenue



2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	25,109	183,790	397,235
DAYTIME POPULATION	15,259	138,666	347,089
MED HH INCOME	\$64,857	\$64,461	\$60,874

AREA RETAILERS

Eos Fitness, Dignity Health, Safeway, Walgreens, Advance Auto Parts, Autozone, Ace Hardware, Freddy's Frozen Custard & Steakburgers, Arby's, Circle K, Jack In The Box, Great Clips, Papa John's Pizza, Subway, Dunkin', My Dr. Now, Metro by T-Mobile

PROPERTY INFORMATION

- Excellent frontage
- Above average AUV Eos Location
- Approx. 2 miles from both the Loop 101 Freeway and the Cardinals Stadium / Westgate entertainment center



