

NORTH CANYON RANCH

23425 North 39th Drive | Glendale, AZ

Goodwill Anchored



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EXECUTIVE SUMMARY



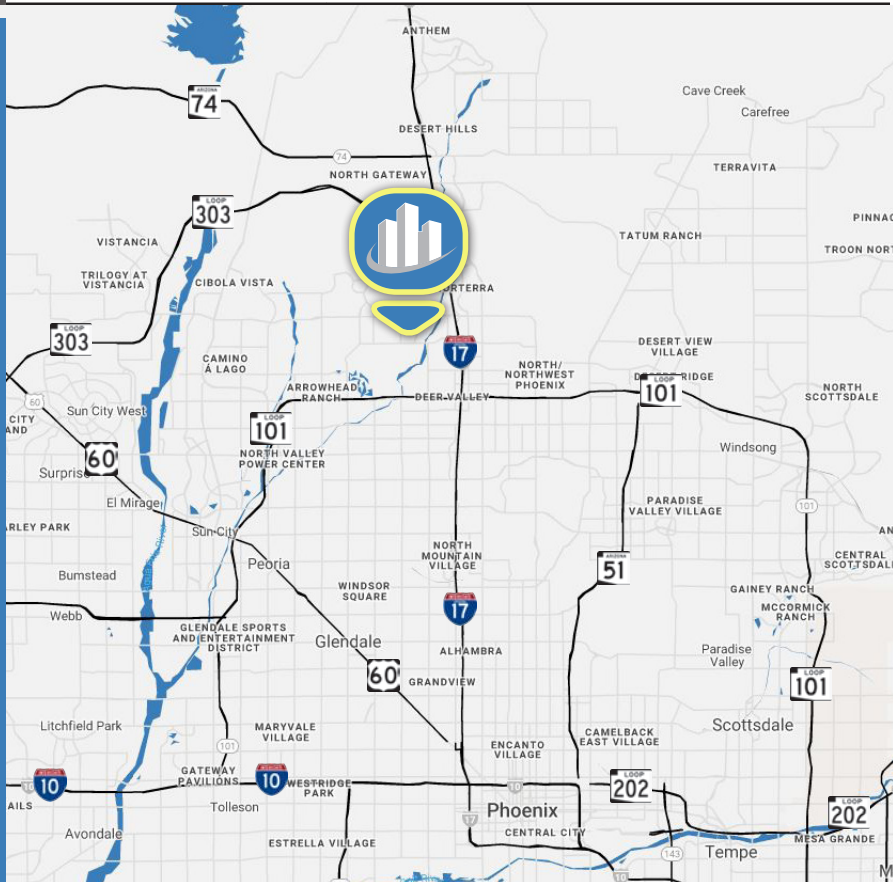
SPACE AVAILABLE	1,004 SF 1,400 SF 2,841 SF
LEASE RATE	Flexible
LEASE TERM	Negotiable
LEASE TYPE	NNN
BUILDING SIZE	70,428 SF
LAND AREA	5.38 Acres
YEAR BUILT	1996
PARKING RATIO	5.90:1,000 SF
ZONING	PSC
CROSS STREETS	39th Drive & Pinnacle Peak Road

PROPERTY OVERVIEW

North Canyon Ranch is located just a mile and a half from the I-17 Freeway and approximately two miles from the Loop 101. The center is easily accessible being located on the northeast corner of a vibrant “drive home” intersection serving Stetson Valley and Arrowhead Ranch master-planned communities.

HIGHLIGHTS

- A synergistic mix of medical, service, discount, and fitness tenants creates a strong draw generating high frequency foot traffic. These non-commodity uses provide a bulwark to the threat of internet competition.
- Small Retail Shop Spaces
- Median Income \$93,738





SITE PLAN



- 276 Parking Spaces, Parked at 5.90:1,000 SF
- 3 Access Points
- Monument Signage on Pinnacle Peak Road
- Situated at the NEC of 39th Drive & Pinnacle Peak Road

SUITE 104
SUITE 107
SUITE 101

1,400 SF
1,004 SF
2,841 SF

AVAILABLE
AVAILABLE
AVAILABLE



Sandra Day O'Connor
High School
2,332 Students

NORTERRA WEST PHASE I
UNDER CONSTRUCTION

USAA



HAPPY VALLEY ROAD



325 UNITS
UNDER CONSTRUCTION



164,933 VPD



Hurricane Harbor Waterpark

SUBJECT

PINNACLE PEAK ROAD



35TH AVENUE



Barry Goldwater
High School
1,680 Students

DEER VALLEY ROAD

Honeywell
Aerospace



DEER VALLEY
BUSINESS CENTER
UNDER CONSTRUCTION



168,636 VPD

AMERICAN EXPRESS
CORPORATE CENTER



HONORHEALTH

DEER VALLEY MEDICAL CENTER
204 BEDS



59TH AVENUE

43RD AVENUE

19TH AVENUE

7TH AVENUE

5TH STREET

DEMOGRAPHICS



281,993
DAYTIME POPULATION

5 MILE



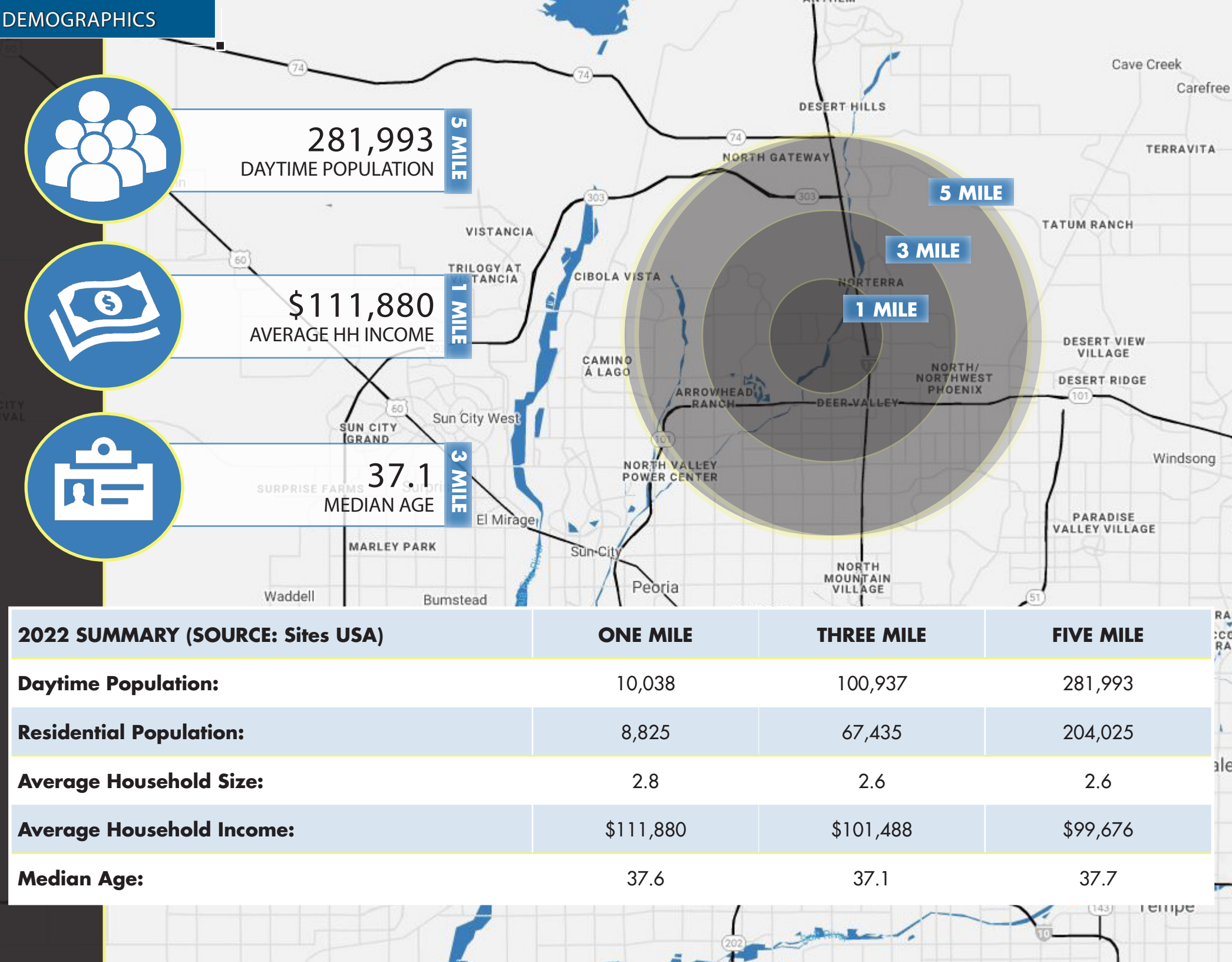
\$111,880
AVERAGE HH INCOME

1 MILE



37.1
MEDIAN AGE

3 MILE



2022 SUMMARY (SOURCE: Sites USA)	ONE MILE	THREE MILE	FIVE MILE
Daytime Population:	10,038	100,937	281,993
Residential Population:	8,825	67,435	204,025
Average Household Size:	2.8	2.6	2.6
Average Household Income:	\$111,880	\$101,488	\$99,676
Median Age:	37.6	37.1	37.7

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