

NORTH CANYON RANCH

23425 North 39th Drive | Glendale, AZ

Goodwill Anchored



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ORION
INVESTMENT REAL ESTATE

EXECUTIVE SUMMARY



SPACE AVAILABLE

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

Flexible

Negotiable

NNN

70,428 SF

5.38 Acres

1996

5.90:1,000 SF

PSC

LAND AREA

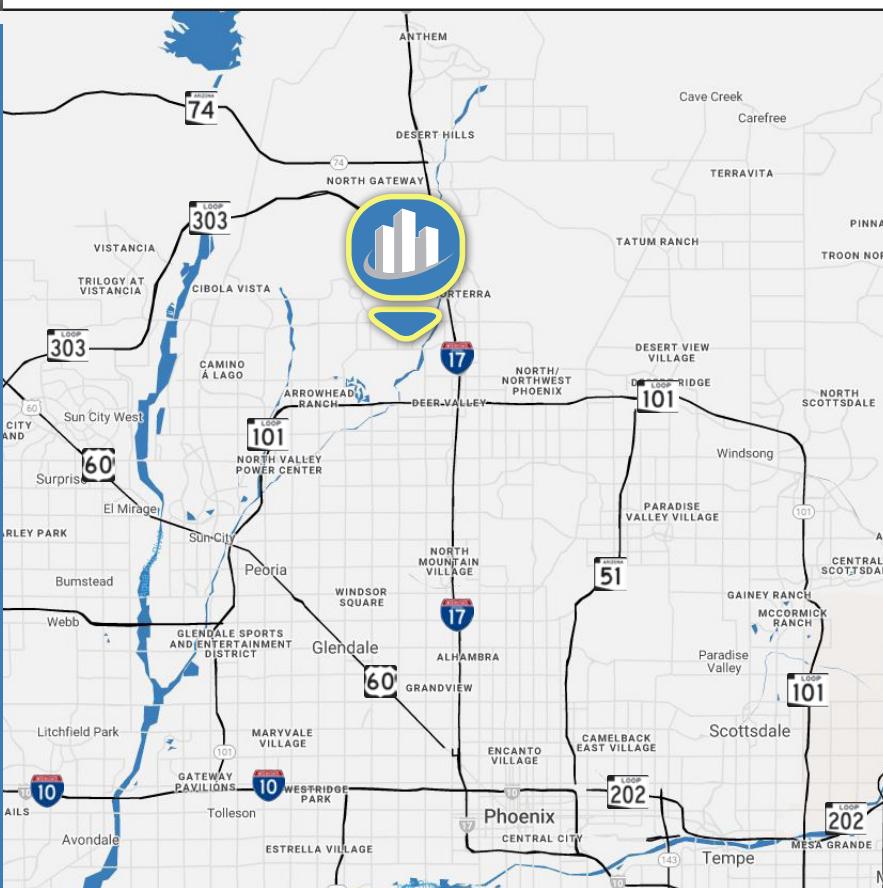
YEAR BUILT

PARKING RATIO

ZONING

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



**SUITE 104
SUITE 107
SUITE 101**

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

**AVAILABLE
AVAILABLE
AVAILABLE**

AERIAL VIEW



DEMOGRAPHICS



281,993
DAYTIME POPULATION

5 MILE



\$111,880
AVERAGE HH INCOME

1 MILE



37.1
MEDIAN AGE

3 MILE

SUN CITY GRAND
SURPRISE FARMS
MARLEY PARK
Waddell
Bumstead

Sun City West
El Mirage
Sun-City
Peoria

CAMINO A LAGO
NORTH VALLEY POWER CENTER
NORTH MOUNTAIN VILLAGE

TRILOGY AT TANCIA
CIBOLA VISTA
ARROWHEAD RANCH
NORTERRA
DEER VALLEY
NORTH/NORTHWEST PHOENIX
DESERT RIDGE
PARADISE VALLEY VILLAGE
Windsong

Cave Creek
Carefree
TERRAVITA
TATUM RANCH
DESERT VIEW VILLAGE

DESERT HILLS

NORTH GATEWAY

5 MILE

3 MILE

1 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

DISCLAIMER

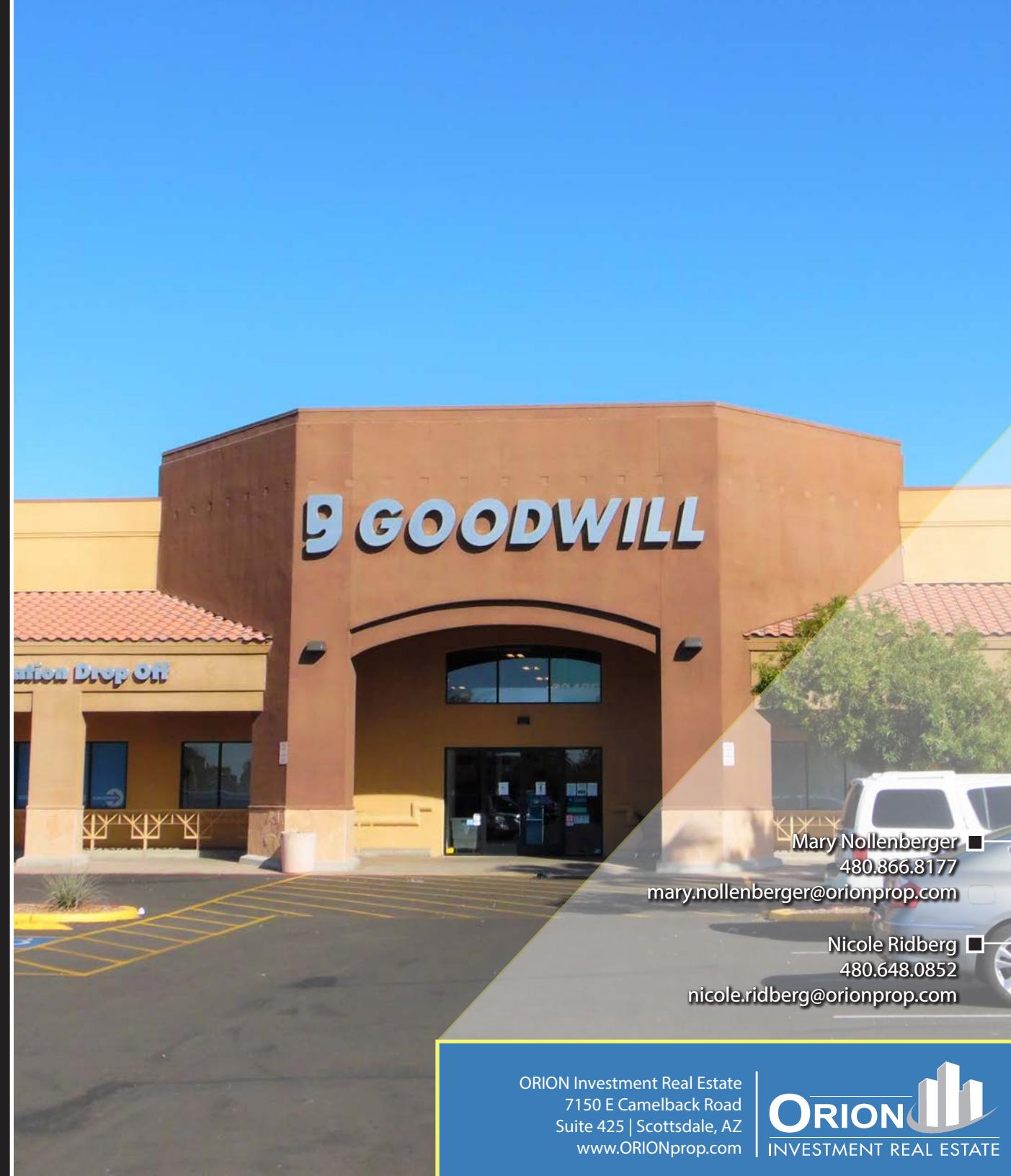
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