

Albertson's at Cactus Corner

For Lease

NEC Cactus Rd & 51st Ave | Glendale, AZ



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For Lease

NEC Cactus Rd & 51st Ave
Glendale, AZ

Property Specifications

GROCERY-ANCHORED SHOPPING CENTER

±104,062 SF

INLINE SALON SPACE

±1,200 SF

ENDCAP AVAILABLE FEBRUARY 2027

±1,500 SF

ZONING

C2 - City of Phoenix



About the Property

- Albertsons anchored neighborhood shopping center
- ASU Campus West located one mile to the North
- Conveniently located 3 miles west of I-17 Freeway
- Established trade area with strong surrounding demographics
- Strong demographics with an average household income over \$104,000 just 1 mile from center
- A high population over 161,000 within 3 miles from Albertsons at Cactus Corner

Traffic Counts

Cactus Road	32,750 VPD
51st Avenue	30,197 VPD
Year: 2025 Source: ADOT	

Join These Retailers





Site Plan

SUITE	TENANT	SF
5061-1	AVAILABLE (February 2027)	±1,500 SF
5061-3&6	Humana CenterWell	±5,650 SF
5026-2	Subway	±1,300 SF
5026-4	Nationwide Vision Center	±1,733 SF
5026-6	Insurance	±534 SF
5026-8	Hungry Howies Pizza	±975 SF
5026-10	Chinese Food	±1,300 SF
5036-2&4	Title Loans	±4,000 SF
5036-6	Stop & Go Driving School	±1,200 SF
5036-8	Pipes & Cigars	±900 SF
5036-10	Labelle Nails & Spa	±900 SF
5036-12	AVAILABLE Hair Salon Do Not Disturb Tenant	±1,200 SF
5044-2,4,6&8	Autism FITS Academy	±11,800 SF
12251	Big Brand & Tire Service	±4,000 SF
Parcel 2	Albertsons (NOT A PART)	±62,868 SF
Parcel 4	McDonald's (NOT A PART)	±4,202 SF
TOTAL SF		±104,062 SF

Albertsons at Cactus Corner

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COLUMBINE DRIVE

Central Self-Storage

Cook Power Substation

U-HAUL

Royal Liquor

- Kula Yoga
- Custom Dental
- Precision Cutz Barber Shop
- Fun Nails
- Jimbo's Sports Bar & Grill

CACTUS ROAD
32,750 VPD '25

51ST AVENUE
27,916 VPD '25



COLUMBINE DRIVE

Big Brand Tire & Service

AUTISM PARTS

Albertsons

Motor Vehicle Office

Hungry Howie's

NATIONWIDE VISION

Humana

CenterWell

McDonald's

50TH AVENUE

49TH DRIVE

WETHERSFIELD ROAD

CACTUS ROAD
32,206 VPD '25



SHAW BUTTE DRIVE

PARADISE DRIVE

SHAW BUTTE DRIVE

DESERT HILLS DR

52ND LANE

52ND DR

52ND DR

51ST AVENUE
30,197 VPD '25

ARIZONA CANAL

49TH DRIVE

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Area Snapshot

1 MILE

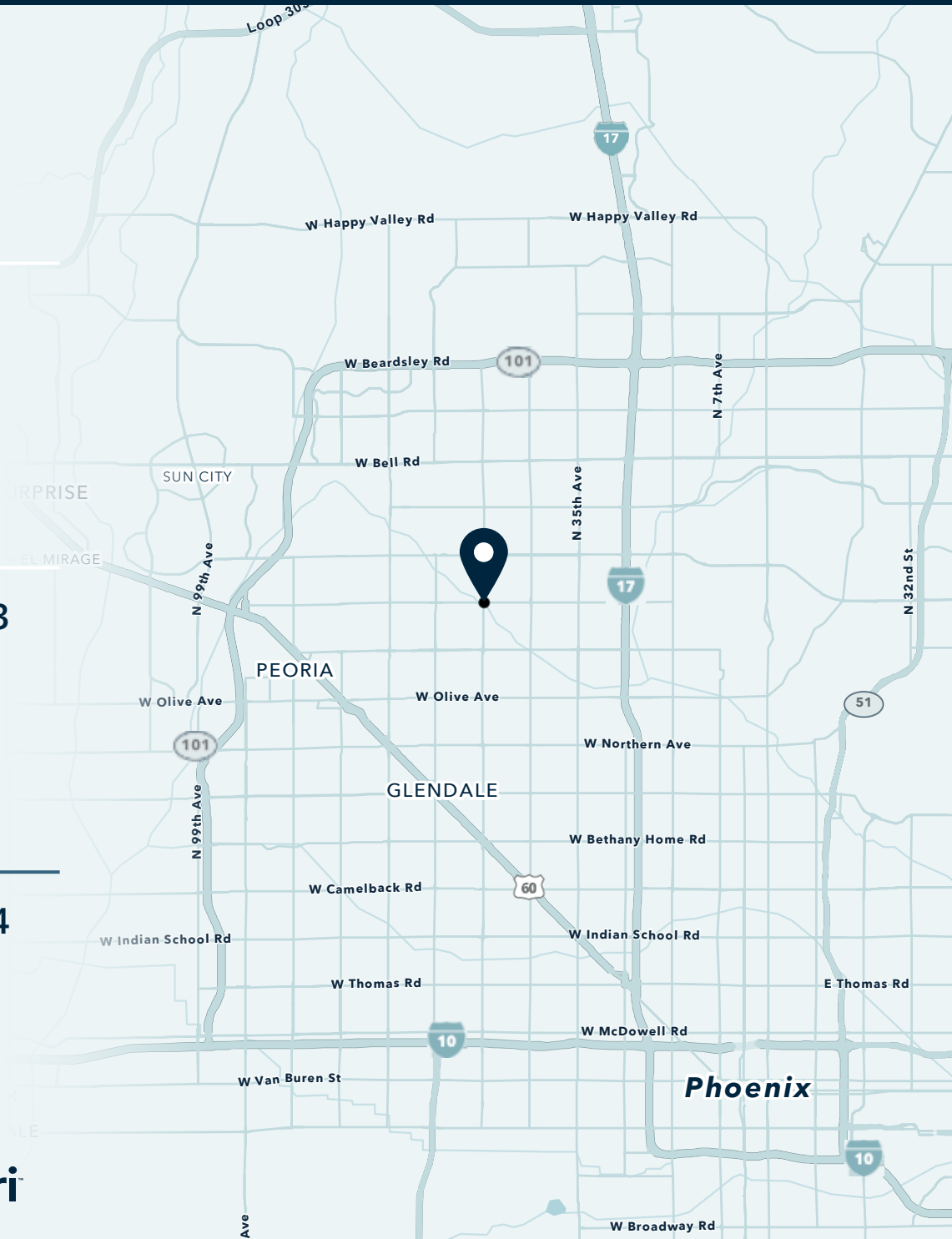
18,940 2025 Population	18,774 2030 Population	\$104,754 Average Household Income	12,455 Daytime Population
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3 MILES

161,727 2025 Population	162,074 2030 Population	\$97,946 Average Household Income	133,503 Daytime Population
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5 MILES

430,659 2025 Population	436,609 2030 Population	\$91,999 Average Household Income	392,574 Daytime Population
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Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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