



FREESTANDING DRIVE-THRU BUILDING

Northeast Corner of Camelback Rd and 83rd Ave
Glendale, Arizona

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VELOCITY
RETAIL GROUP



±2,500 SF ENDCAP RESTAURANT SPACE



◆ NOW LEASING: ±2,500 SF ENDCAP RESTAURANT SPACE (FORMER ARBY'S)

Property Highlights

- Fully built-out former Arby's restaurant with drive-thru infrastructure in place, allowing faster and lower-cost conversion for another restaurant user.
- Signalized Camelback/83rd location with strong visibility and immediate arterial access.
- Dense infill trade area with 118,948 residents in 3 miles and 347,179 residents in 5 miles.
- Approximately 2 miles to Loop 101 with strong regional pull from the Westgate corridor.

Traffic Counts

Camelback Rd	25,694 CPD
83rd Ave	23,480 CPD
Total	49,174 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	22,664	187,315	402,838
Estimated Households	6,668	56,816	127,669
Avg Household Income	\$99,076	\$96,668	\$89,800
Daytime Population	1,352	26,487	83,940

Source: SitesUSA

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INTERSECTION AERIAL



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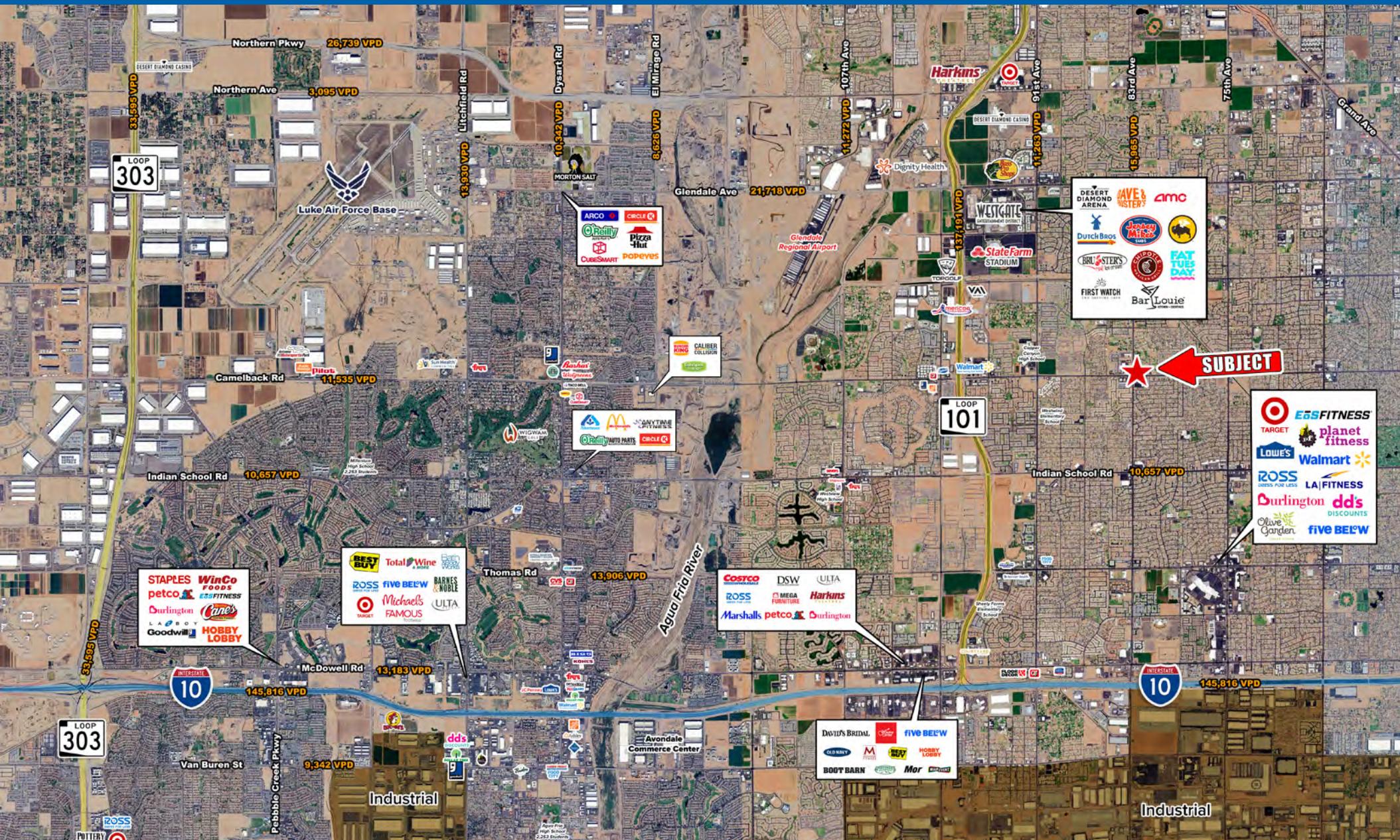
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FAR AERIAL



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE	1 MILE	3 MILES	5 MILES
 2026 TOTAL POPULATION	22,664	187,315	402,838
 2026 TOTAL HOUSEHOLDS	6,668	56,816	127,669
 MEDIAN HOUSEHOLD INCOME	\$99,076	\$96,668	\$89,800
 2026 MEDIAN HOME VALUE	\$397,933	\$377,411	\$358,930
 2026 TOTAL EMPLOYEES	1,352	26,487	83,940
 2026 TOTAL BUSINESSES	259	3,178	9,138



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