

STETSON VILLAGE

1,234 SF AVAILABLE FOR SUBLEASE | \$36.00 PSF + NNN



3780 W. HAPPY VALLEY ROAD
GLENDALE, ARIZONA 85310

Matt Harper, CCIM

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COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

\$36.00 PSF + NNN

Anchored by Safeway

Signalized Intersection

Diverse Tenant Base

Walking Distance to Sandra Day O'Connor High School (2,500+ Students)

Less than 2 miles from Happy Valley Towne Center & Shops at Norterra

Monument Signage

Strong Demographics

W/NWC 35th Avenue & Happy Valley Road

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	40.3	37.6	38.3
POPULATION:	8,028	55,357	159,074
AVERAGE HH INCOME:	\$143,750	\$123,907	\$116,609
YEAR BUILT	2007		
ZONING	C-2		
APN	201-10-988A		

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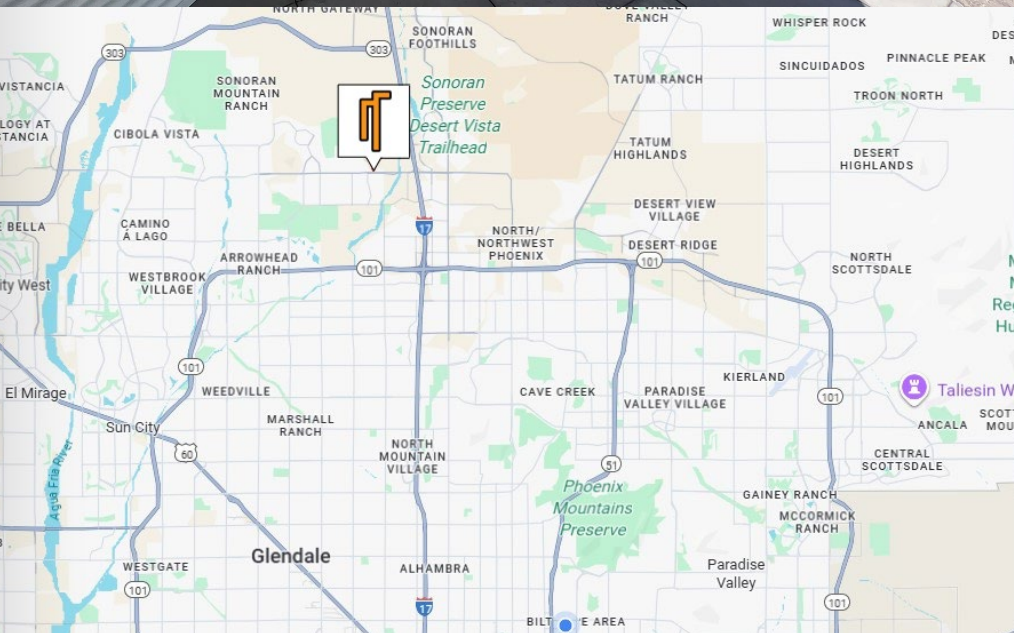
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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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INTERIOR PHOTOS

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SITE PLAN

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SUITE

D-129

TENANT

AVAILABLE

SIZE

1,234 SF

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AREA MAP

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