



Ironheart Commercial
Closing Deals & Protecting Trust

10265 W Camelback Rd., Ste. 104
Phoenix, AZ 85017

brokered by AIRE

Infill Commercial Parcel within Glendale Towne Center
4324 West Peoria Ave, Glendale AZ 85302

+/- 0.235 acre
\$90,000



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Property Overview

Site Details

- Size: ±0.235 acres
- Zoning: (confirm – likely C-2 City of Glendale)
- Parcel Type: Remnant / Infill Parcel within Existing Center
- Topography: Flat
- Utilities: Adjacent / assumed available (to be verified)

Executive Summary

- ±0.235-acre commercial parcel located within an established shopping center
- Positioned along Peoria Ave with strong surrounding retail density
- Parcel benefits from recorded non-exclusive ingress, egress, and parking easements
- Property is part of a larger reciprocal easement (REA) / CC&R framework governing access, parking, and site functionality
- Suitable for users compatible with existing center circulation and parking configuration

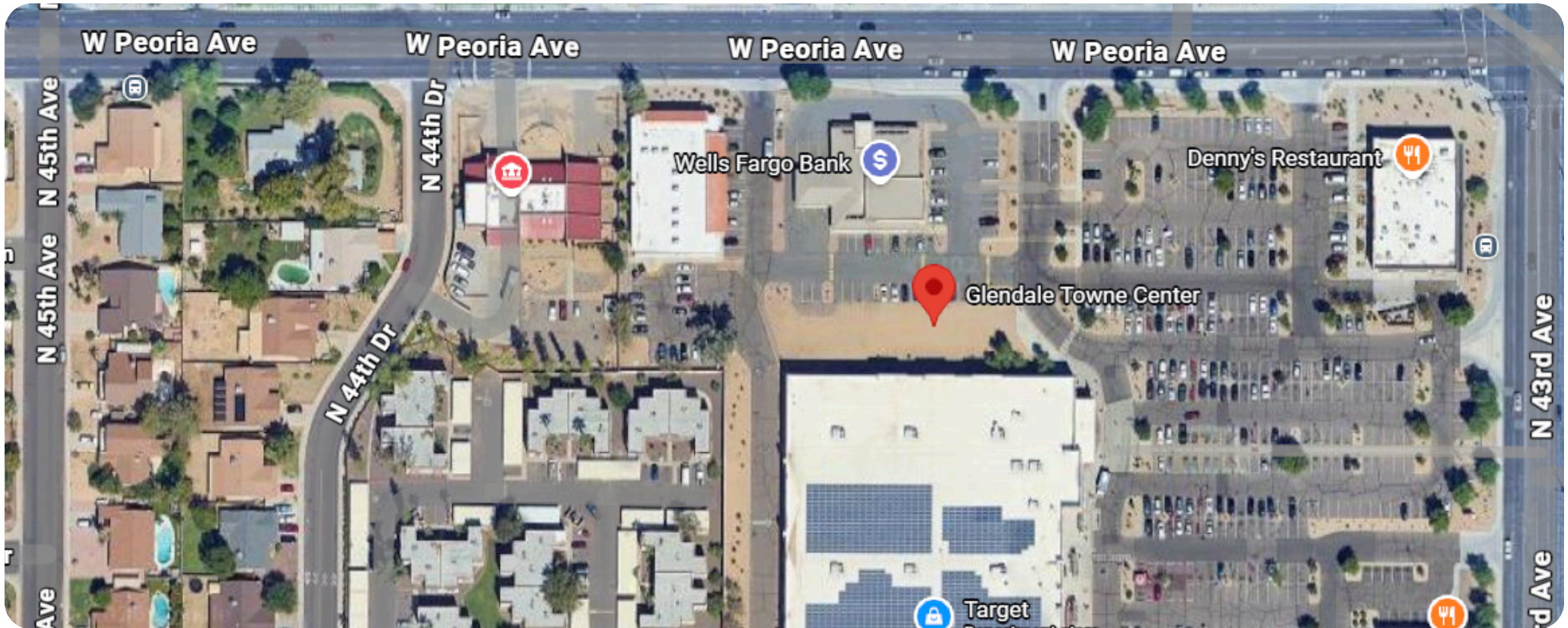


Site Context & Location

- Located within Glendale Towne Center
- Frontage: Peoria Ave corridor
- Surrounded by established retail users
- Signalized intersection proximity (43rd Ave & Peoria)

Location Strengths

- Infill retail corridor
- Established traffic patterns
- Existing customer draw from surrounding tenants



Suitable Use Profile

- Low to moderate traffic retail/service
- Professional or service-oriented commercial
- Uses compatible with shared parking environment

Offering Terms

Pricing: \$90,000

- Seller open to standard commercial purchase terms
- Buyer responsible for independent verification of all matters

VICINITY DEMOGRAPHICS

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W Peoria Ave	N 44th Dr W	39,217	2025	0.05 mi
N 43rd Ave	W Peoria Ave S	27,033	2025	0.16 mi
N 43rd Ave	N Apartment S	27,129	2025	0.17 mi
W Peoria Ave	N 43rd Ave W	33,949	2025	0.18 mi
Peoria Ave	N 46th Dr E	32,834	2024	0.29 mi
W Cam Acequia	N 42nd Dr NW	1,266	2025	0.30 mi
West Camino Acequia	N 42nd Dr NW	1,286	2020	0.31 mi
North 43rd Avenue	W Desert Cove Ave S	27,575	2025	0.35 mi
West Peoria Avenue	N 41st Ave E	35,554	2025	0.36 mi
47th Ave	N 47th Ave W	1,160	2024	0.43 mi

Population

	2 miles	5 miles	10 miles
2020 Population	78,734	451,385	1,425,335
2025 Population	78,013	462,278	1,473,399
2030 Population Projection	80,359	479,451	1,530,512
Annual Growth 2020-2025	-0.2%	0.5%	0.7%
Annual Growth 2025-2030	0.6%	0.7%	0.8%
Median Age	37.4	35.9	37.3
Bachelor's Degree or Higher	20%	19%	25%
U.S. Armed Forces	33	307	1,198



Households

	2 miles	5 miles	10 miles
2020 Households	27,033	161,135	532,056
2025 Households	26,661	165,400	551,868
2030 Household Projection	27,476	171,888	574,640
Annual Growth 2020-2025	0.9%	1.6%	1.6%
Annual Growth 2025-2030	0.6%	0.8%	0.8%
Owner Occupied Households	17,693	87,594	313,963
Renter Occupied Households	9,783	84,294	260,678
Avg Household Size	2.8	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$859.6M	\$4.9B	\$17.1B



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