

**DOLLAR
GENERAL**

C-2 COMMERCIAL PAD SITE

GLENDALE, AZ 85307

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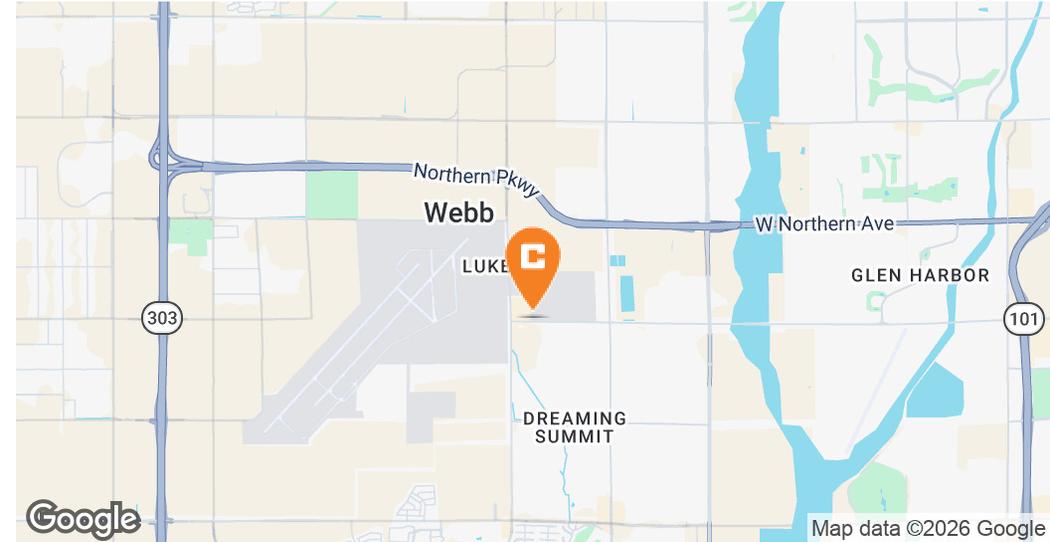
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COMMERCIAL PAD | FOR SALE



PROPERTY DESCRIPTION

Outstanding C-2 site in a prime, high-demand location with strong infill growth! Positioned just 0.7 miles from the main entrance of Luke Air Force Base—home to over 5,500 military and civilian personnel. This property offers excellent signage visibility and nonstop exposure. With quick access to Loop 303 (3.5 miles) and Loop 101 (4.8 miles), it's ideally situated to capture both local and commuter traffic.

OFFERING SUMMARY

Sale Price:	\$18 Per SQ/FT
Lot Size:	+/- 36,372 sqft
Dimensions:	+/- 244' x 149'
Zoning:	C-2 (Maricopa County Island)
County:	Maricopa

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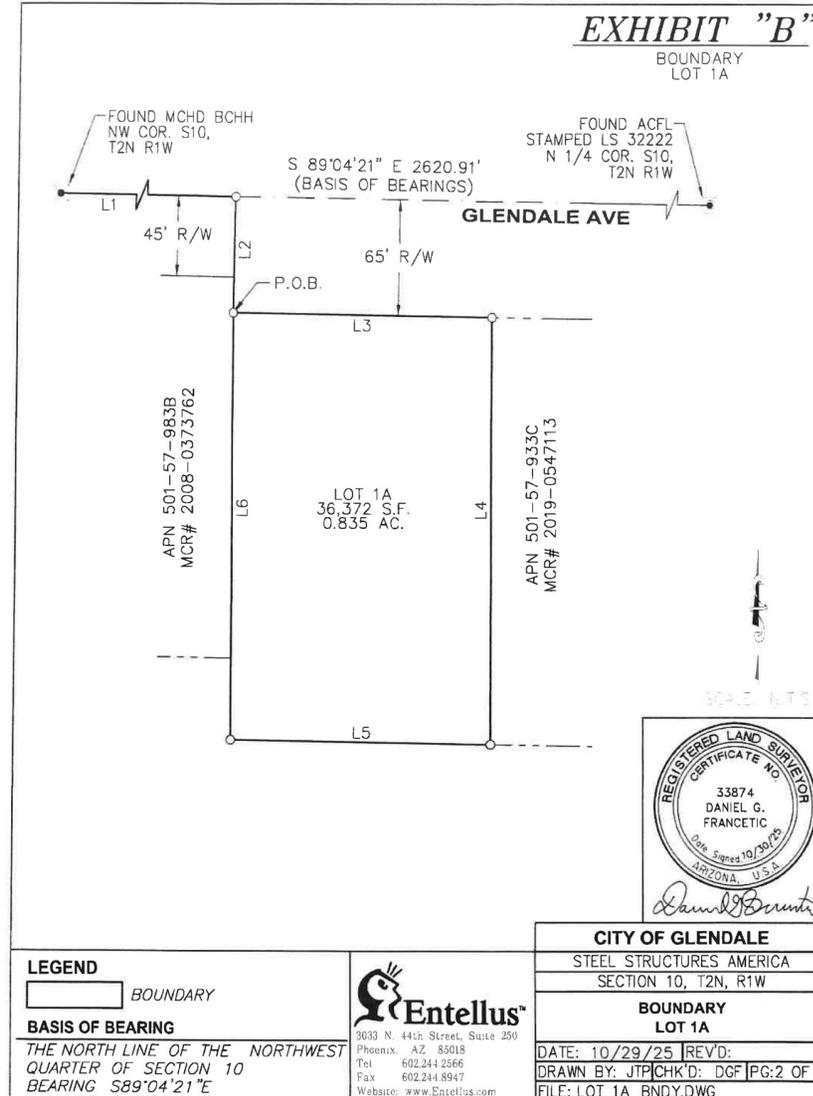
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Why build next to a Dollar General????

The Dollar General logo is displayed in a yellow rectangular box with a thin black border. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with "DOLLAR" on the top line and "GENERAL" on the bottom line.

Built-in Foot Traffic

- High daily visits: Dollar General stores attract a steady stream of budget-conscious shoppers, often multiple times per week.
- Impulse and convenience buys: Co-located retailers can benefit from spillover purchases, especially if they offer complementary goods or services (e.g., takeout food, salons, or specialty retail).

Prime Real Estate, Low Cost

- Site selection expertise: Dollar General is known for choosing high-visibility, high-accessibility sites with strong demographic potential.
- Shared infrastructure: Retailers can piggyback on existing parking, signage visibility, and traffic patterns without the cost of anchoring a center themselves.

Shared Customer Base

- Target overlap: Many Dollar General shoppers are value-driven, local, and loyal—ideal for retailers offering essentials, quick services, or affordable indulgences.
- Cross-shopping potential: Think of a nail salon, pizza shop, or vape store next door—each benefits from the same customer making multiple stops.

Development Momentum

- Faster leasing and permitting: In some cases, being part of a Dollar General-anchored development can streamline approvals or attract financing.
- Perceived stability: Dollar General's long-term leases and national brand can lend credibility to a retail strip or pad site.

Complementary Positioning

- Not direct competition: Most retailers near Dollar General aren't selling the same SKUs—they're offering what DG doesn't (fresh food, services, branded goods, automotive parts & accessories).
- Opportunity for contrast: A boutique or specialty shop can stand out more when juxtaposed with a discount anchor.

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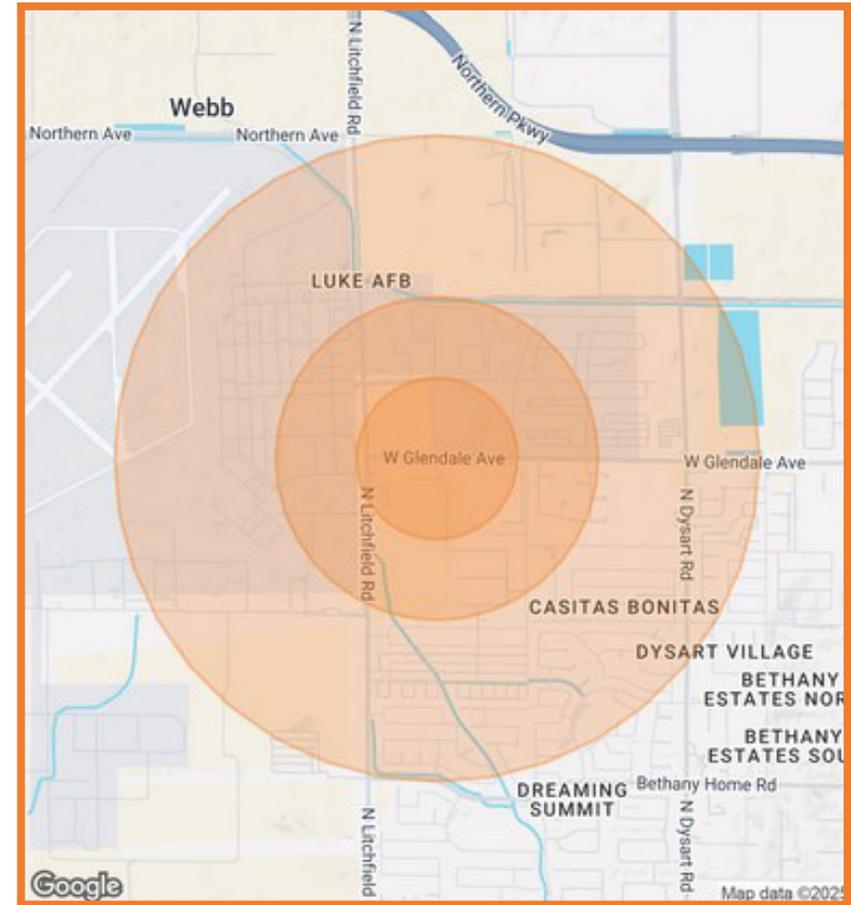
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POPULATION	.025 MILES	.05 MILES	1 MILE
Total Population	885	2,575	7,824
Average Age	25.8	24.9	30.7
Average Age (Male)	25.5	24.2	30.6
Average Age (Female)	26.0	25.2	27.8

HOUSEHOLDS & INCOME	.025 MILES	.05 MILES	1 MILE
Total Households	384	1,015	2,749
#of People per HH	2.3	2.5	2.8
Average HH Income	\$50,200	\$52,364	\$62,703
Average House Value	\$111,999	\$90,835	\$141,250



Traffic

Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
W Glendale Ave	135th Ave	12,602	2025	.22
W Glendale Ave	Salado	11,991	2023	.30
Glendale Ave	Salado	12,009	2025	.35
N Litchfield	W Thunderbird St	15,358	2025	.36
N Dysart	W Glendale Ave	18,096	2024	.74
Litchfield Rd	Lightning St	12,858	2025	.74
N Dysart	W Glendale Ave	16,039	2025	.75