



91 GLENDALE

8990 W GLENDALE AVE | GLENDALE, AZ

BUILDING FACTS



±112,137 SF



LESS THAN 1 MILE FROM
THE 101 FREEWAY



3 STORIES



2,378,926 POPULATION
WITHIN 30 MINUTES



PARKING RATIO:
7:1,000



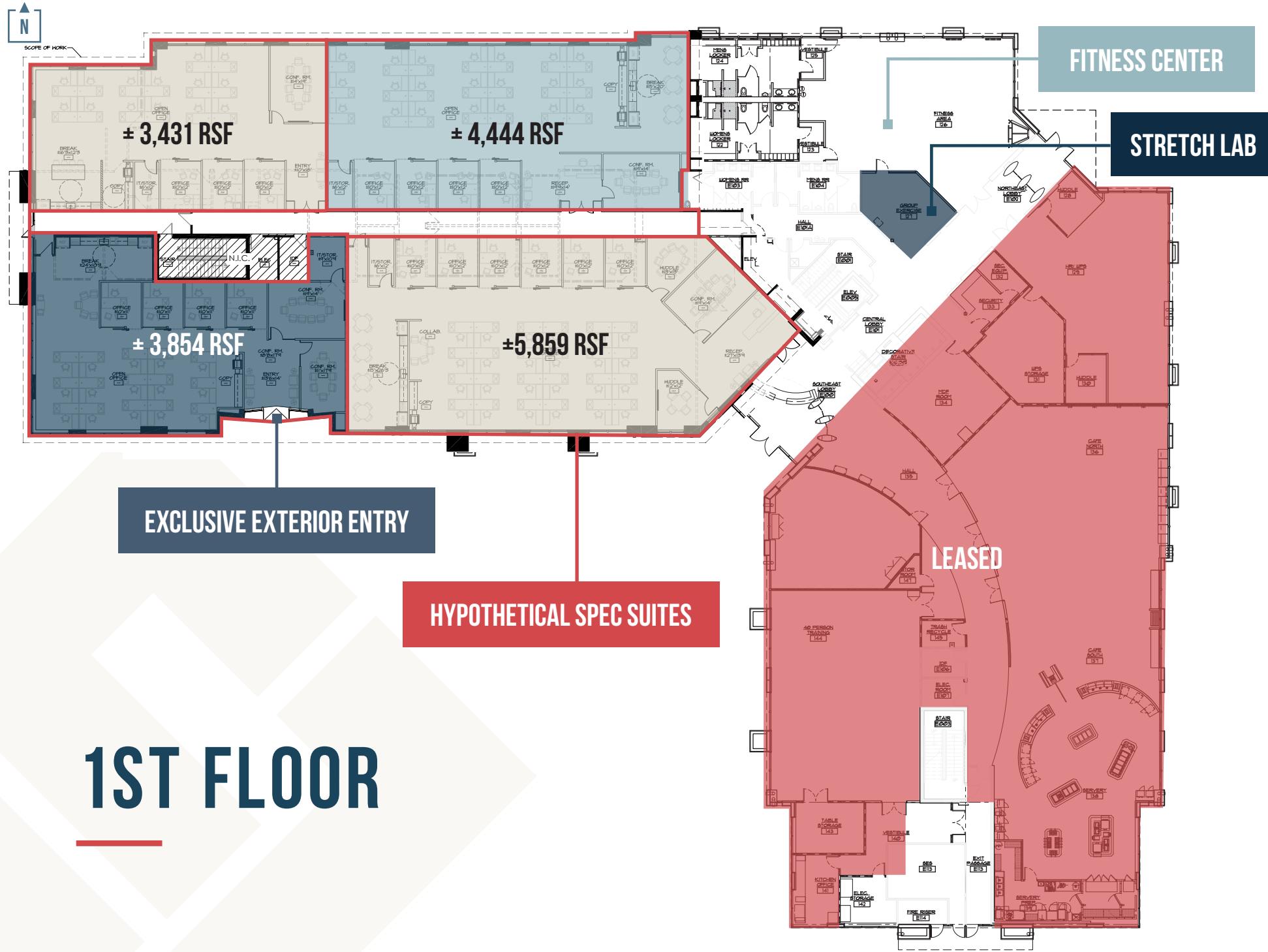
OVER 50 LUNCH OPTIONS
WITHIN 1 MILE



FITNESS CENTER

ON-SITE AMENITIES

1ST FLOOR



BRD FLOOR

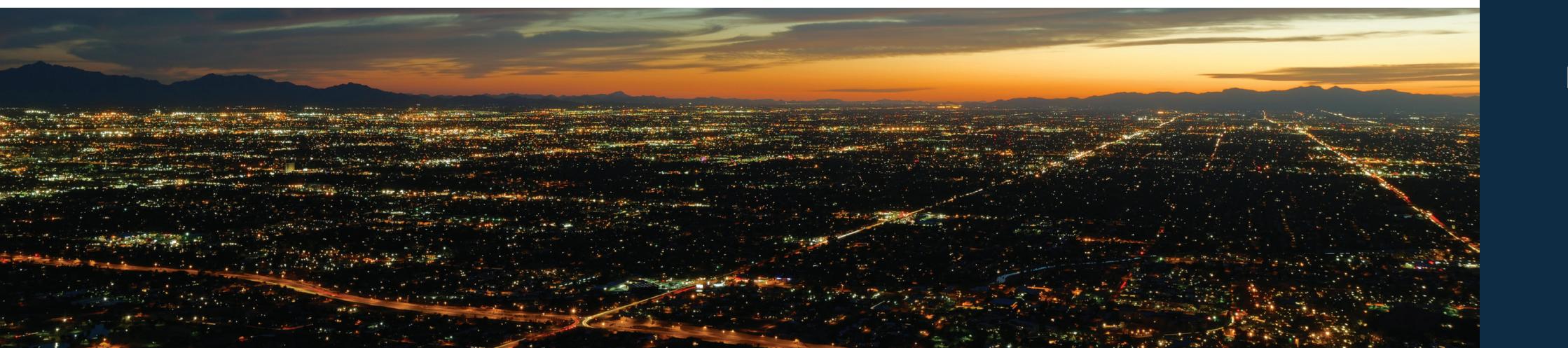


WHY WEST VALLEY

Today, more than 1.8 million people call the West Valley home, and the population over the next five years is projected to grow at twice the national rate.

The West Valley's large talent pool, affordable cost of living, ease of doing business, and availability of land continue to attract healthcare, distribution, technology and advanced manufacturing companies.

The number of IT startups in the West Valley has increased 38% since 2021 thanks in part to an IT labor force that is 35,000 strong.



LABOR HIGHLIGHTS



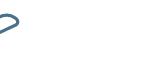
46%

of construction workers in Maricopa County reside in the West Valley.



35%

of the manufacturing workers in Maricopa County live in the West Valley, yet only 27% of the jobs are located here.



24%

of Aerospace and Aviation workers in Maricopa County reside in the West Valley.*



30%

of finance and insurance workers in Maricopa County live in the West Valley compared to 19% of jobs located here.



36%

of healthcare workers in Maricopa County live in the West Valley, yet only 24% of the jobs are located here.



20%

of Information Technology workers in Maricopa County reside in the West Valley.*

KEY INDUSTRIES



HEALTHCARE

2,277
BUSINESSES

56,570
EMPLOYEES



FINANCE

1,456
BUSINESSES

37,630
EMPLOYEES



WAREHOUSE/DIST.

1,230
BUSINESSES

55,320
EMPLOYEES



MANUFACTURING

984
BUSINESSES

43,890
EMPLOYEES



INFO. TECHNOLOGY

135
BUSINESSES

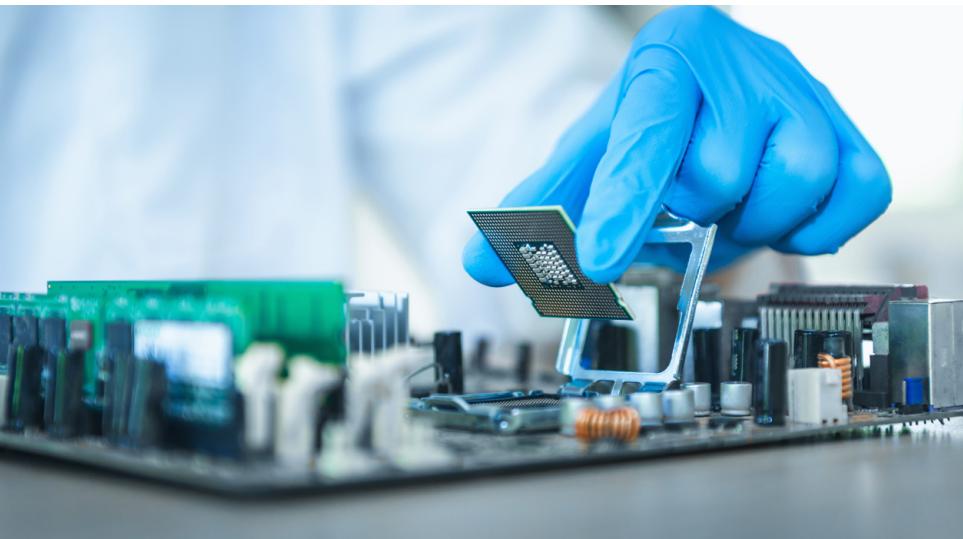
8,400
EMPLOYEES



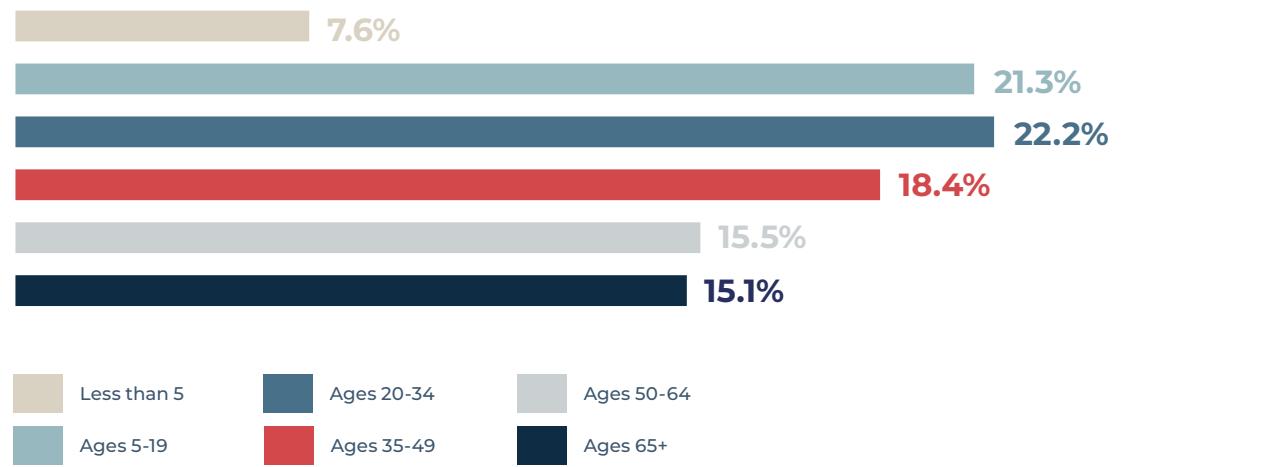
AEROSPACE

131
BUSINESSES

9,200
EMPLOYEES



WEST VALLEY POPULATION BY AGE



1.9M

The West Valley's population is projected to grow more than double the national rate of growth over the next five years.



DEMOGRAPHICS

MEDIAN AGE

34.6

WEST VALLEY

36.4

PHOENIX METRO

38.8

UNITED STATES

MEDIAN HOUSEHOLD INCOME

\$63,528

WEST VALLEY

\$68,676

PHOENIX METRO

\$64,730

UNITED STATES

MEDIAN HOME PRICE

\$278,272

WEST VALLEY

\$312,305

PHOENIX METRO

\$264,021

UNITED STATES

WEST VALLEY EDUCATIONAL ATTAINMENT



BACHELOR'S DEGREE OR HIGHER

23.6%



ASSOCIATE'S DEGREE/ SOME COLLEGE

33.8%



HIGH SCHOOL DIPLOMA

26.7%

COLLEGES AND UNIVERSITIES THAT SERVE GLENDALE



(Public)

±75,000 Students

Five years in a row as #1 University in U.S. for innovation per U.S. News

GRAND CANYON UNIVERSITY™

(Private)

±100,000 Students

75% of graduates study STEAM & Business



GLENDALE COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE

(Public)

±19,000 Students

ESTRELLA MOUNTAIN COMMUNITY COLLEGE

A MARICOPA COMMUNITY COLLEGE

(Public)

±15,000 Students

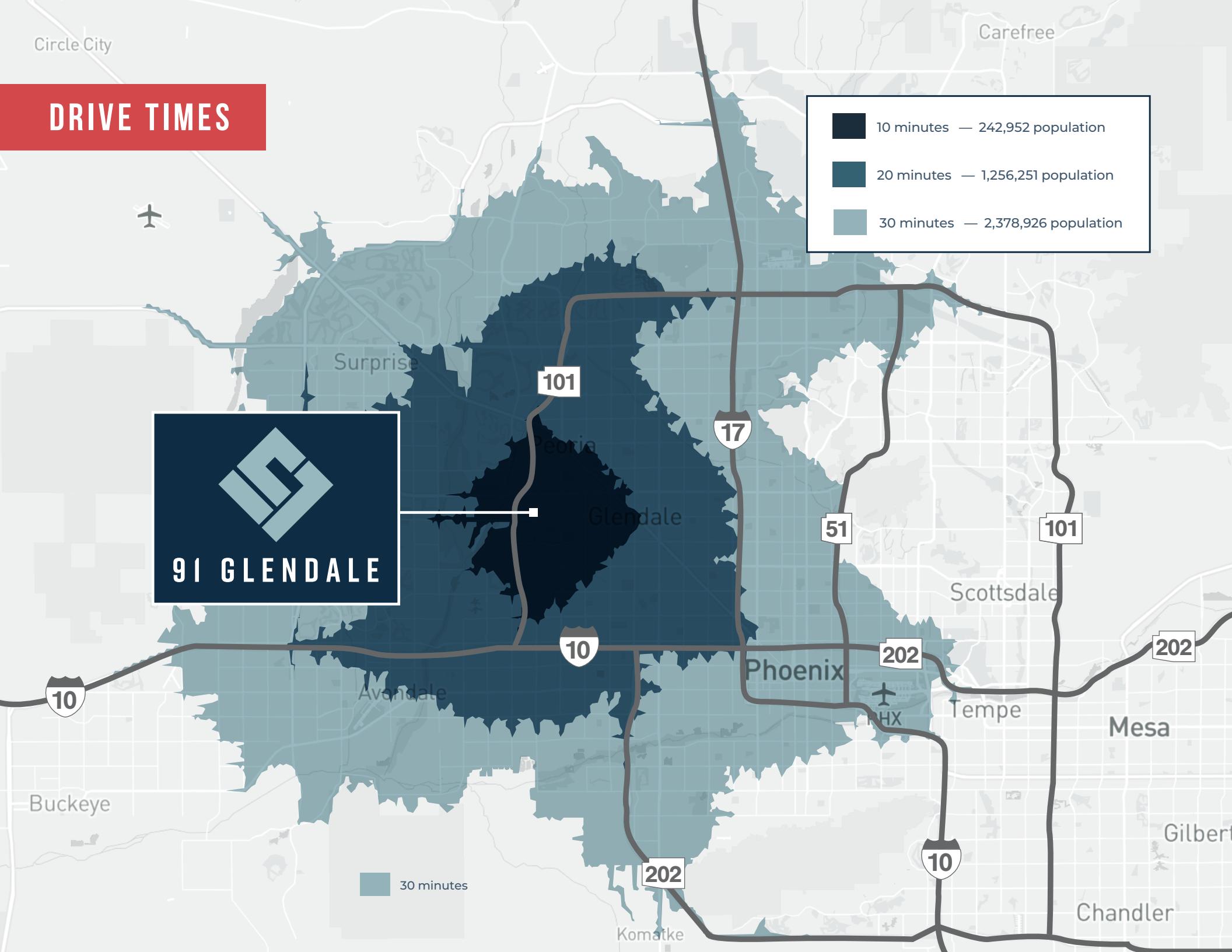


MIDWESTERN UNIVERSITY

(Public)

±1,000 Annual Graduates

in Optometry, Osteopathic, Pharmacy & Veterinary medicine



AlaskaUSA®
Federal Credit Union



**BlueCross
BlueShield**



DEPARTMENT OF
ECONOMIC SECURITY
Your Partner For A Stronger Arizona



XPO



**CREDIT UNION
WEST**



**SOUTHWEST BEHAVIORAL
& HEALTH SERVICES**
Impacting People, Improving Communities

maximus

C O R P O R A T E N E I G H B O R S



DINING

- Bar Louie
- Buffalo Wild Wings
- Caramba
- Chipotle
- Crumbl Cookies
- Crepe House Café
- Cupbop
- Dave & Buster's
- Dutch Bros
- Fat Tuesday
- First Watch
- Five Guys
- Hot N Juicy Crawfish
- Ike's Love & Sandwiches
- Jersey Mike's
- Kabuki Japanese Restaurant
- The Lola
- Manna BBQ
- Naked Q
- Opa Life Greek Café
- Pokitrition
- Salt Tacos & Tequila
- Shane's Rib Shack
- State 48 Funk House Brewery
- Tacos Culichi
- Yard House

RETAIL

- Adidas
- Banana Republic
- Boss
- Calvin Klein
- Clarks
- Coach
- Gap
- J. Crew
- Kate Spade
- Nike
- Michael Kors
- Polo Ralph Lauren
- Reebok
- Saks Off 5th
- Sperry
- Tommy Bahama
- Tommy Hilfiger
- Tory Burch
- Under Armour
- Vera Bradley

ENTERTAINMENT

- State Farm Stadium – Home of the Arizona Cardinals
- Top Golf
- AMC Theatres
- Carousel Arcade Bar
- Dave & Buster's
- Escape Westgate
- Lumberjax Axe Throwing Bar
- Stir Crazy Comedy Club

NEIGHBORHOOD AMENITIES





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CBRE



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