



10222 NORTH 43RD AVENUE

GLENDALE, ARIZONA 85302

Lease Rate: \$14.00 PSF + NNN

43rd Avenue & Peoria Avenue

Target Anchored Retail Available For Lease

Close Proximity to I-17

High Traffic Intersection

Monument Signage Available

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| AVERAGE AGE: | 37.4 | 36.0 | 35.1 |
| POPULATION: | 20,834 | 176,160 | 455,800 |
| AVERAGE HH INCOME: | \$90,701 | \$85,660 | \$86,143 |

| TRAFFIC COUNTS | VPD |
|----------------|--------|
| N 43RD AVENUE: | 33,678 |
| W PEORIA AVE: | 33,943 |

| | |
|------------|------------|
| YEAR BUILT | 1984 |
| ZONING | C-2 |
| APN | 148-06-550 |

Matt Harper, CCIM

Senior Vice President

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SUITE 2



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| SUITE | TENANT | SF | RATE |
|----------------|---------------------|-----------------|--------------------|
| SUITE 1 | TILTED CROWN TATTOO | | |
| SUITE 2 | AVAILABLE | 1,087 SF | \$14.00 PSF |
| SUITE 3 | CHARM RICE | | |
| SUITE 4 | S & A SMOKE SHOP | | |
| SUITE 5 - 7 | WALLY BURGER | | |
| SUITE 8 | PET GROOMER | | |
| SUITE 9 | LAUNDROMAT | | |
| SUITE 12 | GREAT CLIPS | | |
| SUITE 14 | SUNFLOWER NAILS | | |
| SUITE 15 | G & G BAKERY | | |

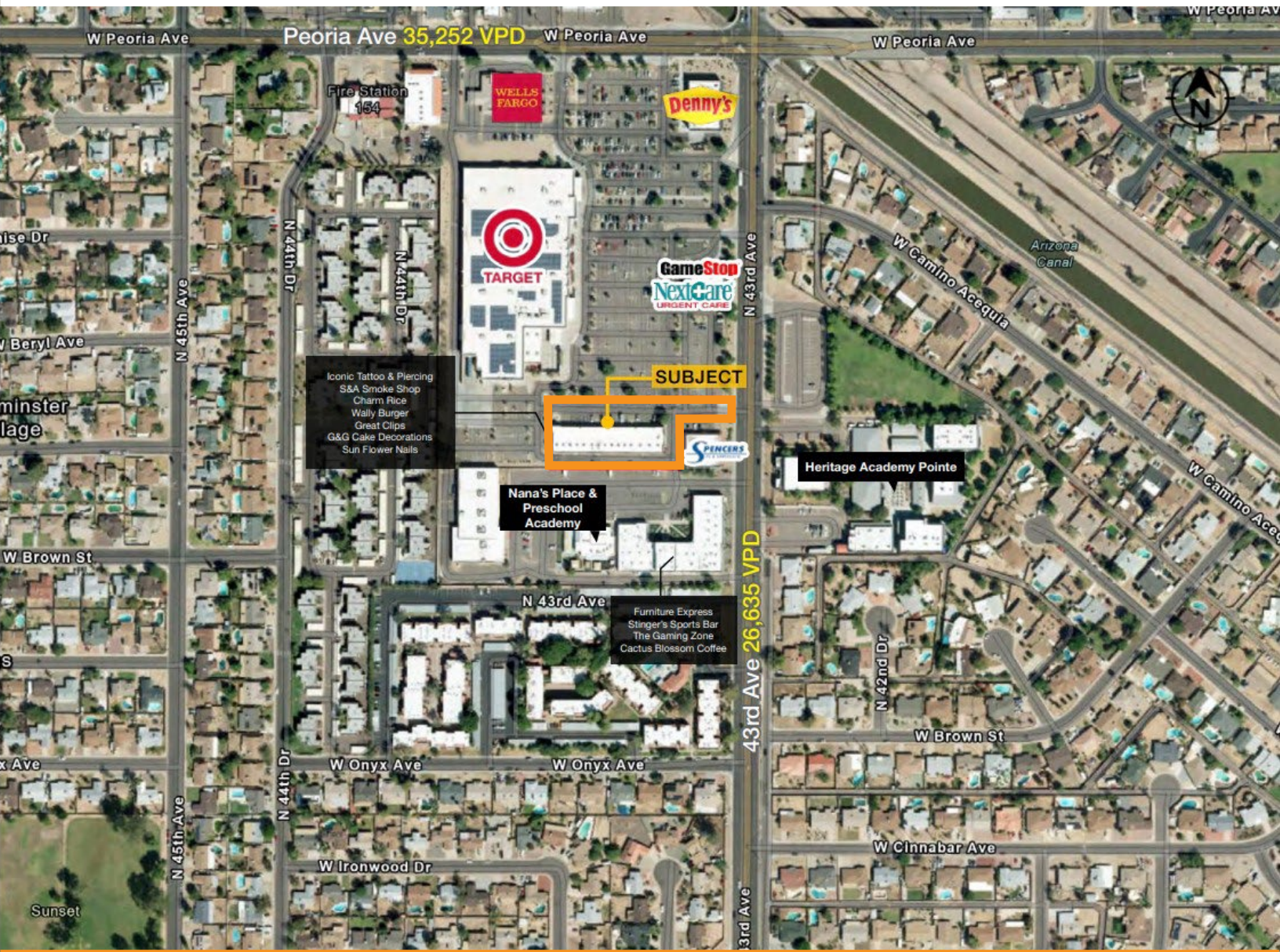
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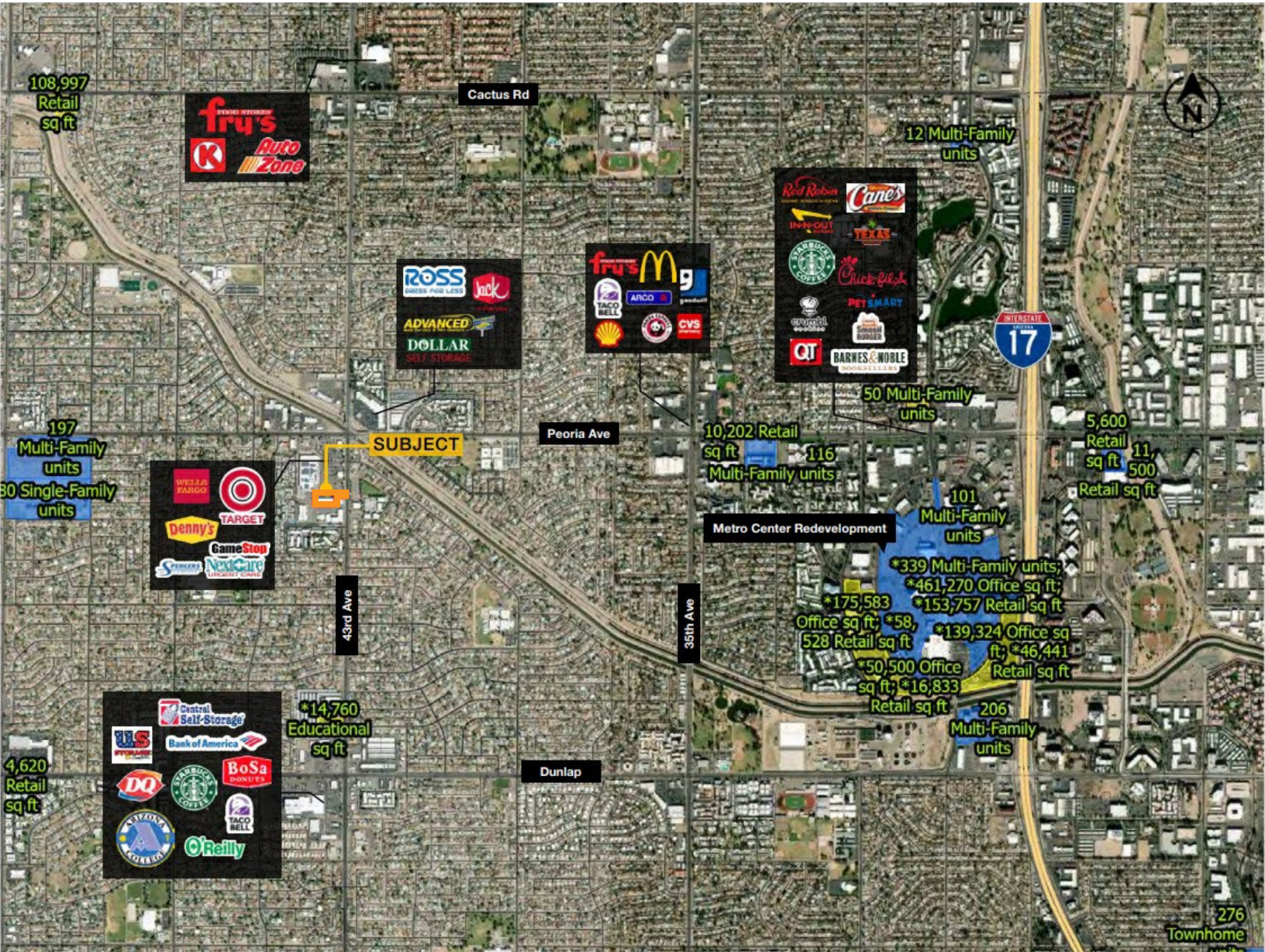
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