

# UNION CROSSING

4300-4410 W UNION HILLS DR.  
GLENDALE, AZ 85308

- GROCERY ANCHORED NEIGHBORHOOD CENTER
- HIGH TRAFFIC COUNTS EXCEEDING 50,000 VEHICLES PER DAY
- SUPERIOR VISIBILITY AND LOCATION
- HIGH INCOME DEMOGRAPHIC WITH AVERAGE HOUSEHOLD INCOME EXCEEDING \$106,000
- 361 PARKING SPACES
- ZONING - C-2
- CLOSE PROXIMITY TO LOOP 101 AND I-17
- HISTORICALLY LOW VACANCY, WITH 65% OF TENANTS HAVING OCCUPIED OVER 15 YEARS



FOR LEASE

## AVAILABILITY

B007 - 1,390 SQFT  
\$18/SF+NNN

CONTACT US:  
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909-257-7772  
JSONDH@SONDHINVESTMENTS.COM

# Site Plan





# B007

1,390 sqft

- RETAIL SPACE
- EXCELLENT  
CONDITION
- MOVE-IN READY



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# Photos

**B007**  
1,390 sqft



# 2024 Demographics



	1 Mile	3 Mile	5 Mile
 <b>POPULATION</b>			
Est. Population	16,619	112,971	310,473
 <b>HOUSEHOLDS</b>			
Average Households	6,424	43,934	118,991
 <b>AGE</b>			
Median Age	38.3	38.6	38.7
 <b>INCOME</b>			
Average Household Income	\$106,121	\$104,405	\$111,840

Source: Esri



# Location & Aerial Map



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