

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 1-17
- HISTORICALLY LOW VACANCY, WITH 65% OF TENANTS HAVING OCCUPIED OVER 15 YEARS



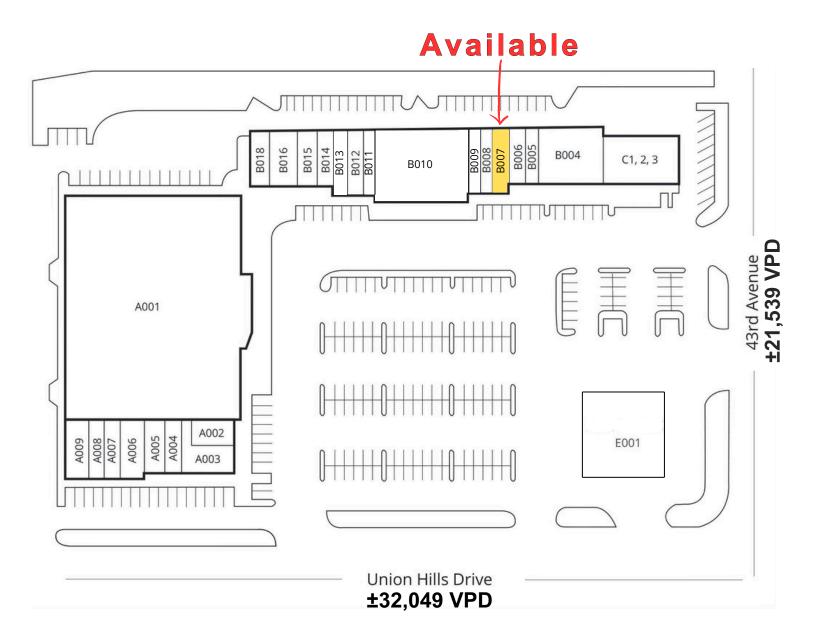


FOR LEASE

AVAILABILITY

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

Site Plan



B007 1,390 sqft



- RETAIL SPACE
- EXCELLENT CONDITION
- MOVE-IN READY



CONTACT US:

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Photos









2024 Demographics











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

Source: Esri

Location & Aerial Map





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