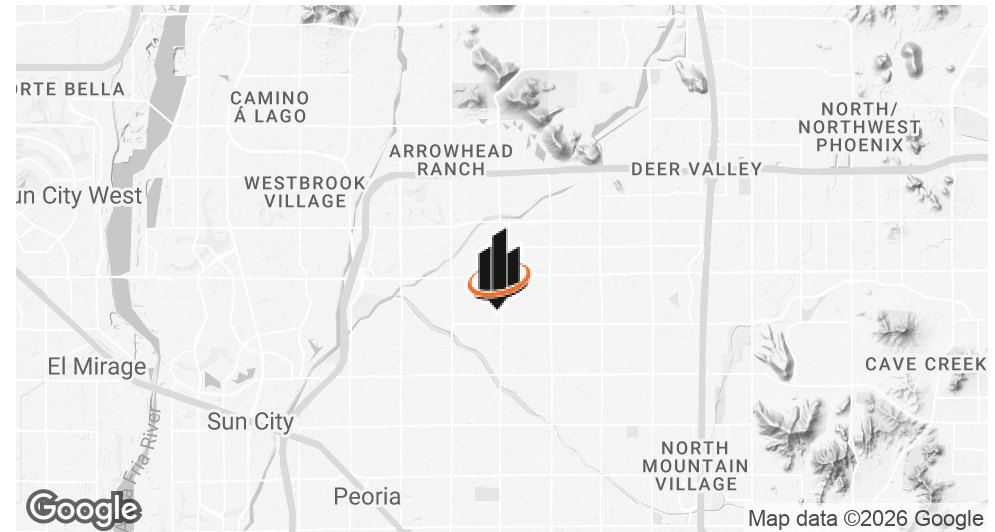


PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| LEASE RATE: | \$16.00 SF/yr (NNN) |
| NNN RATE: | \$6.90 PSF |
| BUILDING SIZE: | 62,949 SF |
| AVAILABLE SF: | 1,665 - 2,587 SF |
| YEAR BUILT: | 1988 |
| ZONING: | C-2 |
| TRAFFIC COUNT: | 40,000 |

PROPERTY HIGHLIGHTS

- Well-established Neighborhood Retail Center in Glendale, AZ
- Diverse Tenant Mix | Regional & Local Tenants
- Arrowhead Ranch Submarket
- Strong Growth & Substantial New Development in Surrounding Area
- Directly Adjacent to Arizona Christian University
- Near ASU West Campus & Grand Canyon University

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, on behalf of the Owner, is pleased to offer for lease the last few remaining vacancies at Greenway Promenade. The vacancies represent several unique opportunities within the center. Suite 1A totals $\pm 2,587$ of leasable space on the eastern side of the property near 59th Ave. While Suite 13 is suitable for smaller operators, at $\pm 1,665$ SF. Suites 20/21 represent a combined $\pm 1,936$ SF of space on the western side of the complex near the Greenway Rd entrance. Suites 20 and 21 are currently combined but could be divided for the right user.

LOCATION DESCRIPTION

Greenway Promenade is located in the city of Glendale, north of the historic downtown area. The property is within the Arrowhead submarket, which has seen positive growth over the last decade. Offering road frontage along both Greenway Road and 59th Avenue, as well as close proximity to the I-17, US-60, and Loop-101 freeways. Popular attractions around the property include Arizona State University West Campus, Grand Canyon University, Glendale Community College, shops at Arrowhead Towne Center, and Peoria Sports Complex (P83), home to spring training for the Seattle Mariners and San Diego Padres.

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Suite 12

Suite 1A

Suite 20
Suite 21

LEASE SPACES

LEASE INFORMATION

| | | | |
|---------------------|------------------|--------------------|------------|
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 1,665 - 2,587 SF | LEASE RATE: | \$16 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------------------|-----------|-----------|------------|---------------|
| ■ Suite 1A (2026) | Available | 2,587 SF | NNN | \$16.00 SF/yr |
| ■ Suite 20/21 | Available | 1,936 SF | NNN | \$16.00 SF/yr |
| ■ Suite 13 | Available | 1,665 SF | NNN | \$16.00 SF/yr |



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