

BRITTANY SQUARE

6666 W Peoria Avenue, Glendale, AZ 85302



OFFERING SUMMARY

NUMBER OF UNITS:	20
AVAILABLE SF:	1,579 - 2,358 SF
LEASE RATE:	Negotiable
LOT SIZE:	5.23 Acres
YEAR BUILT:	1986
BUILDING SIZE:	49,044 SF
ZONING:	C-2

PROPERTY OVERVIEW

Brittany Square is a +/-49,004 square foot retail center located at the major, signalized, intersection of 67th Avenue and Peoria Avenue. Situated on approximately 5.23 acres, there is ample on-site parking and monument signage available. Major retailers in the area include Walmart Neighborhood Market, Starbucks, Chase Bank, Goodwill, Autozone, Burger King and Frederico's Restaurant.

PROPERTY HIGHLIGHTS

- High Traffic Center
- Monument and Facial Signage
- Great Mix of Strong Local and National Tenants

KW COMMERCIAL
2005 W. Happy Valley Rd,
Ste. 150
Phoenix, AZ 85085

TOM KOLB
Commercial Director, Associate Broker
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rent or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR LEASE

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Each Office Independently Owned and Operated kwcommercial.com

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UNIT	TENANT NAME
PAD J	Valley Auto Repair Service
101	Pharmacy
102	AVAILABLE
103	Golden Chalice Tattoo
104-105	Marino's Bar
106	Peoria Spa
107-112	Pleasant Pediatrics
113	Student Choice High
114	School Logan Chiropractic
115	AVAILABLE
116	Pure Essence Studios
117	Lifetime Smiles Dentistry
118-120	D&Y Chinese Restaurant
121	Farmers Insurance
122/123	Acoma Veterinay
124/125	Barber Academy
126	AVAILABLE
127	Cricket Cellular
128	Smoke Shop

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
102	Office/Retail	Negotiable	NNN	2,358	Negotiable	Private Offices, Bath & Kitchen
115	Office/Retail	Negotiable	NNN	1,679	Negotiable	Shell Space
126	Restaurant	Negotiable	NNN	2,400	Negotiable	Shell Space

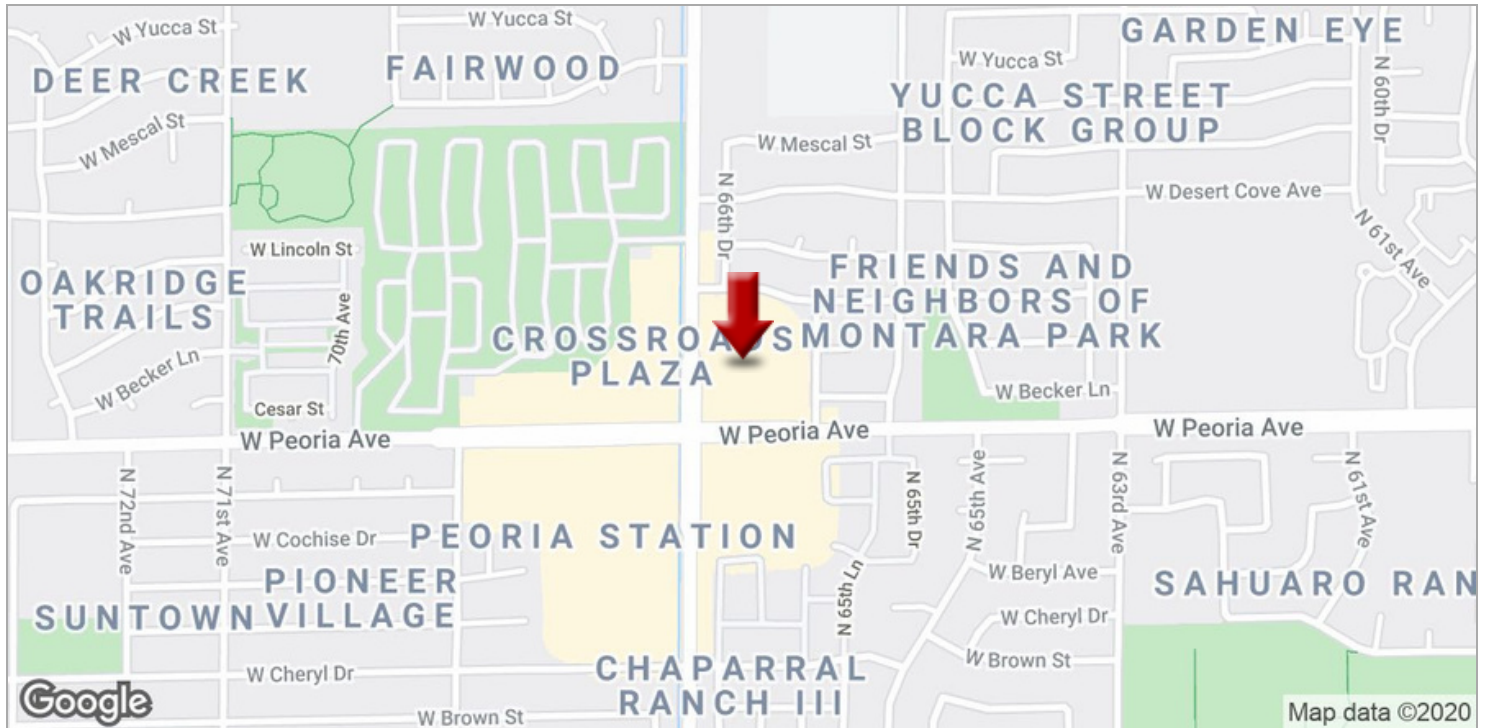
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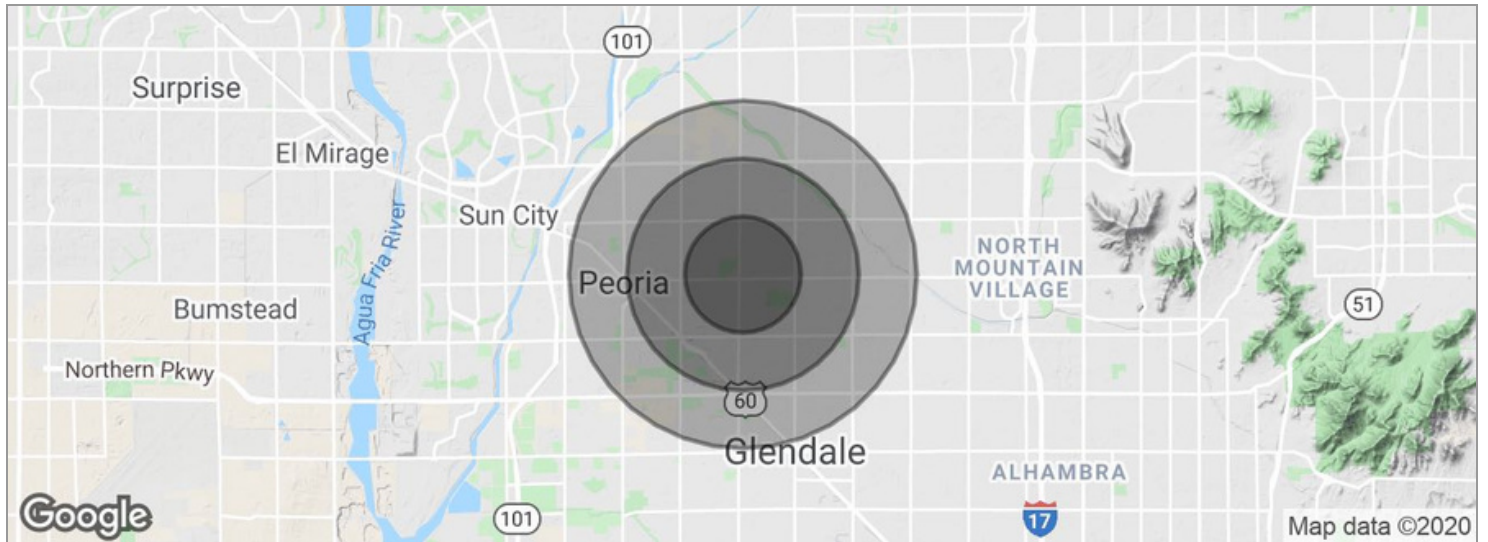
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,834	66,051	138,591
Median age	33.1	34.4	34.1
Median age (male)	31.2	32.5	32.5
Median age (Female)	34.6	36.1	35.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,594	23,343	48,903
# of persons per HH	2.9	2.8	2.8
Average HH income	\$61,794	\$64,067	\$64,482
Average house value	\$170,384	\$210,228	\$223,589

* Demographic data derived from 2010 US Census

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