


WESTERN
RETAIL ADVISORS
w-retail.com

Space Available
602.778.3747

RETAIL PROPERTY FOR LEASE

NORTHERN CROSSING OUTPARCEL

SWC 59th Ave & Northern Ave | Glendale, AZ 85301

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* Owner / Agent

NORTHERN CROSSING OUTPARCEL

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LOCATION DESCRIPTION

Discover the vibrant energy of this outparcel location within the Northern Crossing shopping center. Situated in a prime location, this bustling area is surrounded by a diverse mix of retail, dining, and entertainment options. With a strong blend of commercial activity and community appeal, this property presents an excellent opportunity for tenants to thrive in this dynamic market.

PROPERTY HIGHLIGHTS

- 6,576 SF End Cap Space Available
- Hard Corner Signalized Location at the High Traffic Intersection of Northern Ave & 59th Avenue (over 60,000 Combined Cars/Day)
- Located within the Northern Crossing Shopping Center with such tenants as Lowe's, Walmart, PetSmart, Ross, Verizon, Chipotle and more!
- Approximately One Mile South of Glendale Community College (18,100+ Students)
- Just off the US-60 (Grand Avenue) with Direct Access to Downtown Phoenix
- Densely Populated and Growing Glendale Trade Area in the Phoenix MSA



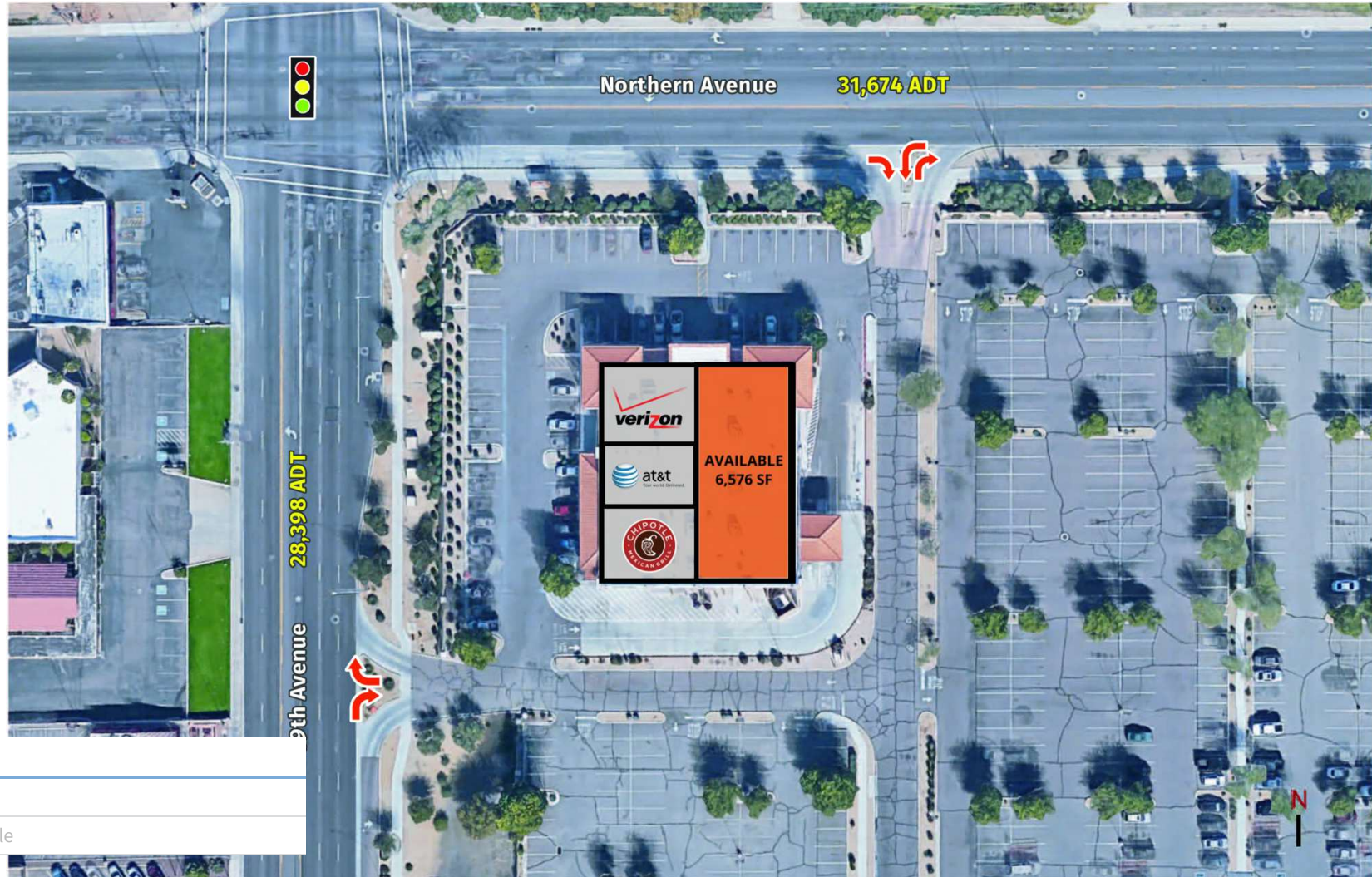
AREA CO-TENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,576 SF	Lease Rate:	CONTACT FOR PRICING

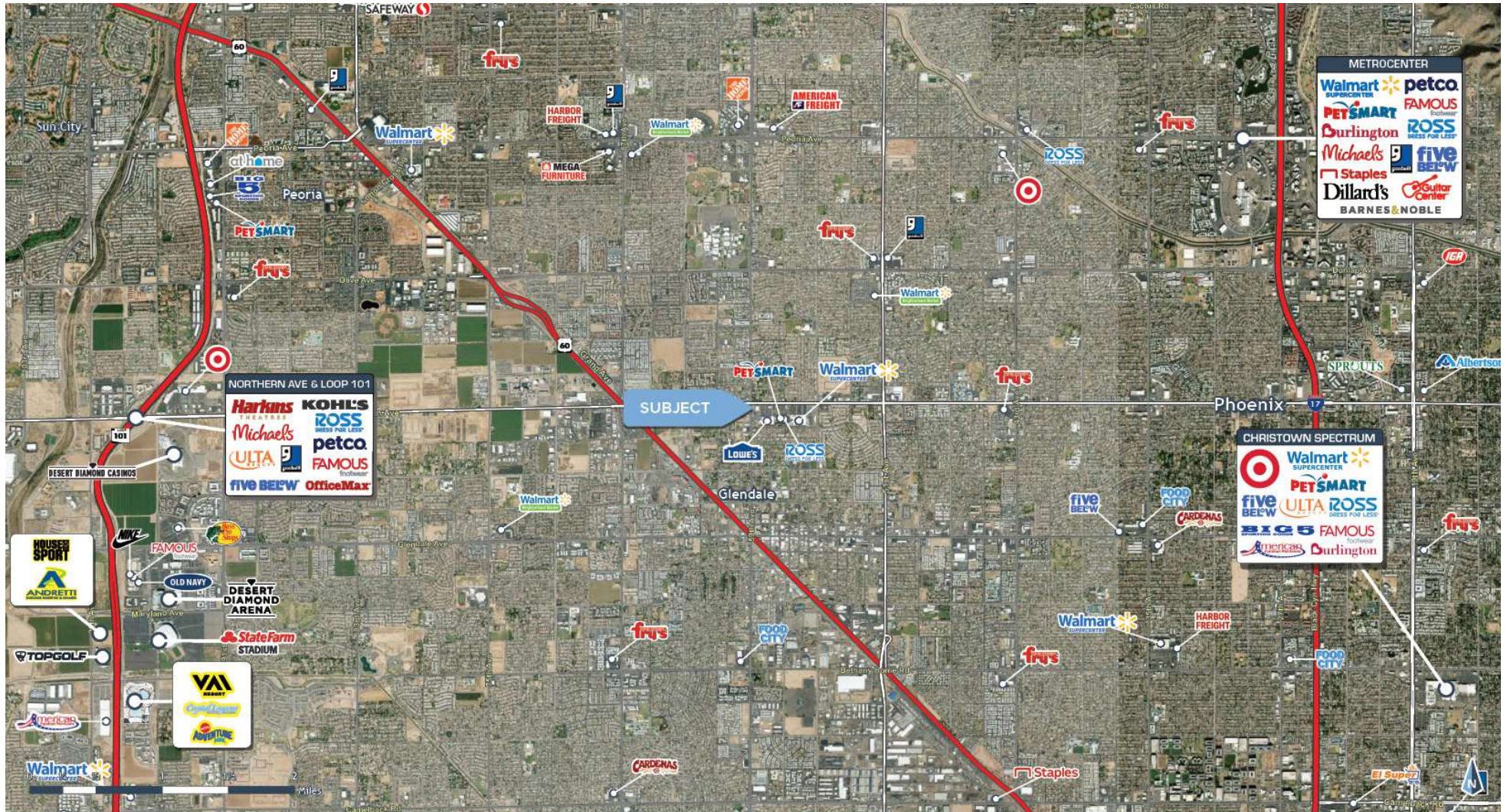
AVAILABLE SPACES

SUITE	TENANT	SIZE
101/102	Available	6,576 SF
100	VERIZON	3,000 SF
140	AT & T	1,974 SF
104	CHIPOTLE	2,285 SF

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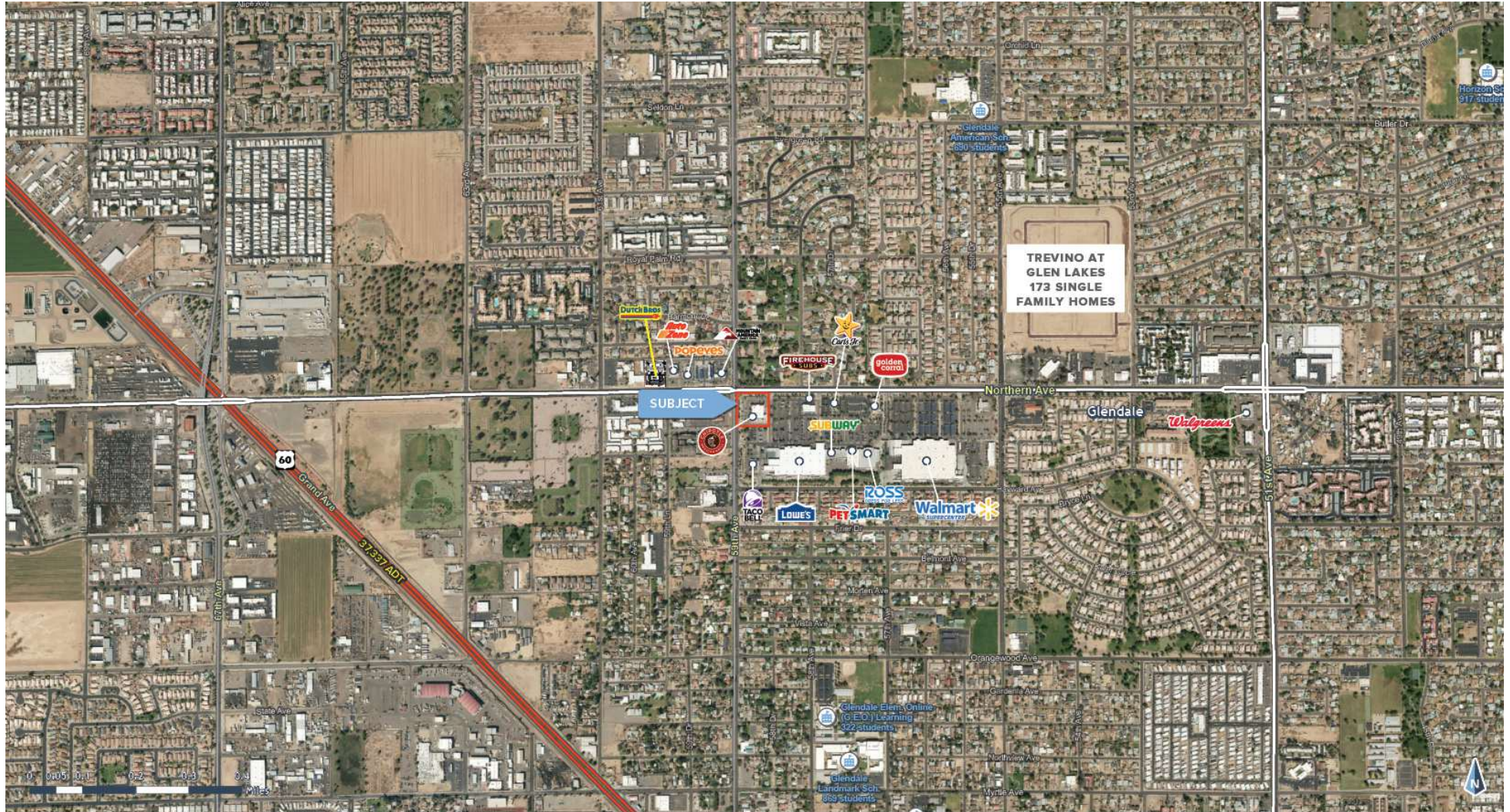
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	19,303	185,239	503,806
Median Age	35.0	33.8	33.2



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$52,034	\$61,049	\$64,637
Average	\$69,921	\$79,487	\$84,137



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	461	3,321	9,629
Employees	6,434	39,243	129,377
Daytime Population	18,400	149,064	428,466



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	29.2%	27.3%	28.5%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	52.9%	48.4%	49.7%
Services	20.0%	21.3%	20.5%
Blue Collar	27.1%	30.4%	29.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,516	63,617	165,991
Median Home Value	\$356,644	\$341,649	\$353,362

* 2024 Demographic data derived from ESRI

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