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WESTERN RETAIL ADVISORS

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* Owner / Agent

NORTHERN CROSSING OUTPARCEL

SWC 59th Ave & Northern Ave | Glendale, AZ



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

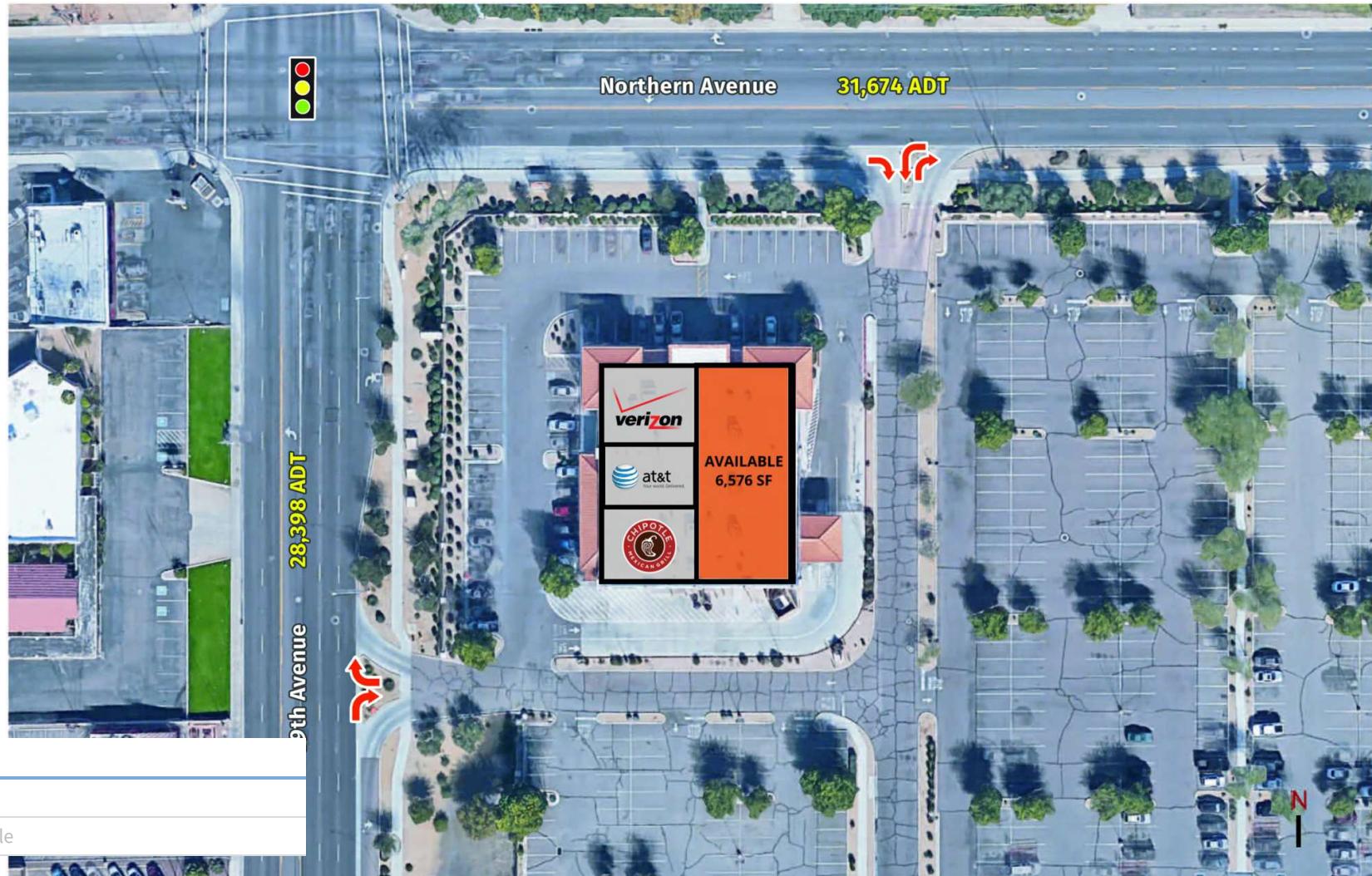
AREA CO-TENANTS



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LEASE INFORMATION

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

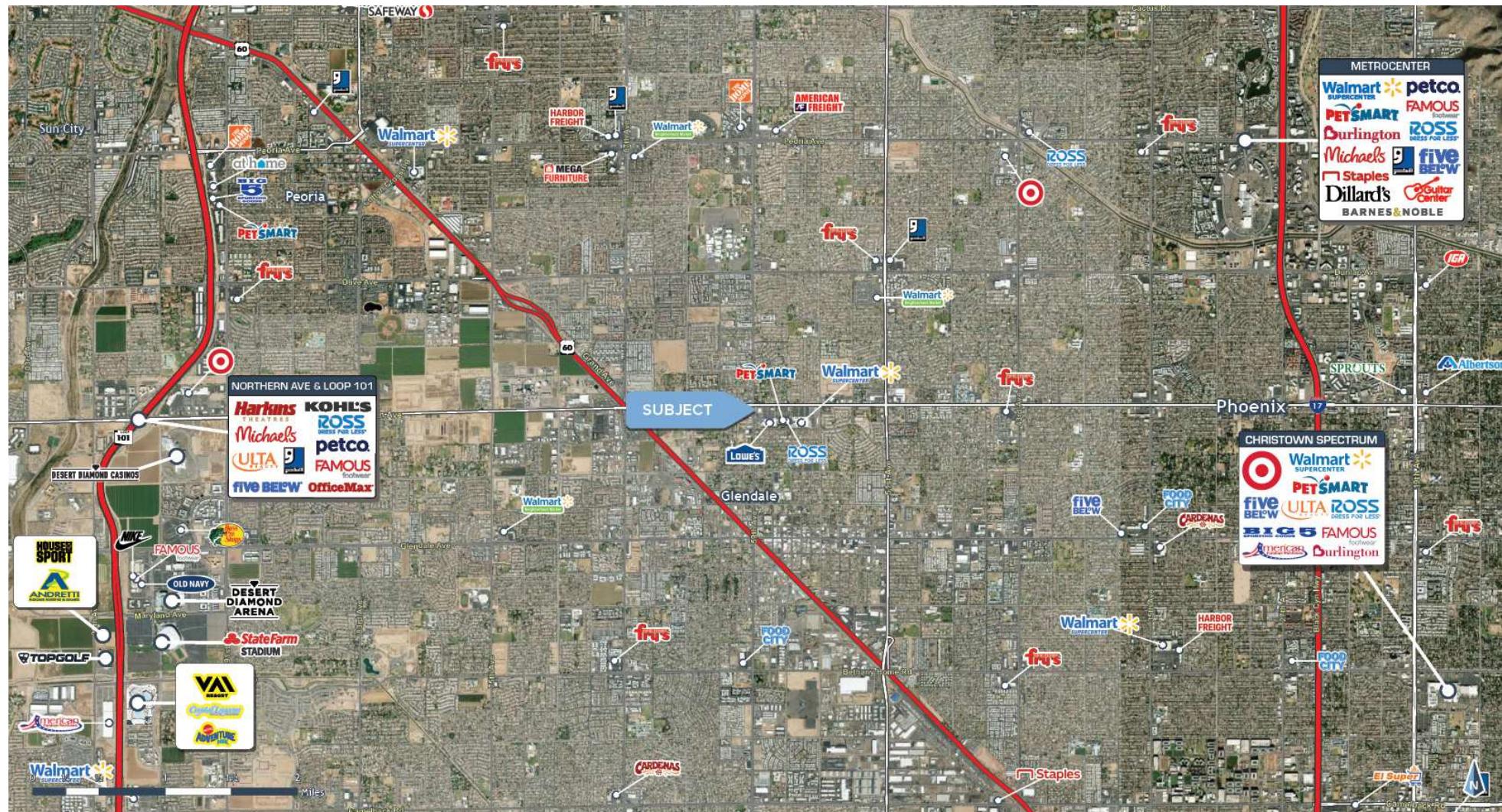
AVAILABLE SPACES

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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RETAIL PROPERTY FOR LEASE

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POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE				
	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	
Area Total	19,303	185,239	503,806	Median	\$52,034	\$61,049	\$64,637	461	3,321	9,629
Median Age	35.0	33.8	33.2	Average	\$69,921	\$79,487	\$84,137	6,434	39,243	129,377
							Daytime Population	18,400	149,064	428,466

EDUCATION			EMPLOYMENT			HOUSEHOLD STATISTICS					
	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES		
Percentage with Degrees	29.2%	27.3%	28.5%	White Collar	52.9%	48.4%	49.7%	7,516	63,617	165,991	
				Services	20.0%	21.3%	20.5%	Median Home Value	\$356,644	\$341,649	\$353,362
				Blue Collar	27.1%	30.4%	29.7%				

* 2024 Demographic data derived from ESRI

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