

### GLENDALE TOWNE CENTER | 43RD AVE & PEORIA 870 - 1,000 SF AVAILABLE FOR LEASE



### 10222 NORTH 43RD AVENUE

GLENDALE, ARIZONA 85302

Lease Rate: \$13.56 - \$15.00 PSF + NNN

43rd Avenue & Peoria Avenue

Target Anchored Retail Available For Lease

Close Proximity to I-17

High Traffic Intersection

Monument Signage Available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	37.4	36.0	35.1
POPULATION:	20,834	176,160	455,800
AVERAGE HH INCOME:	\$90,701	\$85,660	\$86,143
TRAFFIC COUNTS	VPD		
N 43RD AVENUE:	33,678		
W PEORIA AVE:	33,943		
YEAR BUILT	1984		
ZONING	C-2		
APN	148-06-5	50	

### Matt Harper, CCIM

**Leah Motsinger** Senior Associate

Senior Vice President 623.692.9435

602,423,3619

matt@citywidecre.com

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

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Tcitywide COMMERCIAL REAL ESTATE



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TENANT	SF	RATE
TILTED CROWN TATTOO		
AVAILABLE	1,000 SF	\$13.56 PSF
CHARM RICE		
S & A SMOKE SHOP		
WALLY BURGER		
AVAILABLE WITH NOTICE	870 SF	\$15.00 PSF
LAUNDROMAT		
GREAT CLIPS		
SUNFLOWER NAILS		
G & G BAKERY		
	TILTED CROWN TATTOO  AVAILABLE  CHARM RICE  S & A SMOKE SHOP  WALLY BURGER  AVAILABLE WITH NOTICE  LAUNDROMAT  GREAT CLIPS  SUNFLOWER NAILS	TILTED CROWN TATTOO  AVAILABLE CHARM RICE S & A SMOKE SHOP WALLY BURGER AVAILABLE WITH NOTICE LAUNDROMAT GREAT CLIPS SUNFLOWER NAILS

Matt Harper, CCIM Leah Motsinger

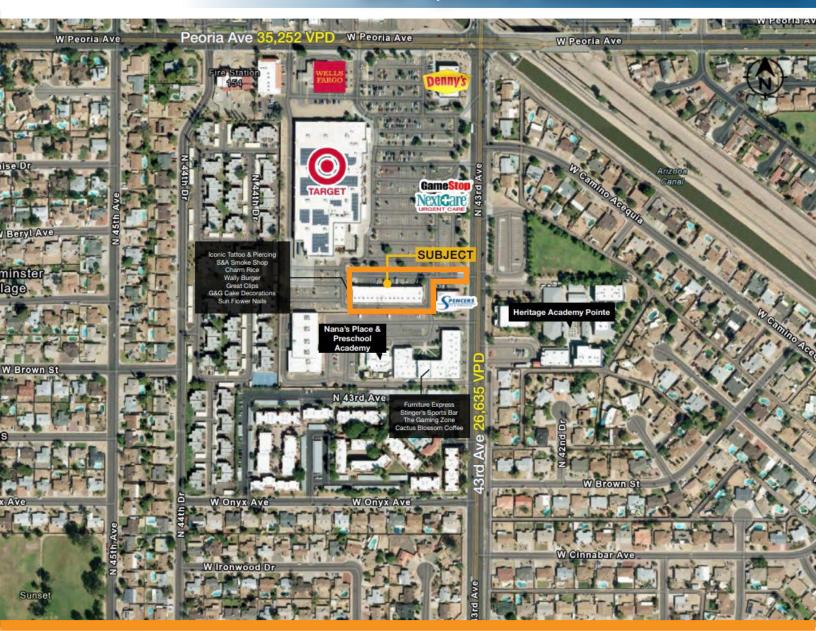
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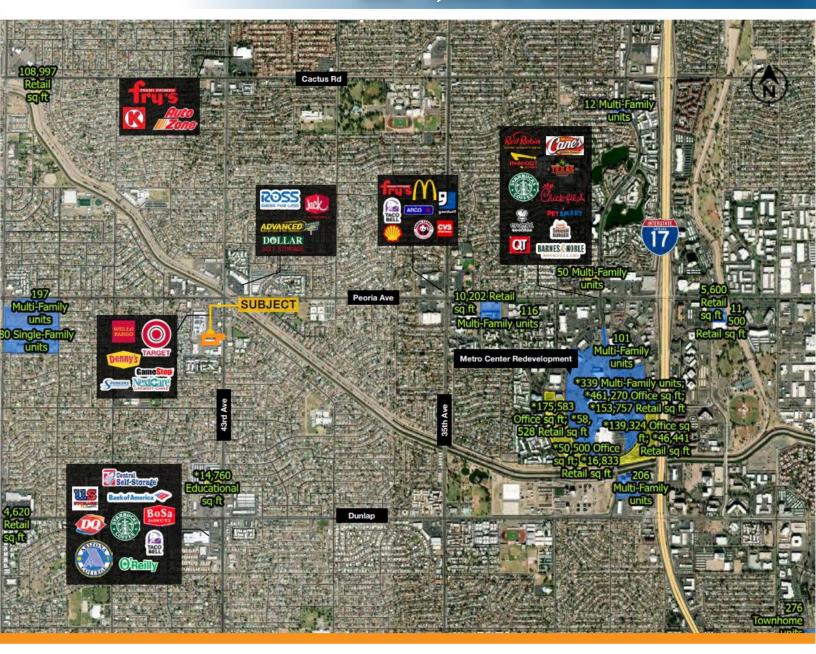
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