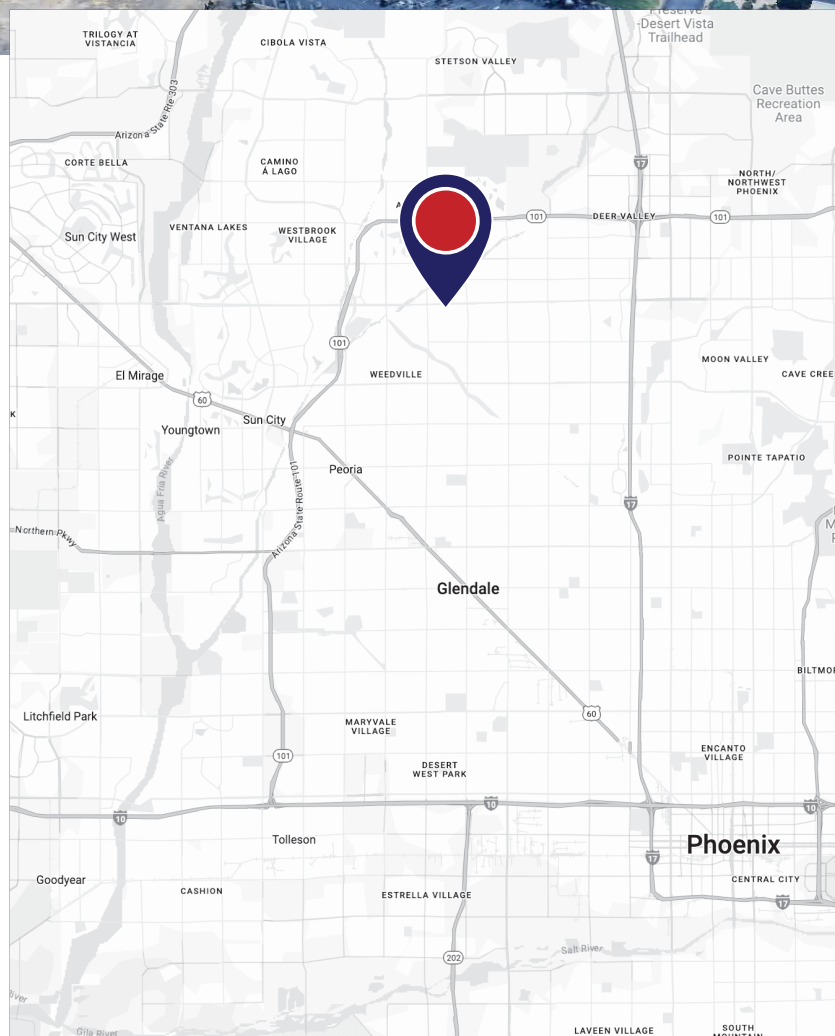




Site Details

- 23,058 square foot building
- 40 Spaces (1.73 Spaces per 1,000 SF Leased)
- 1.95 acre site
- Zoned C-2
- Easy site ingress/egress on corner lot
- 20 miles from Phoenix
- Located in a dense retail corridor
- 33,800 VPD on Bell Rd







GLENDAL, ARIZONA

Glendale, Arizona is an inviting suburb located just northwest of Phoenix, blending the ease of suburban living with close access to the amenities of a major metropolitan area. Nestled in the Phoenix metropolitan area, Glendale offers its residents excellent connectivity via major highways and public transportation options, placing the economic and cultural hubs of Phoenix within easy reach.

The city has experienced consistent population growth, attracting both families and professionals with its combination of affordability, vibrant community atmosphere, and diverse demographics. The economic landscape in Glendale is varied, hosting major events and sports games that bolster its economy, alongside a thriving business sector that ranges from tech startups to large retail enterprises. This dynamic mix contributes to making Glendale a flourishing suburban enclave within the sprawling Phoenix area.

TOP 10 EMPLOYERS

COMPANY

Luke Air Force Base

Boeing

Lockheed-Martin

Red Bull

Humana

Ball

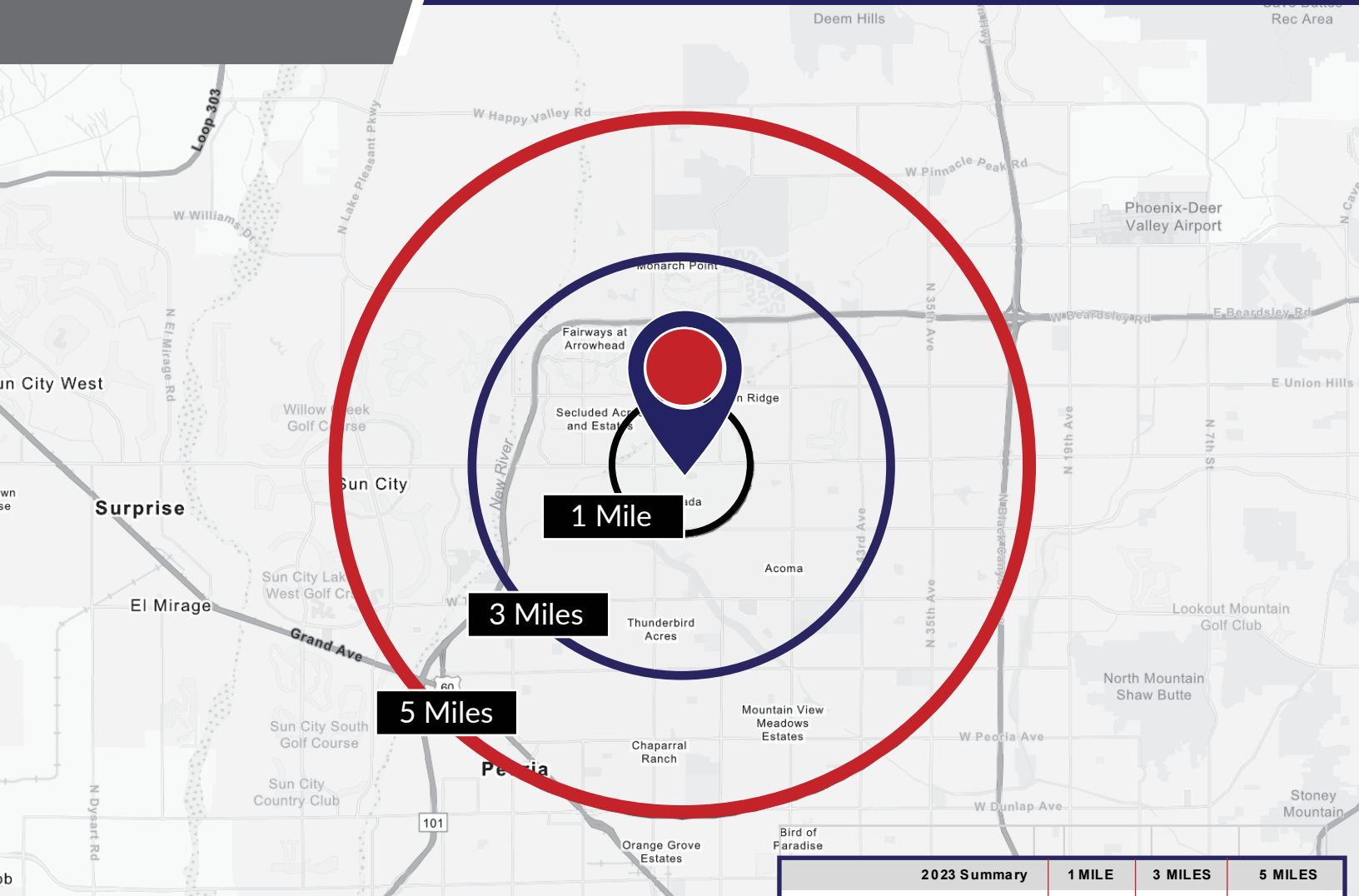
Bechtel

White Claw

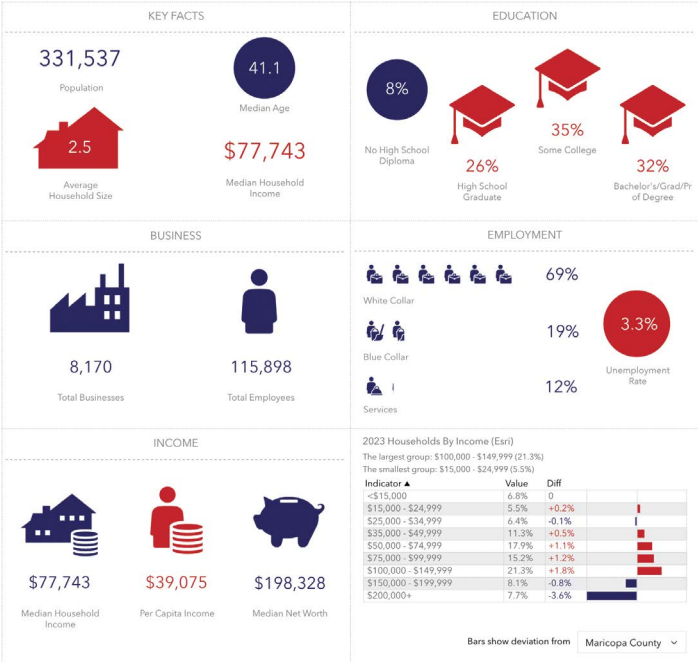
Magellan Aerospace

Honeywell

*Sourced from <https://www.glendaleaz.com>



5-MILE SUMMARY



This infographic contains data provided by Esri, Esri and Data Azalea. The vintage of the data is 2021, 2026.

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2023 Summary	1 MILE	3 MILES	5 MILES
Population	11,842	117,203	331,537
Households	4,364	44,876	127,642
Families	2,945	30,349	84,657
Average Household Size	2.66	2.55	2.55
Owner Occupied Housing Units	3,073	30,174	89,880
Renter Occupied Housing Units	1,291	14,702	37,762
Median Age	42.3	40.2	41.1
Median Household Income	\$78,035	\$84,511	\$77,743
Average Household Income	\$100,290	\$109,864	\$101,509
2028 Summary	1 MILE	3 MILES	5 MILES
Population	12,037	116,770	327,985
Households	4,473	45,158	127,426
Families	3,037	30,649	84,838
Average Household Size	2.64	2.53	2.53
Owner Occupied Housing Units	3,181	30,910	91,433
Renter Occupied Housing Units	1,292	14,248	35,992
Median Age	42.1	41.0	41.6
Median Household Income	\$92,034	\$97,632	\$89,870
Average Household Income	\$118,322	\$127,359	\$118,261