

# AVAILABLE

±1,200 SF 2ND GEN HAIR SALON



FOR LEASE

## Albertsons at Cactus Corner

NEC Cactus Rd & 51st Ave | Glendale, AZ 85304





# Albertsons at Cactus Corner

NEC Cactus Rd & 51st Ave | Glendale, AZ



± 1,200 SF

FORMER SALON SPACE  
AVAILABLE

CC - City of Glendale  
ZONING

Contact  
Broker

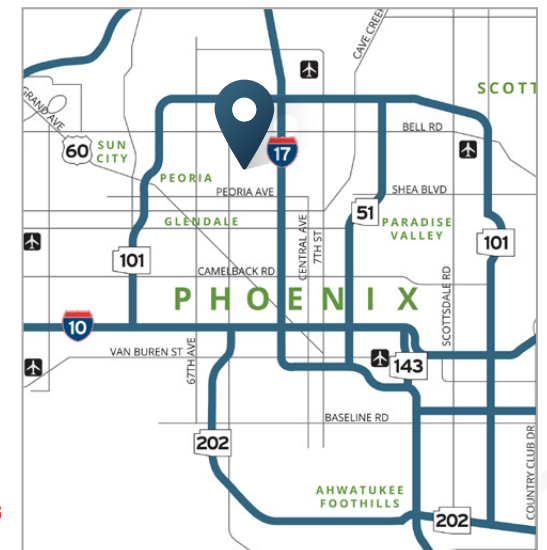
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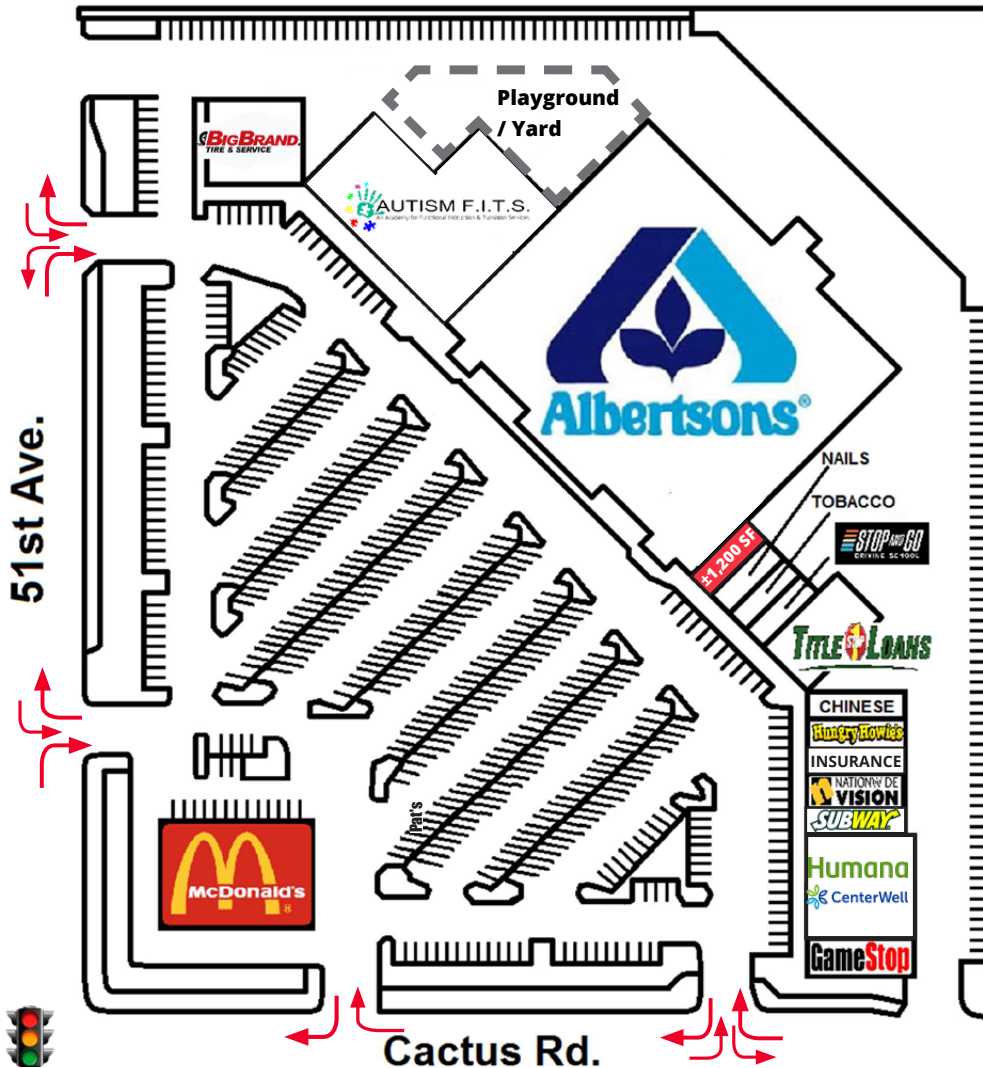
## ABOUT THE PROPERTY

- Albertsons anchored neighborhood shopping center
- ASU Campus West located one mile to the North
- Conveniently located 3 miles west of I-17 Freeway
- Established trade area with strong surrounding demographics
- Join:



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## SITE PLAN

SUITE	TENANT	SF
5061-1	Game Stop	± 1,500 SF
5061-3&6	Humana CenterWell	± 5,650 SF
5026-2	Subway	± 1,300 SF
5026-4	Nationwide Vision Center	± 1,733 SF
5026-6	Insurance	± 534 SF
5026-8	Hungry Howies Pizza	± 975 SF
5026-10	Chinese Food	± 1,300 SF
5036-2&4	Title Loans	± 4,000 SF
5036-6	Stop & Go Driving School	± 1,200 SF
5036-8	Pipes & Cigars	± 900 SF
5036-10	Labelle Nails & Spa	± 900 SF
<b>5036-12</b>	<b>Former Hair Salon AVAILABLE</b>	<b>± 1,200 SF</b>
5044-2,4,6,&8	Autism FITS Academy	± 11,800 SF
12251	Big Brand & Tire Service	± 4,000 SF
Parcel 2	Albertson's (NOT A PART)	63,795 SF
Parcel 4	McDonald's (NOT A PART)	2,633 SF





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## DEMOGRAPHIC HIGHLIGHTS (2024)

### 1 MILE

18,933	\$100,050	13,023
2024 Population	Avg Household Income	Daytime Population

### 3 MILES

161,871	\$93,962	131,459
2024 Population	Avg Household Income	Daytime Population

### 5 MILES

429,744	\$89,247	386,305
2024 Population	Avg Household Income	Daytime Population

## TRAFFIC COUNTS (2023)

35,192 VPD	34,896 VPD
Cactus Rd	51st Ave





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**SITE** →

← **SITE**



**Cactus Road**  
27,154 VPD '23

**Cactus Road**  
35,192 VPD '23

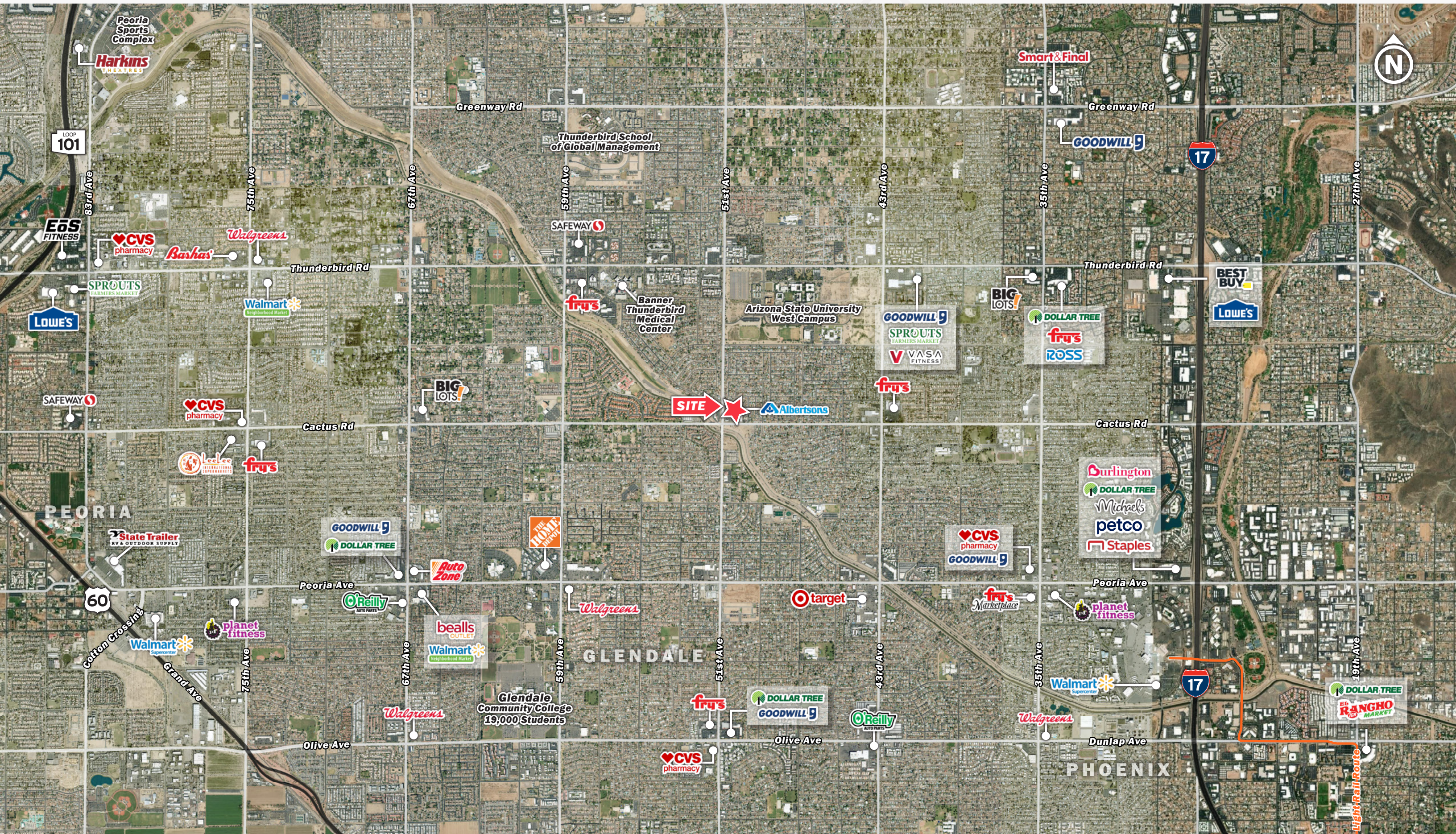
**51st Avenue**  
34,896 VPD '23

**51st Avenue**  
26,450 VPD '23



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