

OLIVE CROSSING CENTER

9250 NORTH 43RD AVENUE | GLENDALE, ARIZONA 85302



LEO PATAQ

Senior Associate

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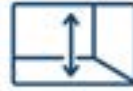
CALL FOR PRICING



AVAILABLE SPACE:
1,600-2,090 SF



ZONING:
C-2



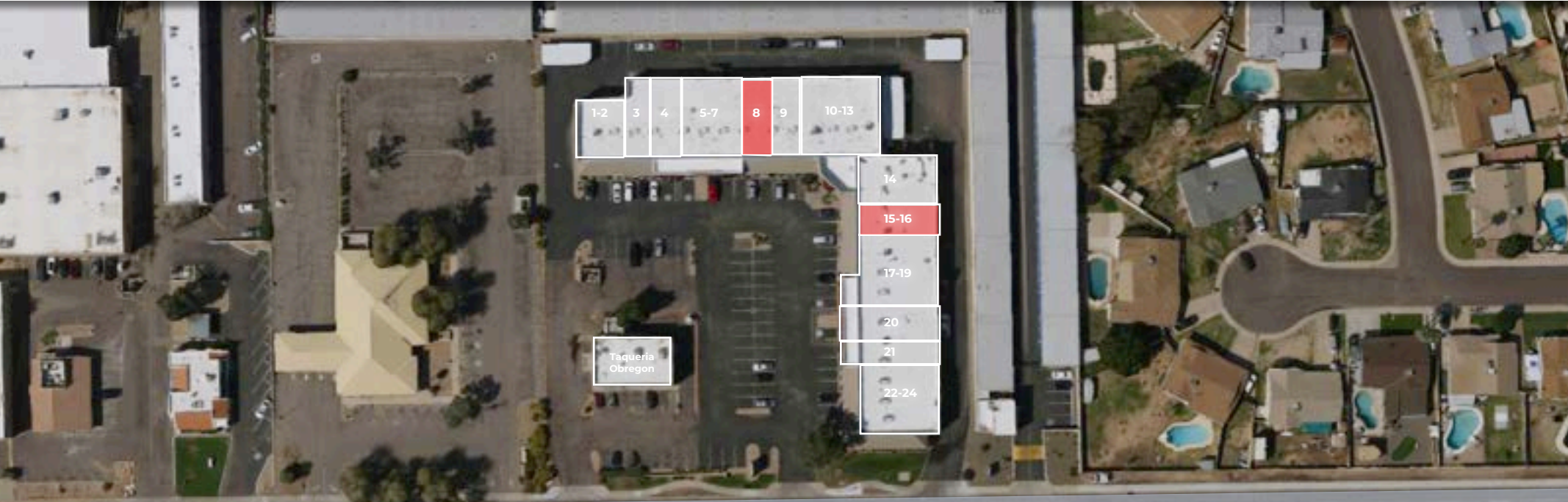
BUILDING SIZE:
30,039 SF

LEASE HIGHLIGHTS

- High-Exposure Retail Center with Direct Frontage on 43rd Avenue
- Prominent Monument Signage for Strong Tenant Visibility
- Covered Parking Available On-Site
- Convenient Access to I-17 & Glendale Community College
- Located in a Dense, Established Trade Area
- Strong Traffic Counts at the Signalized Intersection of 43rd Ave & Olive Ave
- Roll-Up Door in Suite 15-16 – Ideal for Retail, Service, or Light Flex Users



SITE PLAN & TENANT ROSTER



NORTH 43RD AVENUE 25,089 VPD

SUITE	TENANT	SIZE
1-2	NEW GRACE CATHEDRAL	2,000 SF
3	HAIR BY JONI	1,045 SF
4	STATE FARM INSURANCE	1,350 SF
5-7	CARDENAL STEREO	3,135 SF
8	AVAILABLE WITH NOTICE	1,600 SF
9	12 KIDS 3D PRINTS	1,400 SF
10-13	2KNUCKLESPORT MARTIAL ARTS	4,889 SF

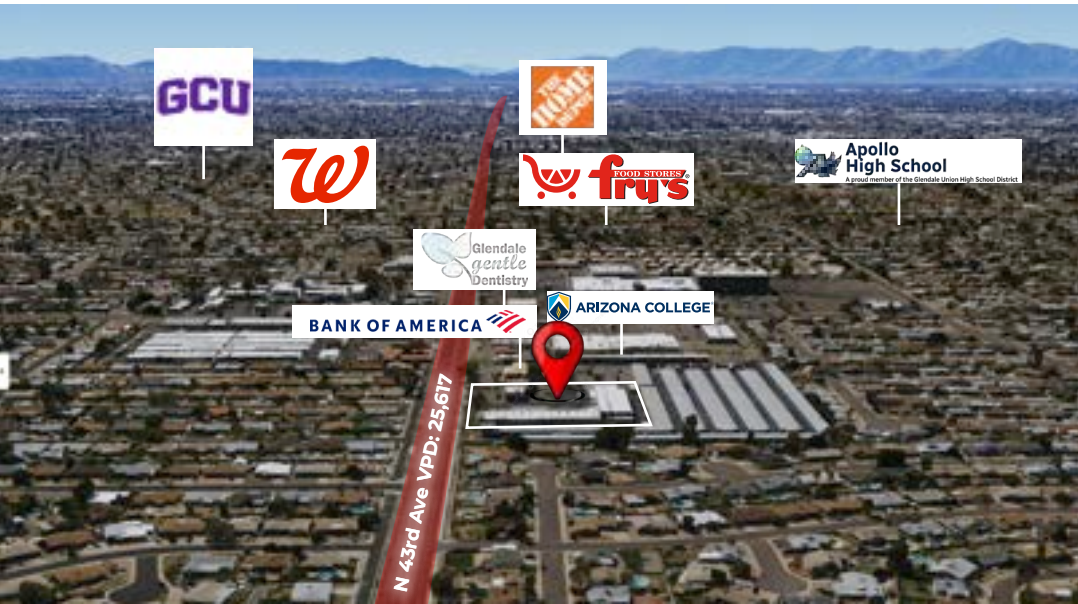
SUITE	TENANT	SIZE
14	LUTONG BAHAY FILIPINO RESTAURANT	2,350 SF
15-16	AVAILABLE	2,090 SF
17-19	SINBAD MEDITERRANEAN RESTAURANT	3,390 SF
20	SAKURA MASSAGE	1,300 SF
21	SUSPIROS CAKES	1,040 SF
22-24	THE PAWN SHOP GLENDALE	4,450 SF

INTERSECTION SNAPSHOT

DAYTIME POPULATION (5 MILE) **393,579**

AVERAGE HOUSE-HOLD INCOME (5 MILE) **\$101,343**

STRONG INTERSECTION **± 30,000 VPD**



DISTANT AERIAL VIEW





GLENDALE, ARIZONA

Glendale, Arizona is a vibrant city located in the northwest portion of the Phoenix metropolitan area, known for its strong retail corridors, entertainment destinations, and continued growth. Just minutes from Phoenix, Glendale offers a dynamic blend of suburban living and urban amenities, making it an attractive destination for businesses and residents alike. The city is home to major attractions including State Farm Stadium, Desert Diamond Arena, and the popular Westgate Entertainment District, which together create a thriving hub for sports, dining, shopping, and entertainment. Glendale also features historic charm in areas like Downtown Glendale, known for its specialty shops, restaurants, and cultural attractions. With convenient access to major transportation corridors such as Loop 101 and Interstate 17, the city continues to benefit from strong economic growth, expanding residential development, and a diverse mix of retail, hospitality, and commercial opportunities.



DEMOGRAPHIC HIGHLIGHTS

2025 SUMMARY (SitesUSA)

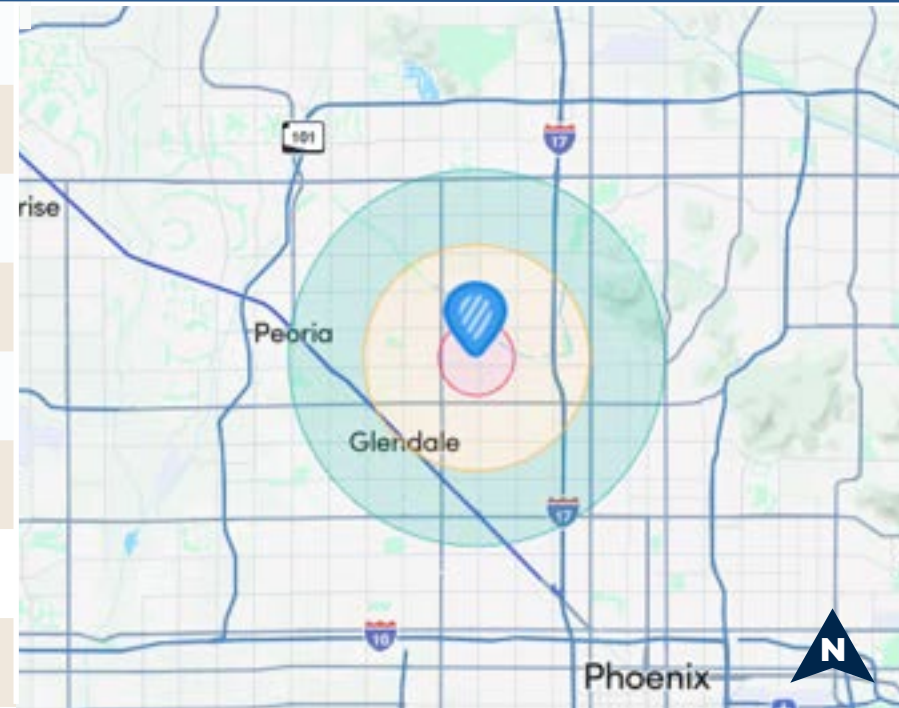
1 Mile

3 Mile

5 Mile

DEMOGRAPHIC RADIUS RINGS

Estimated Population:	20,927	180,355	465,969
Average Household Income:	\$95,204	\$85,932	\$91,594
Total Retail Expenditure:	\$385.51 M	\$3.21 B	\$8.12 B
Total Household Expenditure:	\$750.81 M	\$6.3 B	\$16.08 B
Median Age:	34.8	34.7	34.2
Average Household Size:	2.8	2.7	2.7
Total Households:	7,335	66,880	165,966
Total Businesses:	610	6,417	15,309





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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