

CACTUS PLAZA

RETAIL PLAZA FOR LEASE

4323 W CACTUS ROAD
GLENDALE, AZ 85304

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PROPERTY DETAILS

SPACE	RETAIL SPACE
LEASE RATE	CALL FOR PRICING
AVAILABILITY	±1,800 SF ±3,000 SF- FORMER RESTAURANT ±3,600 SF ±4,900 SF
BUILDING SIZE	±26,620 SF

HIGHLIGHTS

- Good Visibility and Easy Access
- Complementary Co-Tenants
- Monument Signage Available
- ASU West Campus within .5 Mile
- 2024 Population within 3 Miles: 160,216
- Built-Out Space Available
- ±3,000 SF End Cap Restaurant
- ±4,900 - ±6,700 SF North End Cap



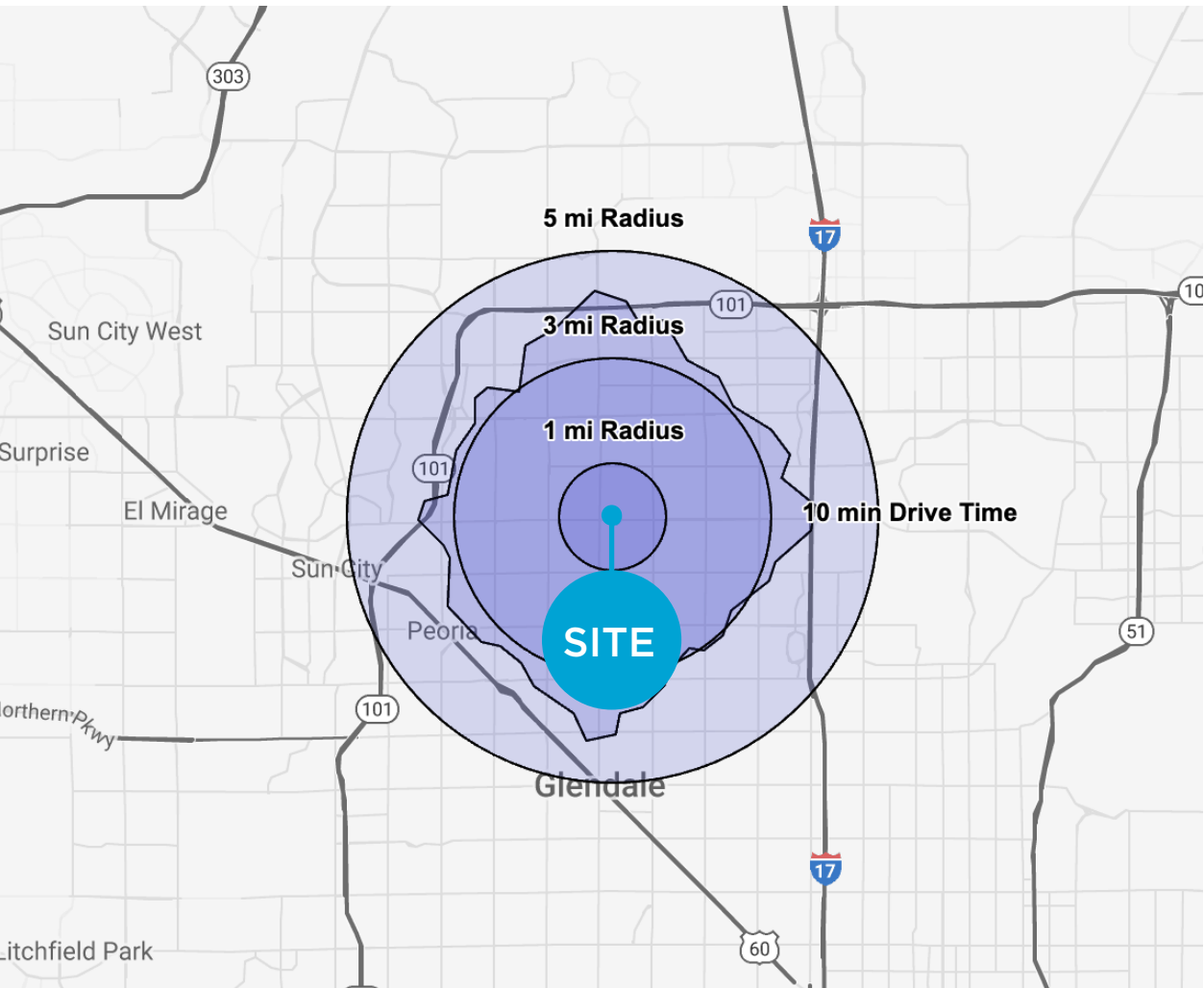
SITE PLAN





AERIAL OVERVIEW

DEMOGRAPHICS



*PER COSTAR

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	17,436	130,559	388,420
2029	18,809	140,208	419,247

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	6,719	46,406	145,553
2029	7,257	49,871	157,356

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$75,043	\$91,185	\$82,890

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$61,792	\$75,374	\$66,014

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	11,364	41,494	133,518

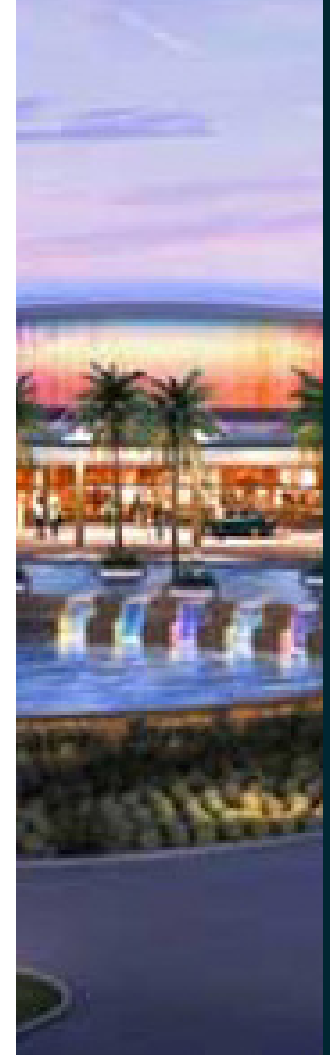
BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	1,238	5,464	15,810

GLENDALE OVERVIEW

Glendale is one of the West Valley's most dynamic cities, blending suburban comfort with a thriving entertainment and business scene. Known for its world-class sports venues and the vibrant Westgate Entertainment District, Glendale offers a unique mix of lifestyle amenities, including shopping, dining, and cultural attractions. The city features diverse neighborhoods ranging from historic downtown with its charming boutiques to upscale communities like Arrowhead Ranch and Arrowhead Lakes, appealing to families, professionals, and retirees alike. With over 300 days of sunshine, residents enjoy abundant outdoor recreation, from golf courses and parks to hiking trails at Thunderbird Conservation Park.

Over the past decade, Glendale has experienced significant reinvestment through mixed-use developments, luxury housing, and major infrastructure improvements. Its strategic location near Loop 101 and Loop 303 provides easy access to Phoenix, Sky Harbor International Airport, and regional employment centers. Anchored by the Sports and Entertainment District—home to State Farm Stadium, Desert Diamond Arena, and Tanger Outlets—Glendale attracts millions of visitors annually, fueling growth in hospitality and retail. Combined with strong demographics, a robust economy, and ongoing development projects, Glendale stands out as a premier destination for living, working, and investing in the Valley.



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