

PADS AVAILABLE FOR LEASE OR BTS

SWC Glendale Ave & 47th Ave | Glendale, AZ 85301



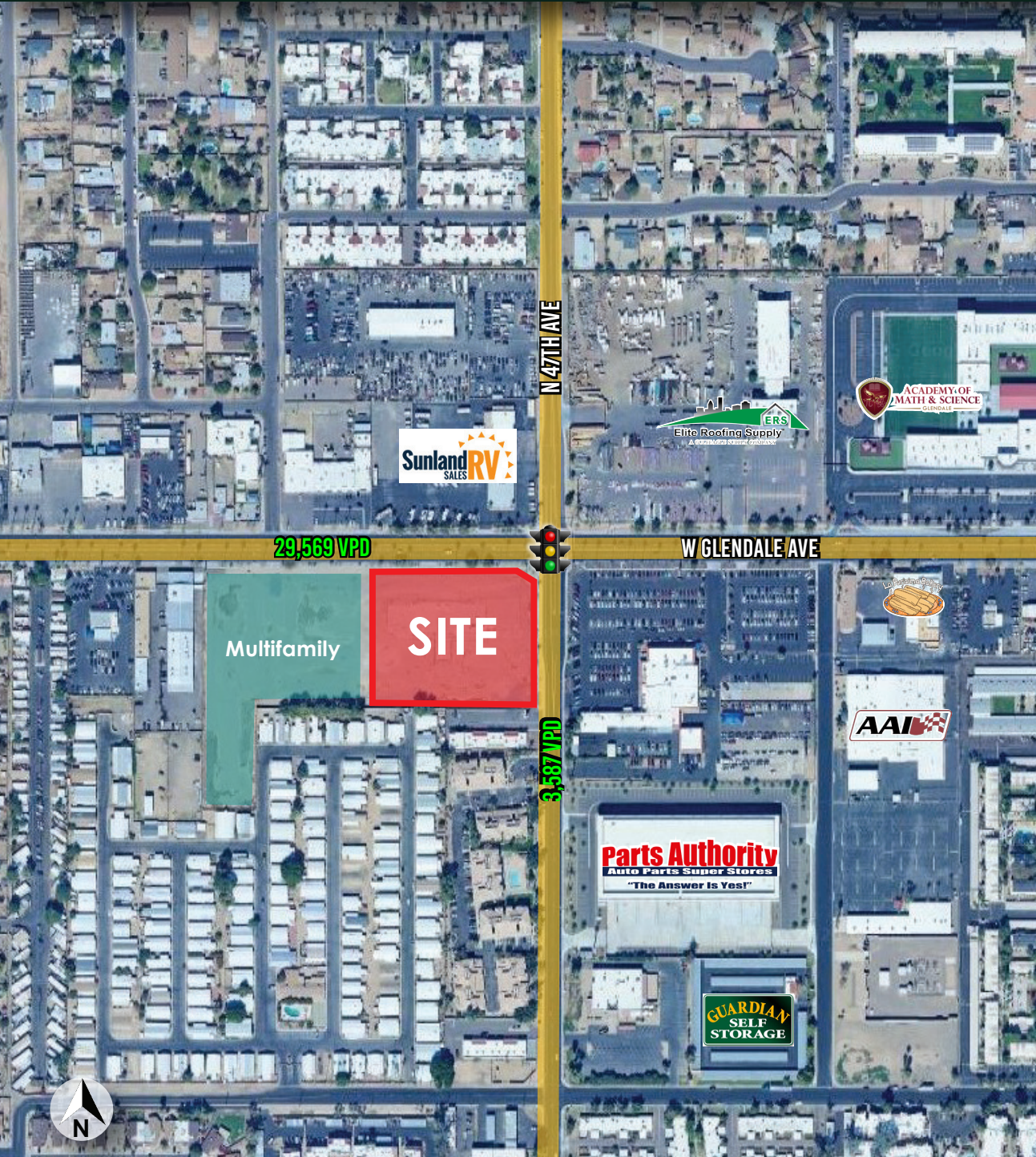
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D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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Property Highlights

- ± 1.75 AC for Lease or BTS
- Hard corner opportunity
- Over 360 ft of frontage along Glendale Ave
- Great PAD opportunities for QSR, Automotive, Medical, or Retail users
- Conveniently located less than 3-miles from I-17 and 1.5 miles from Grand Avenue
- 105 multi-family units under construction
- ± 1,100 students attend Academy of Math and Science
- Dense residential neighborhoods with strong consumer demand near national retailers
- Join Glendale's significant growth!

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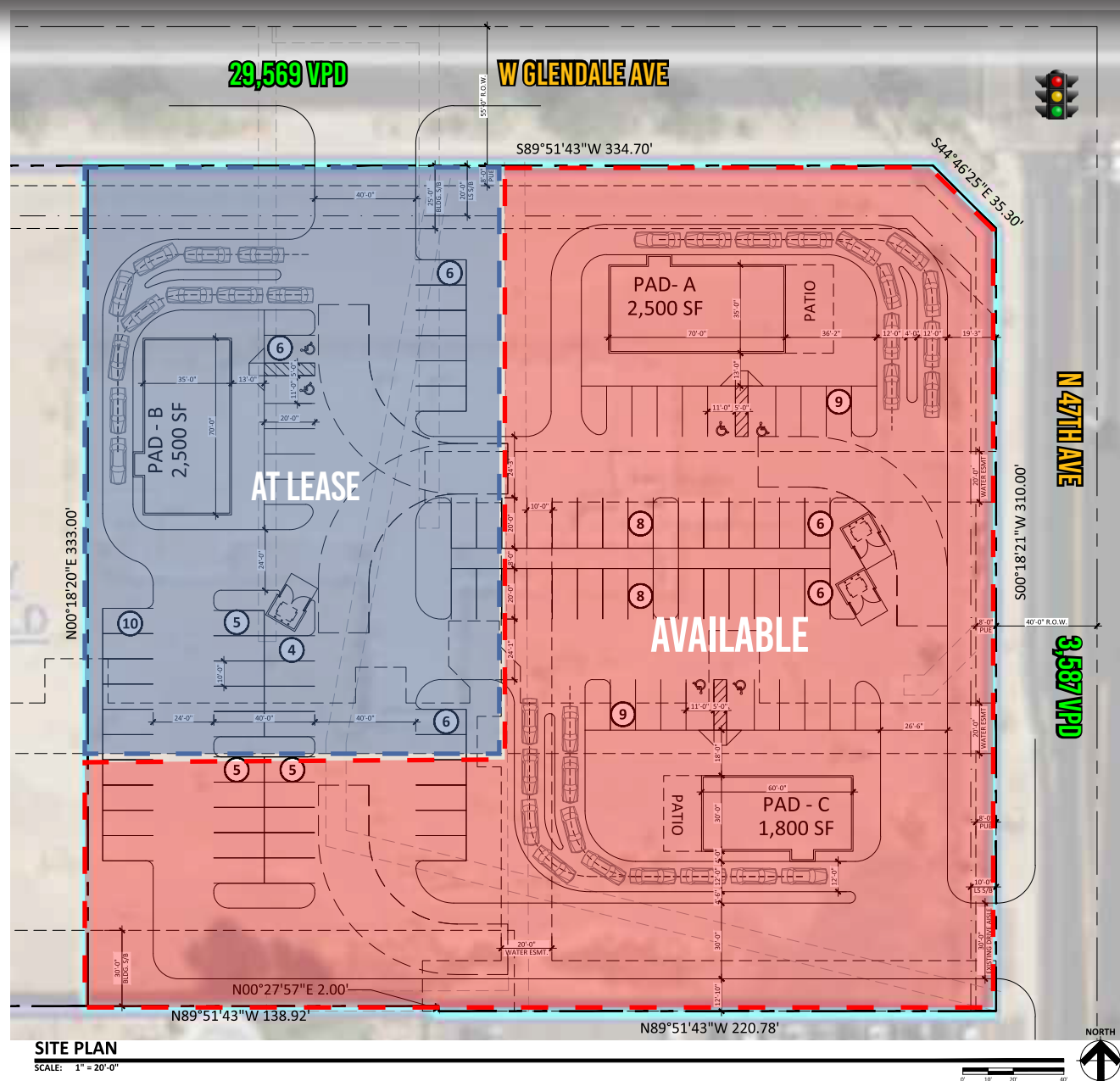
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PROPOSED SITE PLAN OPTION 1



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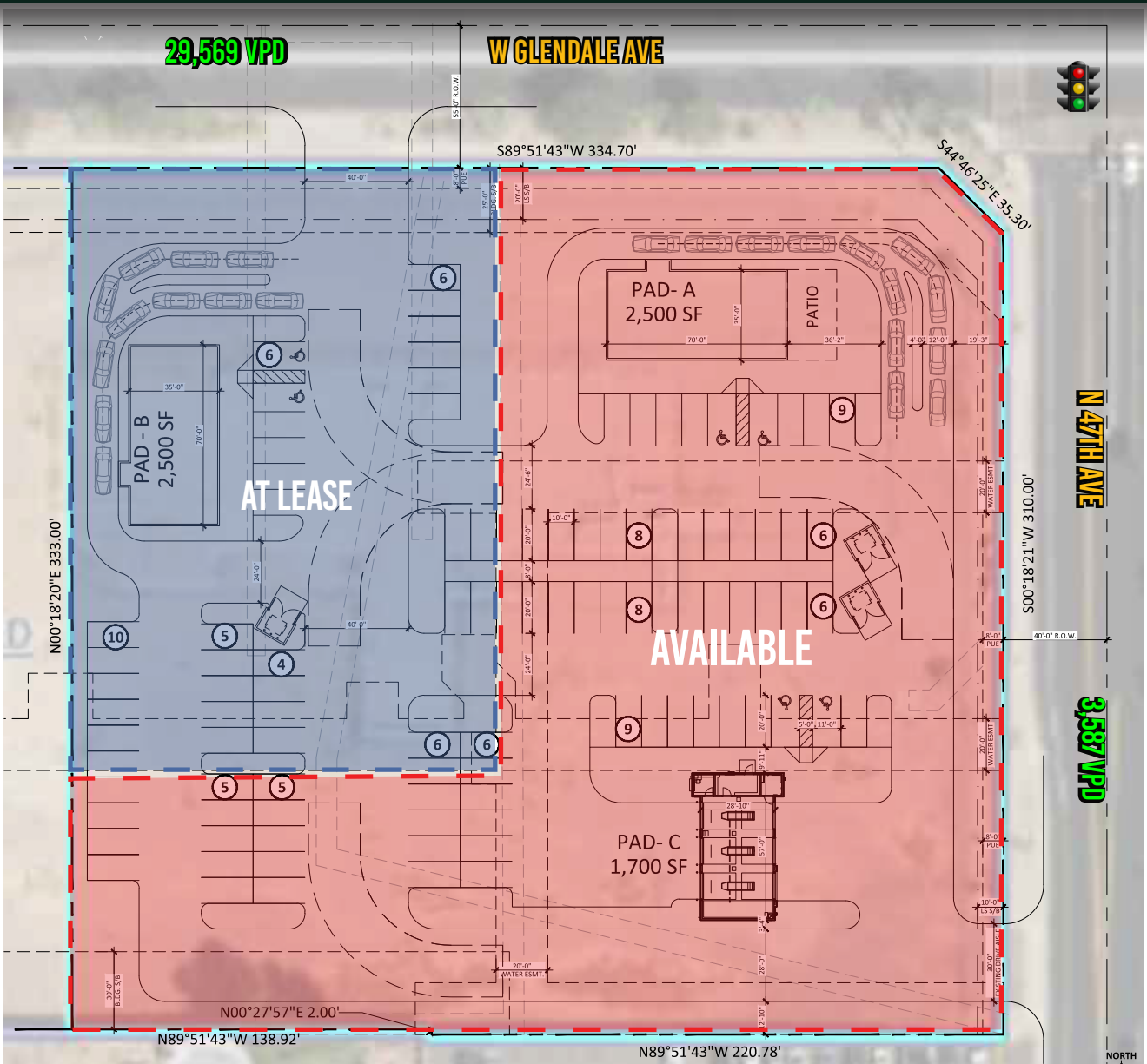
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PROPOSED SITE PLAN OPTION 2



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demographics 2025

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	26,821	214,229	543,190
PROJECTED POPULATION (2030)	25,634	206,663	527,542
AVERAGE HOUSEHOLD INCOME	\$69,663	\$77,836	\$86,519
DAYTIME POPULATION	12,135	101,288	279,663
MEDIAN AGE	32.4	31.5	32.2
TOTAL BUSINESSES	654	5,176	15,846



traffic counts:

Glendale Ave | 29,569 VPD



47th Ave | 3,587 VPD

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notable area attractions

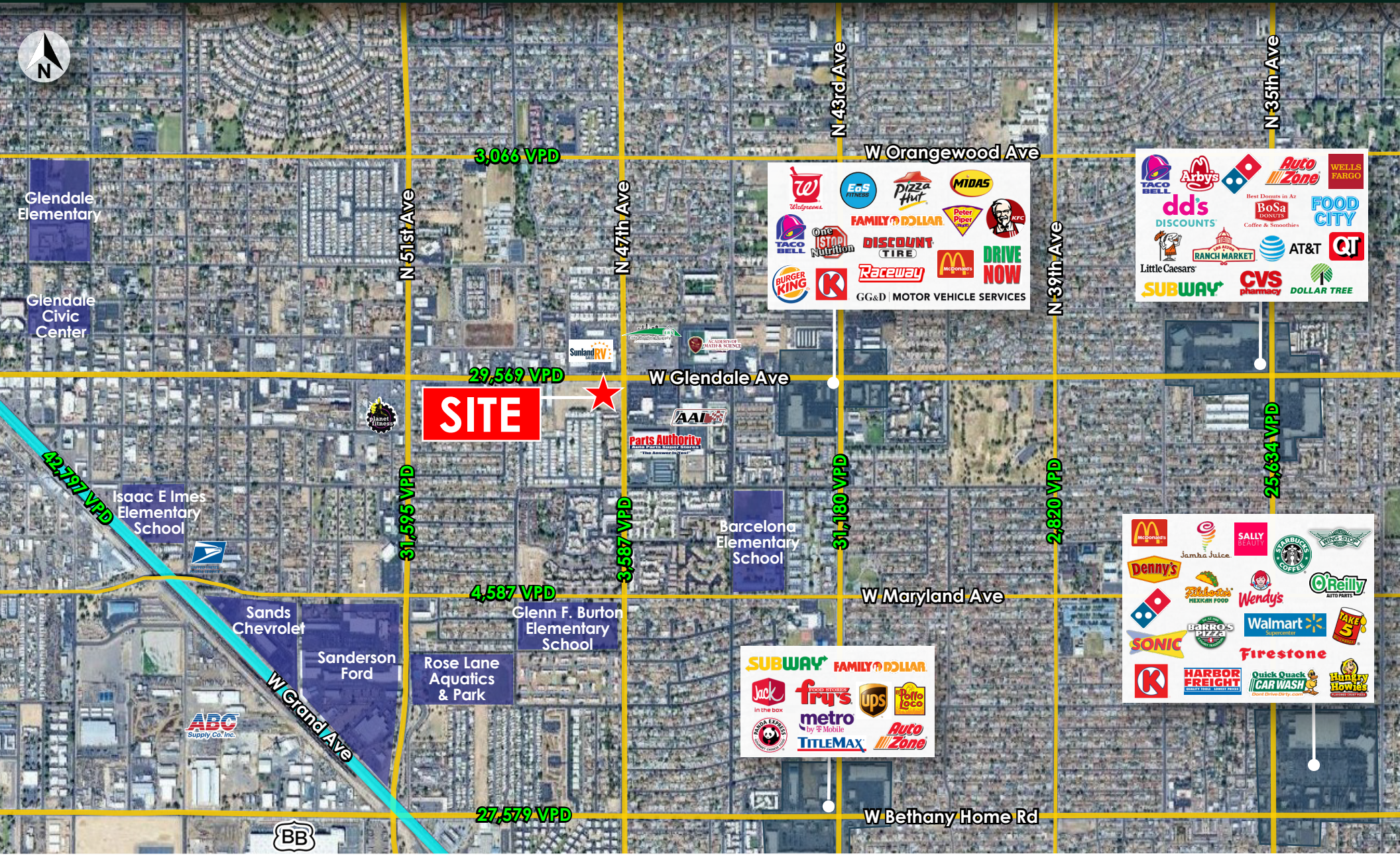
- **The Metropolitan** (Metrocenter Redevelopment) | 5 miles
- **Westgate Entertainment District** | 6.1 miles; 22M visits annually
- **Park West** | 7.4 miles; 3.1M visits annually
- **State Farm Stadium** | 7.1 miles; 1.2M visits annually
- **Historic Downtown Glendale** | 1.4 miles; 200K visits annually



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