



WESTERN
RETAIL ADVISORS

OfficeMax

ARRIBA

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**ARROWHEAD
TOWNE CENTER**

DICK'S
SPORTING GOODS

ETHAN
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TRADER JOE'S

TACO
BELL

MACY'S

PAD FOR LEASE OR SALE

ARROWHEAD PAD OPPORTUNITY

7700 W Arrowhead Towne Center Glendale, AZ 85308

SUBJECT

The Container Store

BLACK ANGUS

SCANDINAVIAN

BIG
LOTS!

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WESTERN RETAIL ADVISORS

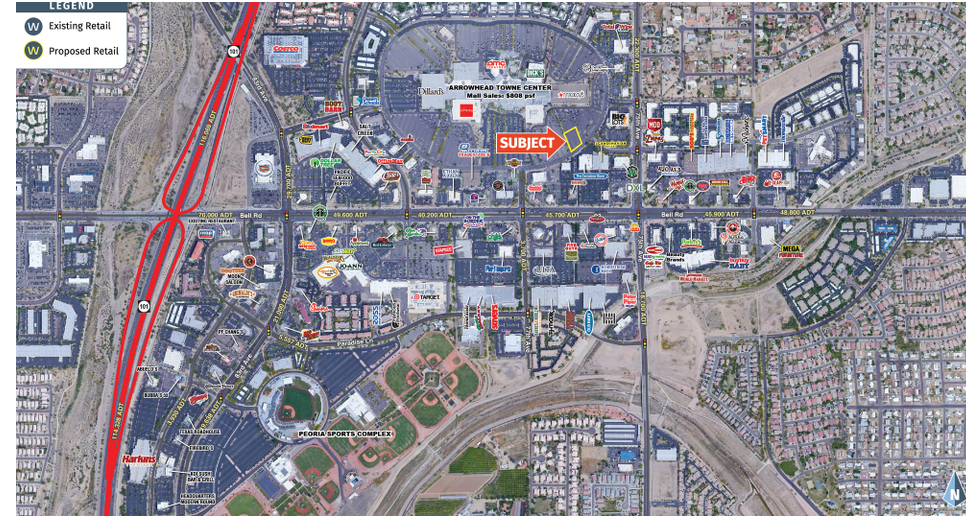
2555 E Camelback Rd, Suite 200

Phoenix AZ, 85016

602.778.3747 | w-retail.com

ARROWHEAD TOWNE CENTER

7700 W Arrowhead Towne Center, Glendale, AZ 85308



PROPERTY DESCRIPTION

1-2 Acre Pads Available in Dominant Arrowhead Towne Center

LOCATION DESCRIPTION

NWC 75th Ave and Bell Rd

PROPERTY HIGHLIGHTS

- 1-2 acre pads available for build to suit, ground lease, or sale at strongly performing Arrowhead Towne Center
- Arrowhead Towne Center has sales over \$800 PSF making it a top mall performer in Arizona
- Conceptual locations shown
- Only pad opportunities currently available at Arrowhead Towne Center
- Flexibility with types of uses that can be accommodated

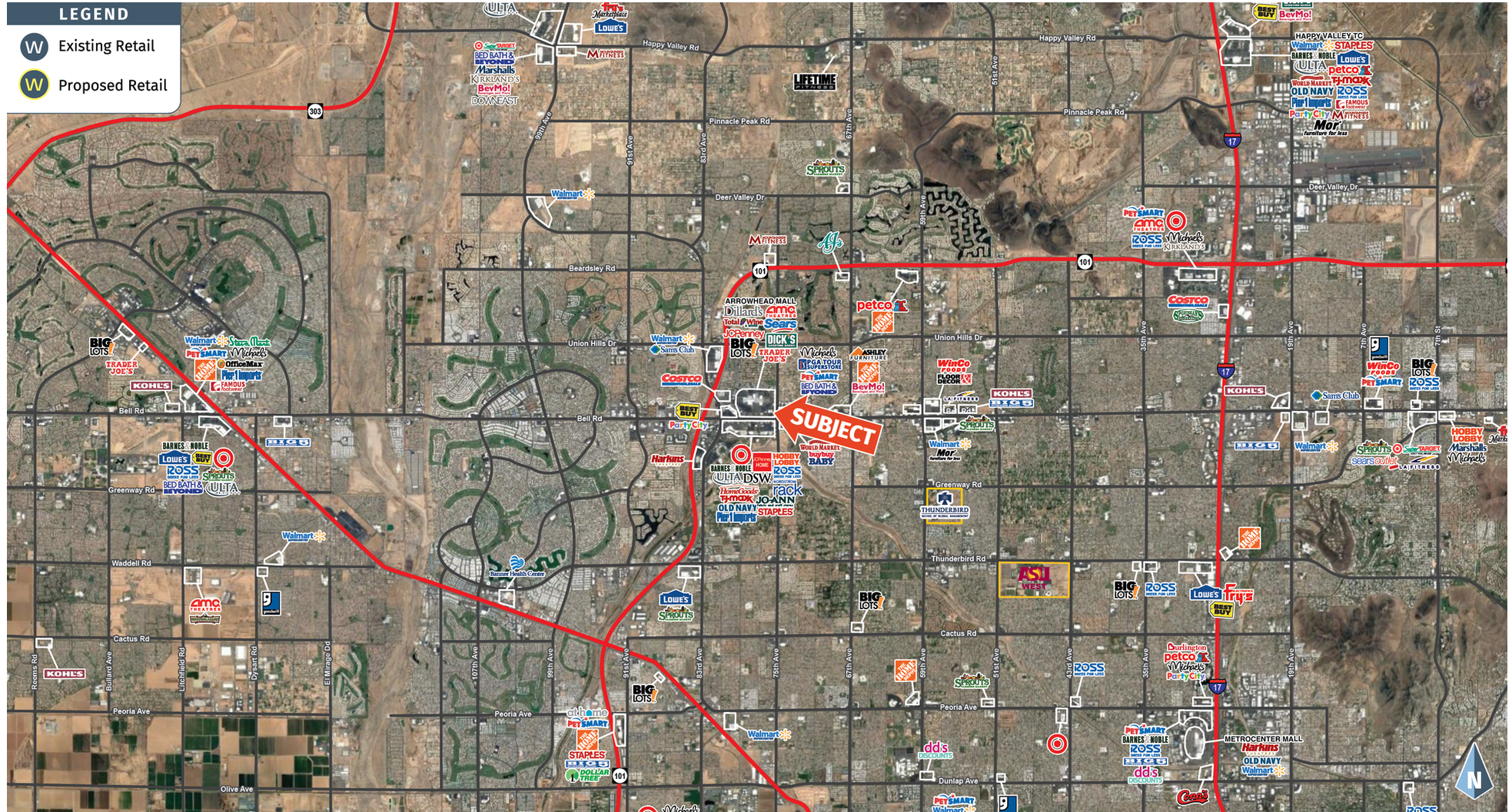
AREA COTENANTS



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ARROWHEAD TOWNE CENTER

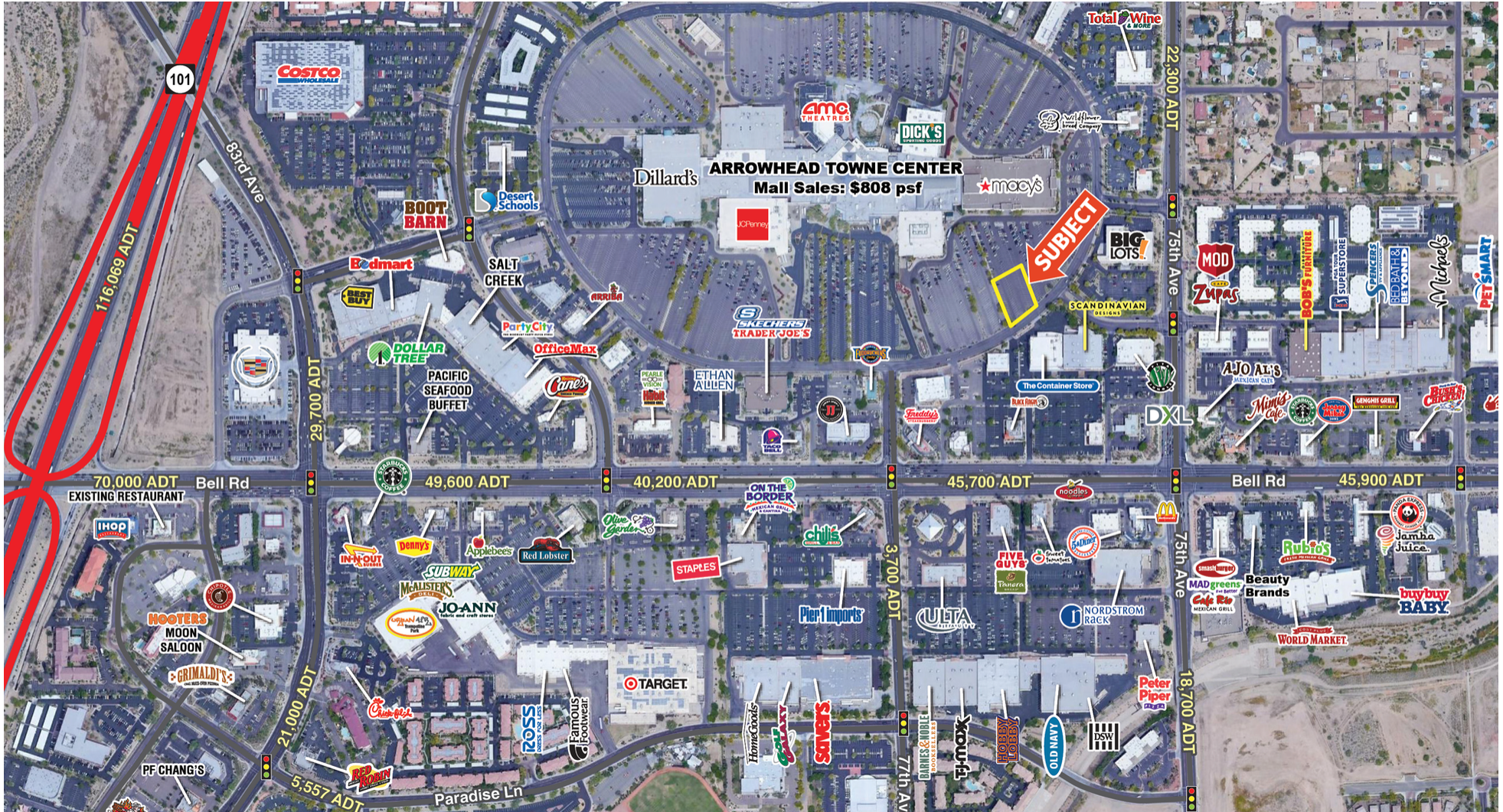
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POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	10,558	110,050	305,414
Total Population in 5 years	11,742	115,389	319,531
Annual Growth Rate	2.15%	0.95%	0.91%
Median Age	36.2	43.9	44.9
INCOME SUMMARY			
Median Household Income	\$69,599	\$76,886	\$66,424
Average Household Income	\$95,248	\$96,189	\$85,593
BUSINESS SUMMARY			
Total Businesses	885	3,724	7,588
Total Employees	12,595	47,774	91,821
Daytime Population	17,758	104,170	257,809
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	11.3%	9.7%	9.9%
Bachelor's Degree	21.7%	21.8%	19.0%
Graduate / Professional Degree	13.8%	12.0%	10.4%
Percent of Population with Degrees	46.8%	43.5%	39.3%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	5,395	53,655	139,425
White Collar	72.4%	73.6%	68.3%
Service Industry	13.7%	13.2%	15.4%
Blue Collar	13.9%	13.2%	16.3%
HOUSEHOLD SUMMARY			
Households	4,431	43,850	121,877
Average Household Size	2.36	2.47	2.47
Average Family Size	2.94	2.99	3.01
Median Home Value	\$313,758	\$269,320	\$244,012

* 2020 Demographic data derived from ESRI

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