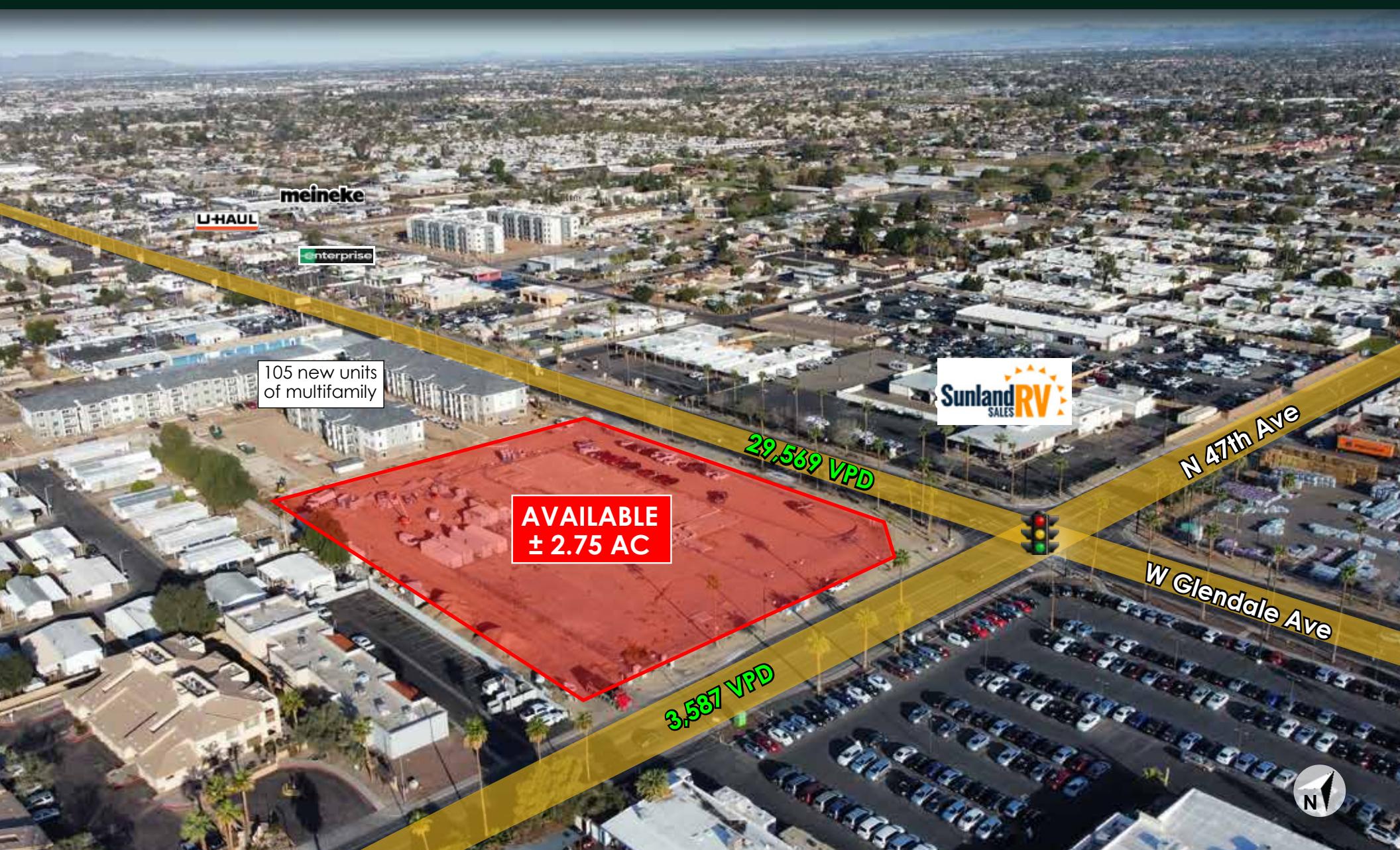


PADS AVAILABLE FOR LEASE OR BTS

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



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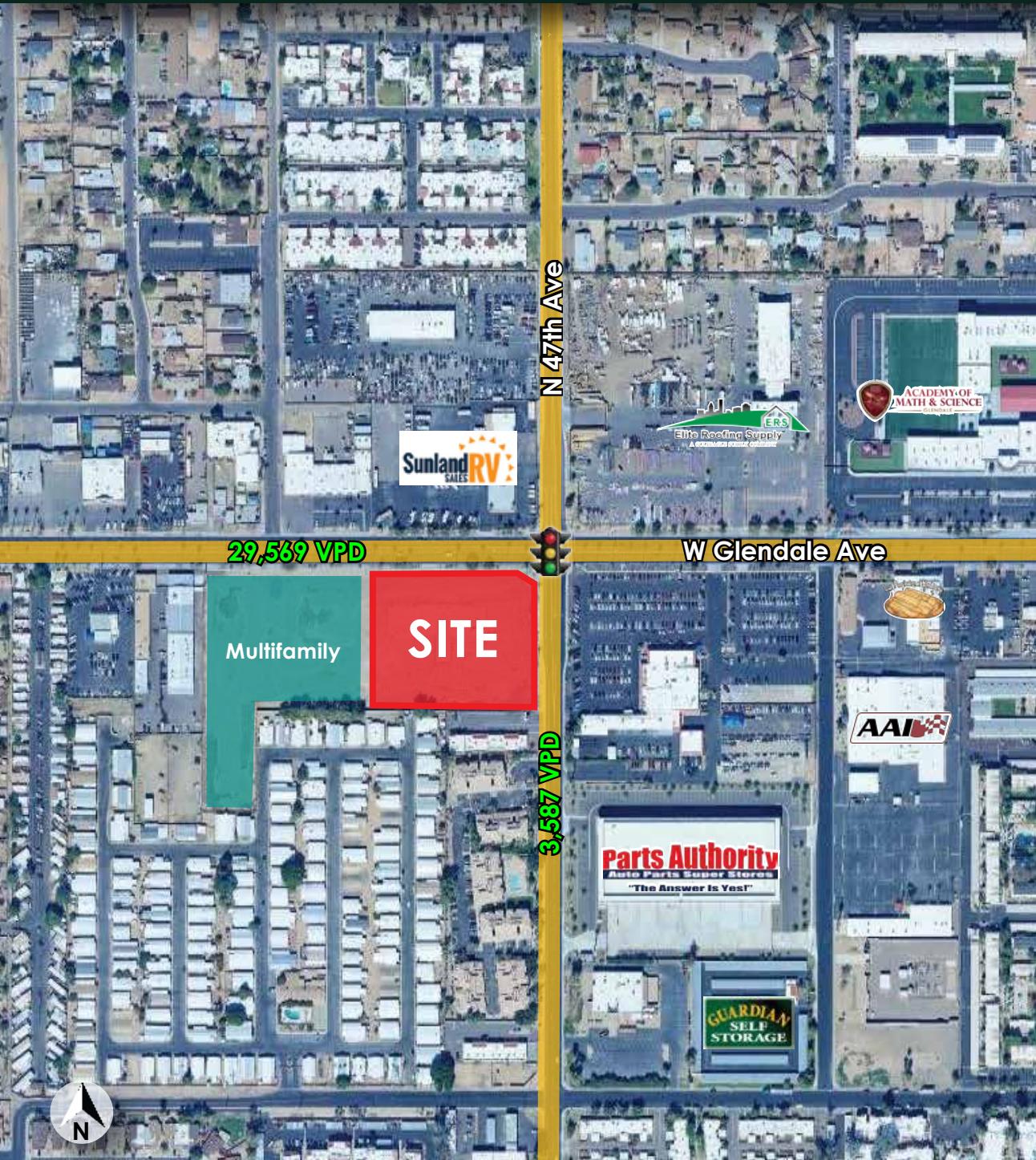
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Property Highlights

- ± 2.75 AC for Lease or BTS
- Hard corner opportunity
- Over 360 ft of frontage along Glendale Ave
- Great PAD opportunity 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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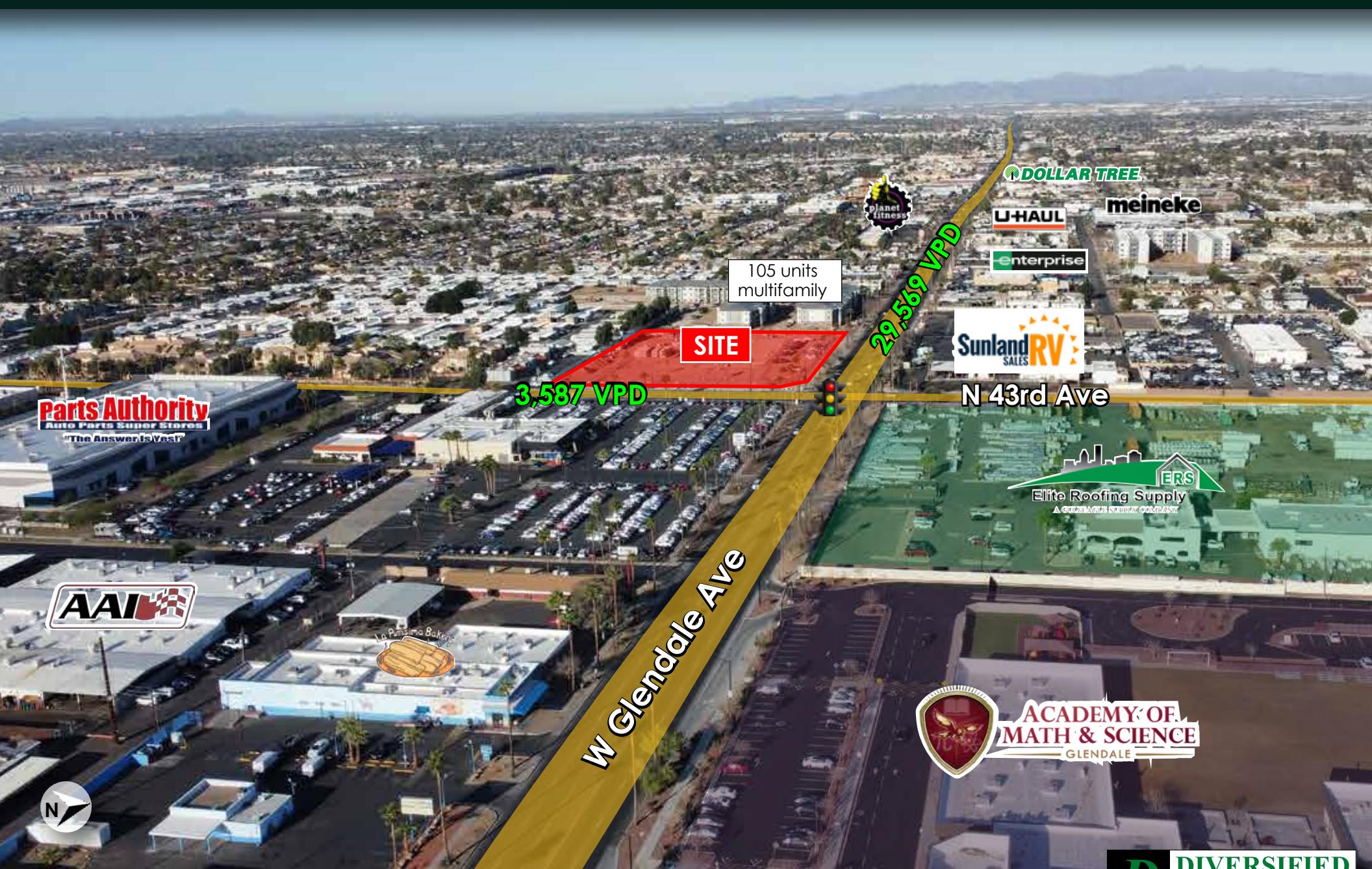
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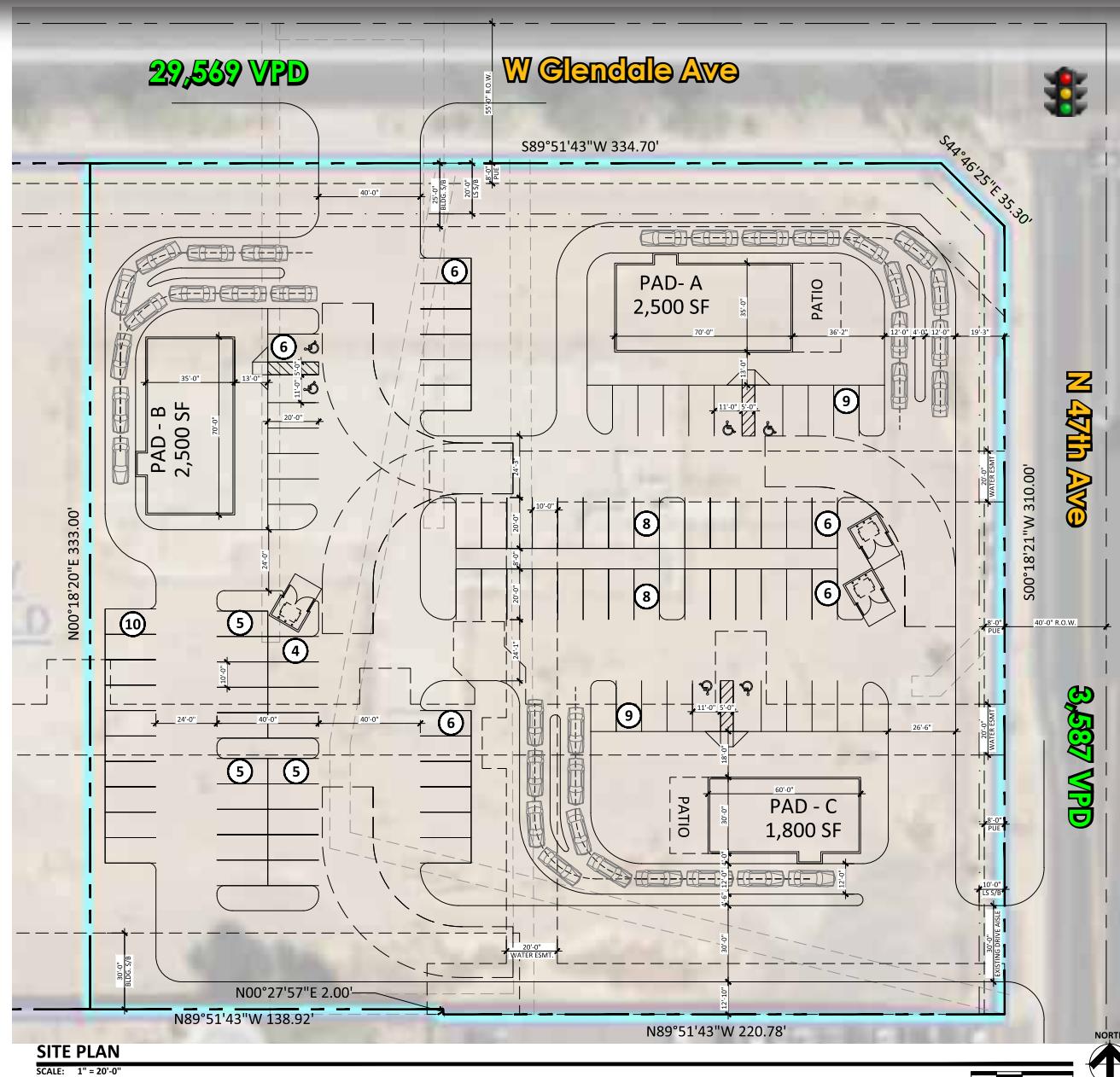
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Proposed Site Plan Option 1



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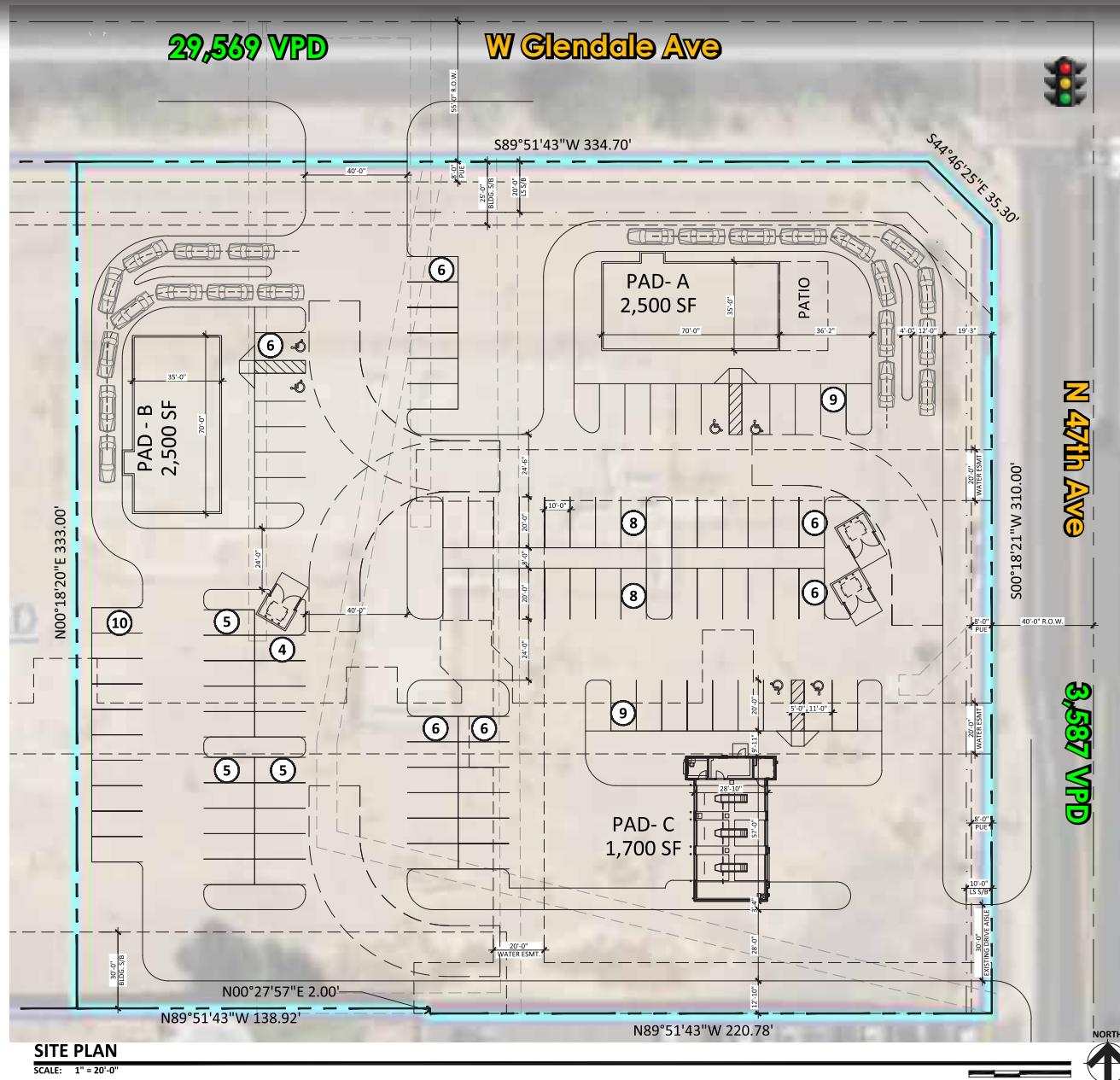
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Proposed Site Plan Option 2



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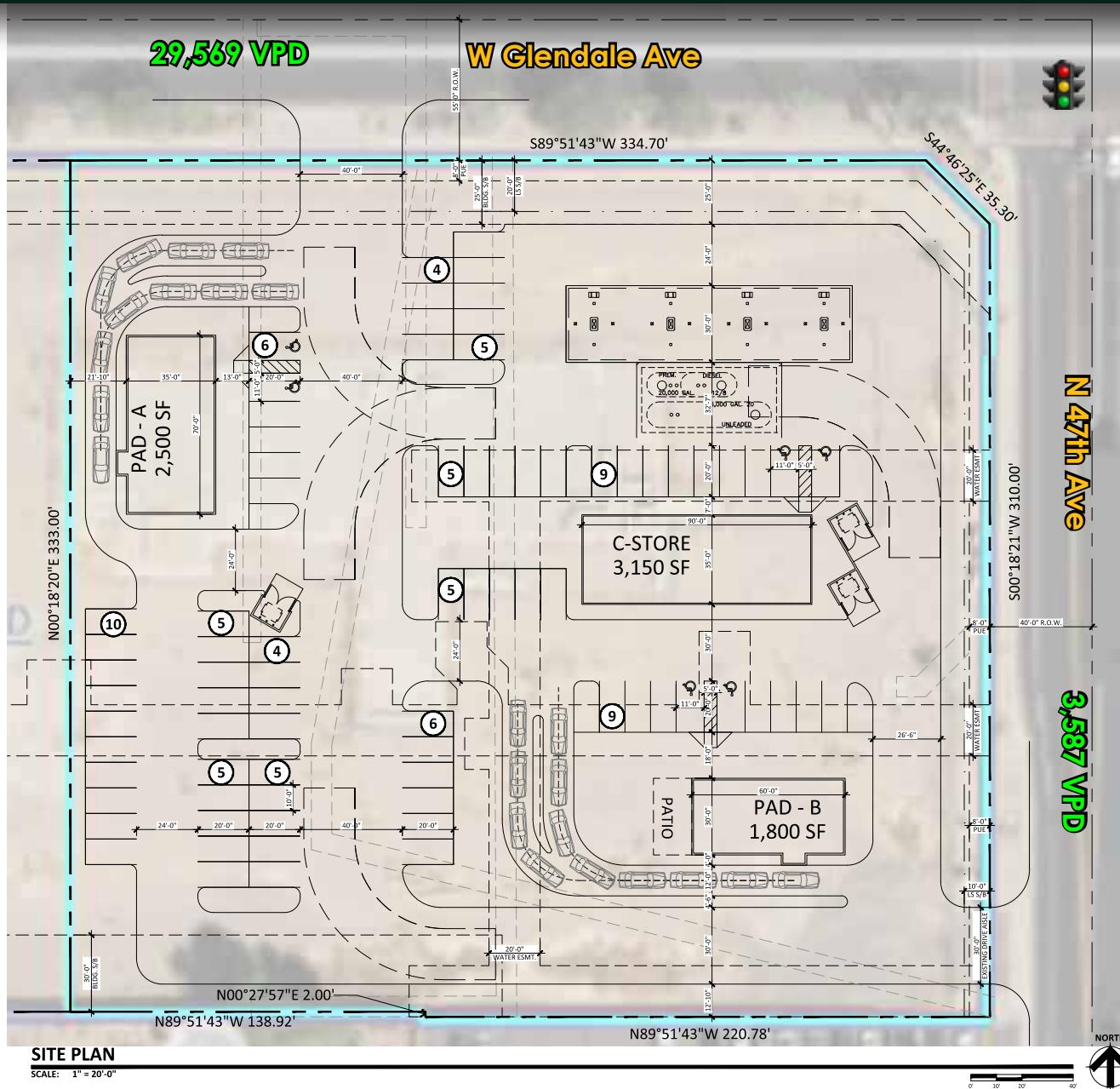
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Proposed Site Plan Option 3



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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

Contact:

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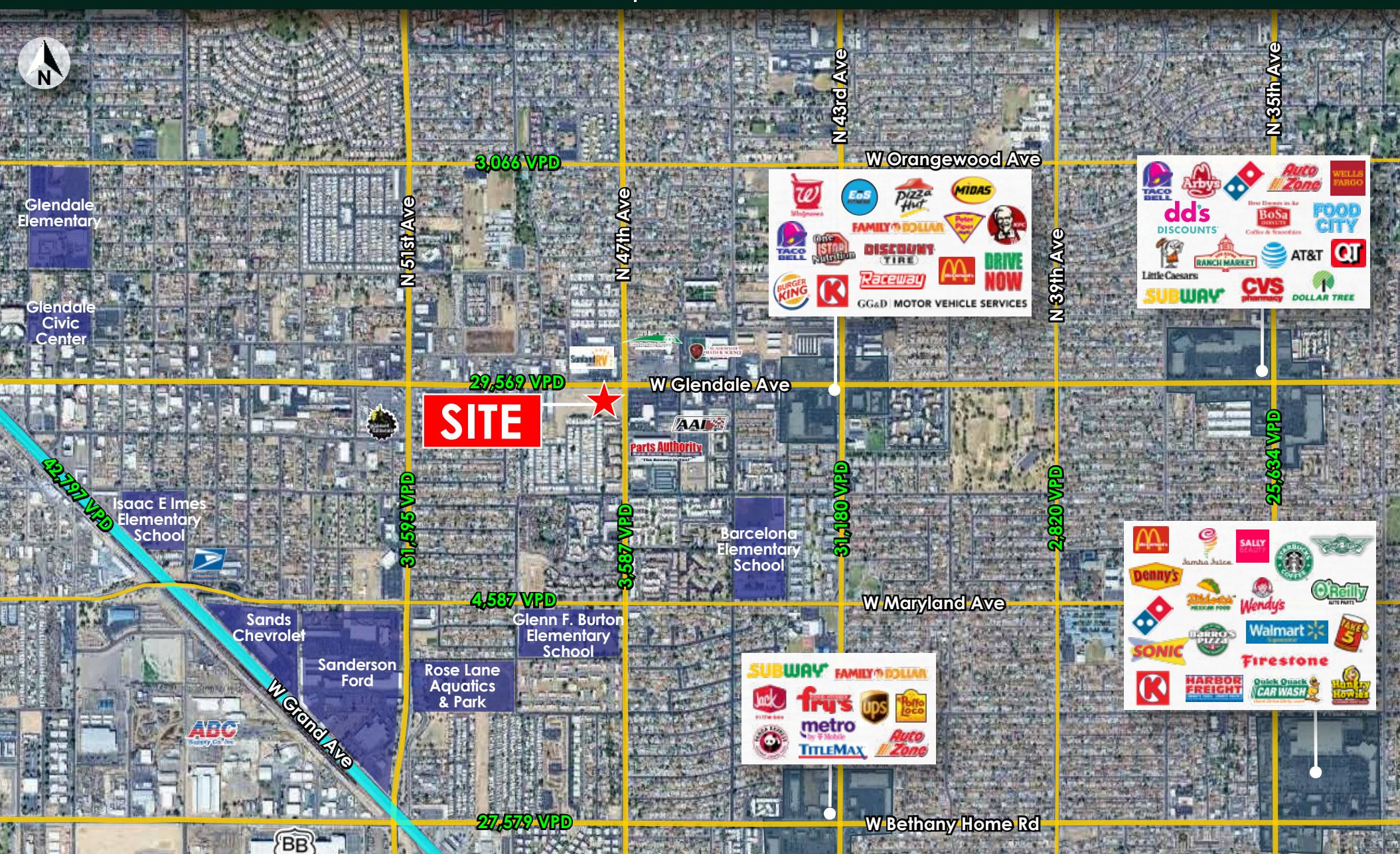
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notable area attractions

- **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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