



NEC 59th Ave & Loop 101  
Glendale, AZ

Prepared by  
Chip Thor & John Matthews

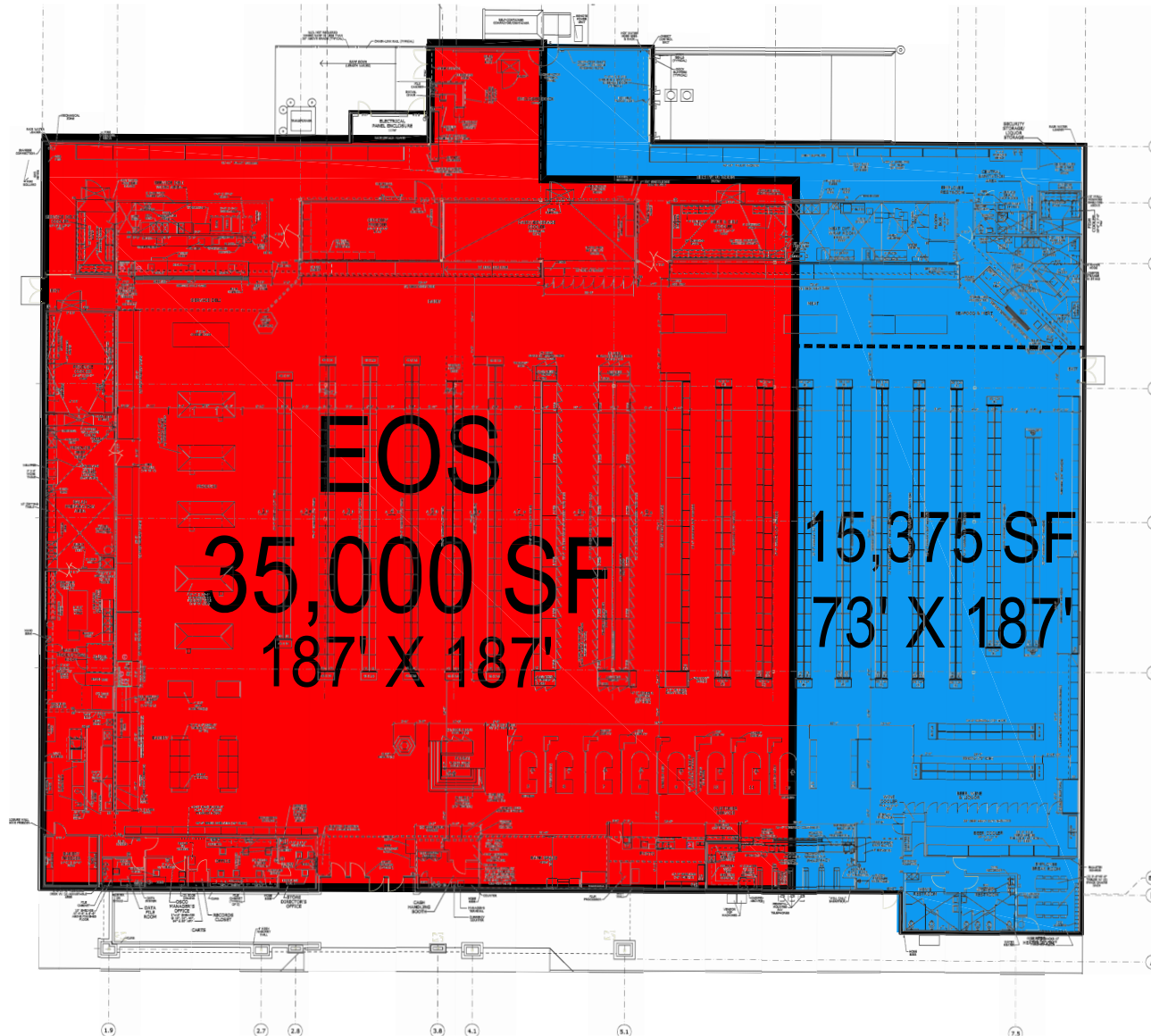


# PROJECT HIGHLIGHTS

- Available Space: ±15,000 SF
- Zoning: SC, City of Glendale
- Rare anchor opportunity
- Located directly off of the Loop 101 Agua Fria Freeway
- This highly-trafficked neighborhood center serves the affluent and well-established Arrowhead Ranch master-planned community



# PROPOSED SITE PLAN





**SITE AERIAL**

**59TH AVE**  
18,800 vpd (2015)

**LOOP 101**  
133,722 vpd (2015) | 140,479 vpd (2015)

**28,000 vpd (2015)**

**Surrounding Businesses:** GNC, Sally's, Fred's, Rubio's, Petco, Mattress Firm, Delta, Discount Tire, Home Depot, Papa Murphy's, Chase, Wells Fargo, O'Reilly, Dunkin', Sunrise Preschool, Midwest University.

**Proposed Site:** Marked with a large orange 'e' icon.

18,800 vpd (2015)


28,000 vpd (2015)

140,479 vpd (2015)



**Sunrise  
Preschool**

CHASE 



Midwestern  
University





# 3 MILE AERIAL



91ST AVE

83RD AVE

HAPPY VALLEY RD

SAFeway

BARNES & NOBLE  
WORLD MARKET  
DOLLAR TREE  
LOWE'S  
OLD NAVY  
Party City  
PETCO  
ROSS  
STAPLES  
TJ-maxx  
Walmart

PINNACLE PEAK RD

DEER VALLEY RD

Albertsons

SPROUTS

fray's

SAFeway

fray's



AMC THEATRES  
MICHAEL'S  
PETSMART  
ROSS  
DRESS FOR LESS  
TARGET

BEARDSLEY RD

LOOP 101

75TH AVE

67TH AVE

PETCO

51ST AVE

LOOP 101

35TH AVE

Walmart

COSTCO  
SPORTSMAN'S

UNION HILLS RD

AMC THEATRES  
COSTCO WHOLESALE  
DICK'S SPORTING GOODS  
BIG LOTS!  
BABIES R US  
TOYS R US  
PETSMART  
BED BATH & BEYOND  
Dillard's  
macy's  
JCPenney  
sears  
Total Wine & More  
The Container Store  
TRADER JOE'S

ASHLEY HOMESTORE

BevMo!

59TH AVE

WinCo FOODS

BIG'S KOHL'S

43RD AVE

DOLLAR TREE

SAFeway

BELL RD

fray's

fray's Marketplace

BARNES & NOBLE  
HOBBS LOBBY  
JO-ANN  
OLD NAVY  
WORLD MARKET  
HomeGoods  
JCPenney  
ROSS  
STAPLES  
DSW  
NORDSTROM  
rack  
TARGET

LIVING SPACES

fray's

Michael's

Mor

SPROUTS

GREENWAY RD







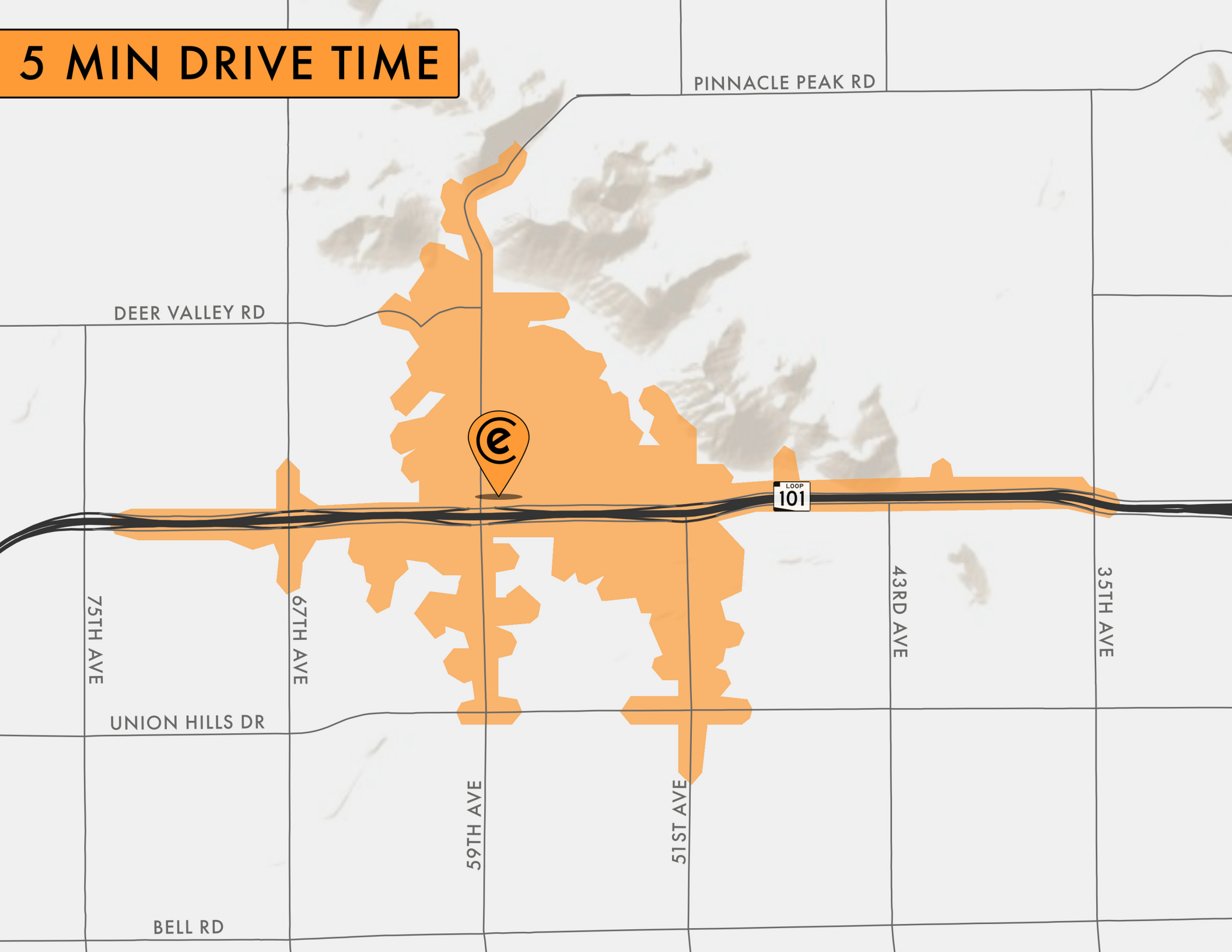
# 2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 5 Minutes | 10 Minutes | 15 Minutes





5 MIN DRIVE TIME



PINNACLE PEAK RD

DEER VALLEY RD

LOOP  
101

43RD AVE

35TH AVE

51ST AVE

59TH AVE

67TH AVE

75TH AVE

UNION HILLS DR

BELL RD



# 2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 5 Minutes



Population  
8,163



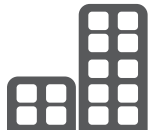
Median Age  
42.3



Households  
3,158



Average Household Income  
\$103,295



Businesses  
270



Daytime Employment  
2,163

## Projected Growth 2016-2021

Population 0.62%

Households 0.59%

Families 0.49%

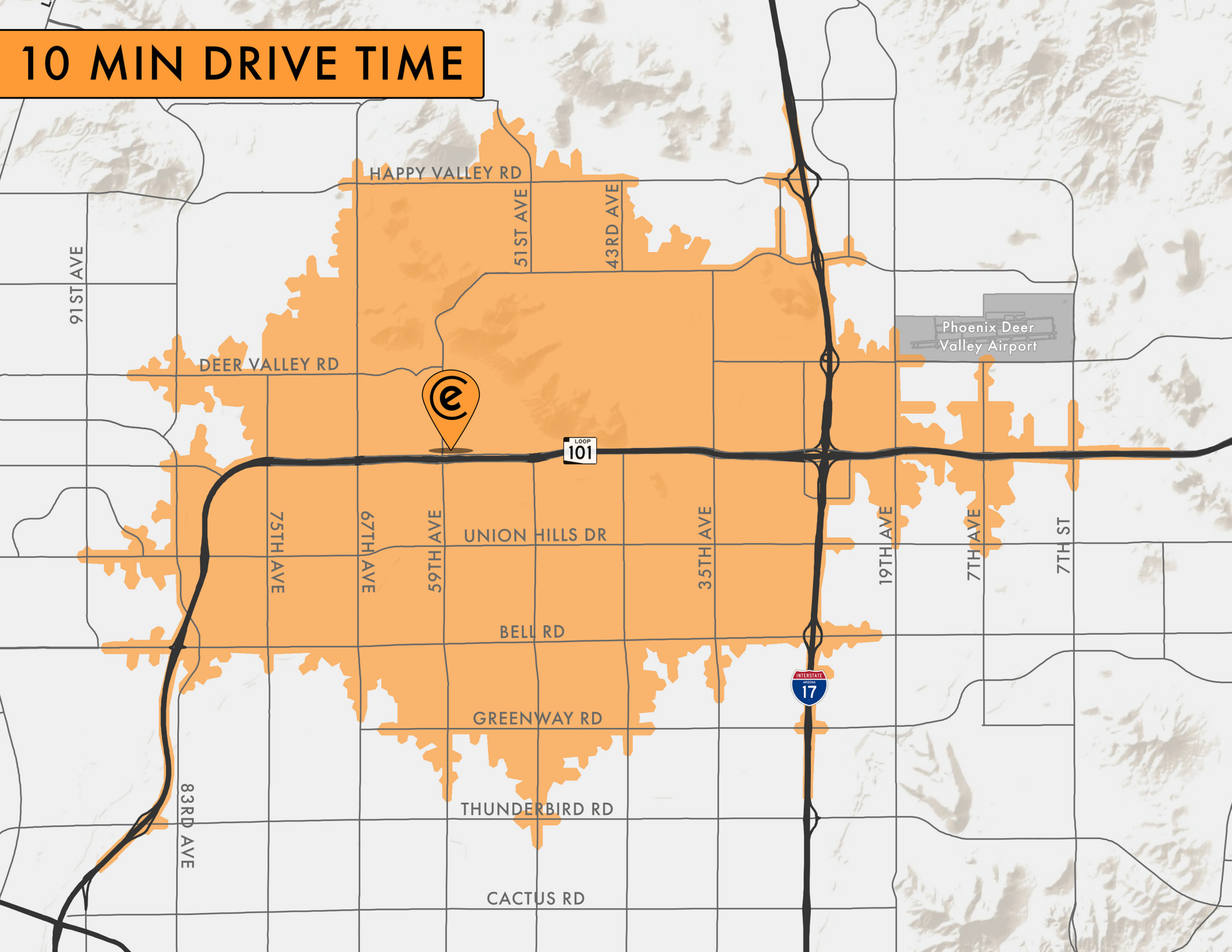
Owner HHs 0.56%

Median Household Income 2.62%





# 10 MIN DRIVE TIME



# 2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 10 Minutes



Population  
148,219



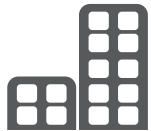
Median Age  
37.6



Households  
56,841



Average Household Income  
\$78,184



Businesses  
5,789



Daytime Employment  
74,013

## Projected Growth 2016-2021

Population 0.99%

Households 0.98%

Families 0.81%

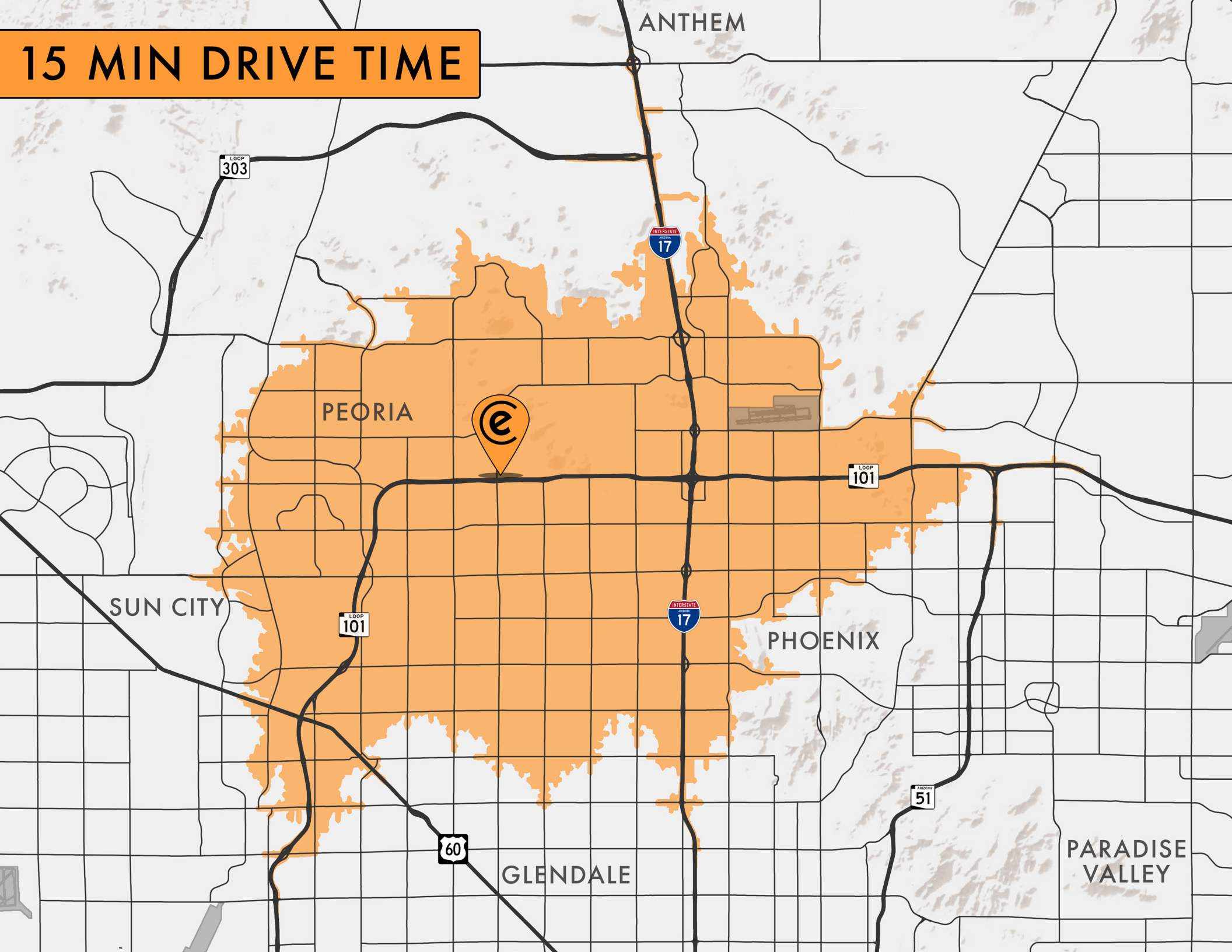
Owner HHs 0.79%

Median Household Income 2.54%





15 MIN DRIVE TIME



# 2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 15 Minutes



Population  
478,127



Median Age  
38.8



Households  
187,818



Average Household Income  
\$72,017



Businesses  
16,267



Daytime Employment  
205,642

## Projected Growth 2016-2021

Population 1.12%

Households 1.08%

Families 0.92%

Owner HHs 0.93%

Median Household Income 2.29%







## Contact Information

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