

Pads & Shops Available | District at Zanjero

NWC 91st Ave & Glendale Ave | Glendale, AZ



PHASE I
±12 ACRES



DEVELOPED BY



For more information, please contact:

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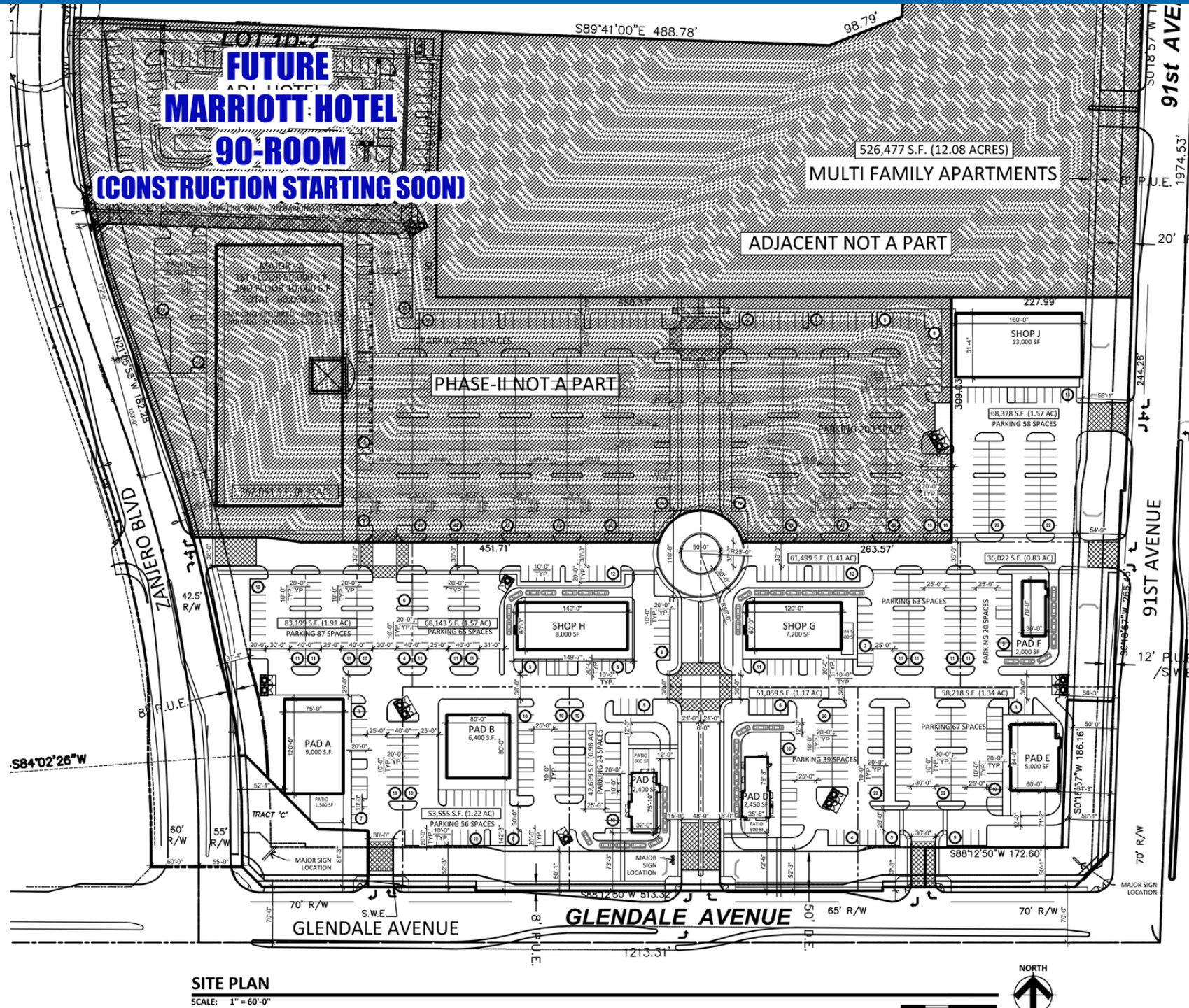


PHOENIX COMMERCIAL ADVISORS PHOENIXCOMMERCIALADVISORS.COM
3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

CHAINLINKS
RETAIL ADVISORS

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SITE PLAN
SCALE: 1" = 60'-0"

PROJECT DIRECTORY

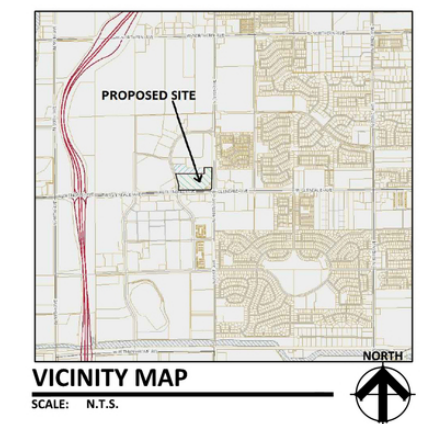
ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA - OVERALL

EXISTING ZONING: PAD
TOTAL NET SITE AREA (PHASE I): 12.00 ACRES (522,772 S.F.)
TOTAL 1ST FLOOR AREA PROPOSED: 54,750 S.F.
PROPOSED LOT COVERAGE (NET SITE): 11.23%
MAX. BUILDING HEIGHT: 65'-0"
PROPOSED LANDSCAPE/OS AREA: 158,755 S.F. (30.36%)
PROPOSED USE: RETAIL / RESTAURANTS / OFFICE

SITE DATA - PHASE-I - RETAIL

BUILDING AREA:
PAD A: RESTAURANT 9,000 S.F.
PAD A: PATIO 1,500 S.F.
PAD B: RETAIL 6,400 S.F.
PAD C: RESTAURANT 2,400 S.F.
PAD C: PATIO 600 S.F.
PAD D: RESTAURANT 2,450 S.F.
PAD D: PATIO 600 S.F.
PAD E: RESTAURANT 5,000 S.F.
PAD F: RESTAURANT 2,000 S.F.
SHOP G: RESTAURANT 600 S.F.
SHOP G: PATIO 5,200 S.F.
SHOP G: RETAIL 2,000 S.F.
SHOP H: RESTAURANT 6,000 S.F.
SHOP J: RETAIL 13,000 S.F.
TOTAL BUILDING AREA: 58,750 S.F.
PARKING REQUIRED:
RESTAURANT - 1/100 (31,750 / 100) 318 SPACES
RETAIL - 1/250 (27,000 / 250) 108 SPACES
PARKING REQUIRED PER CODE: 426 SPACES
TOTAL PARKING REQUIRED (70%): 300 SPACES
PARKING PROVIDED: 455 SPACES



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PROPERTY DETAILS

- Anchor, pad and shop space available for lease/purchase
- 4,000 apartment units open or under construction in the trade area
- 5 hotels with 811 rooms within 1 mile of 91st Ave & Glendale Ave
- Located across from Westgate Entertainment District, with over 200 days of events/activities each year, including:
 - 25 hot rod car nights on Wednesdays
 - 25 bike nights on Thursdays
 - Live music every Friday & Saturday, 52 weeks a year
 - Fireworks on The Fourth of July
 - Ice rink open for skating, 7 weeks during the holiday season

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	9,212	101,695	348,662
2023 Population	10,663	109,725	372,650
2018 Median HH Income	\$75,245	\$54,090	\$46,595

* ESRI 2018 Estimates

TRAFFIC COUNTS

N: ±8,962 VPD (NB/SB)

S: ±6,900 VPD (NB/SB)

E: 21,966 VPD (EB/WB)

W: ±23,900 VPD (EB/WB)

* Glendale 2015, ADOT 2017

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 are 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 and 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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