

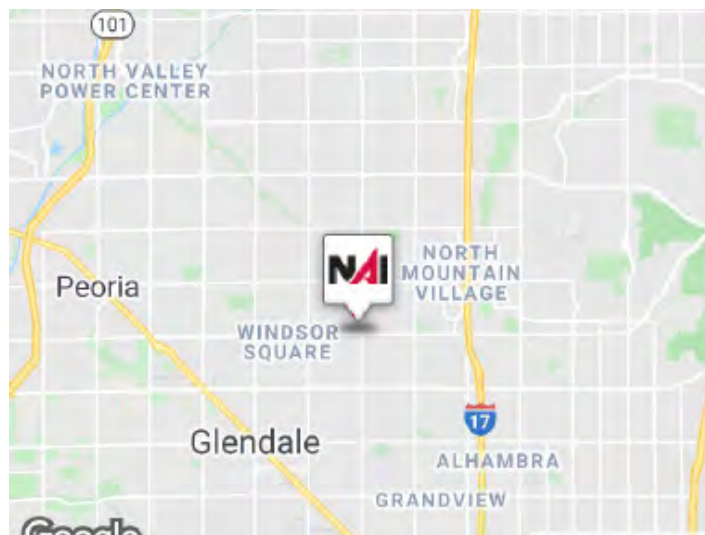


9250 N 43rd Ave

Glendale, Arizona 85302

Property Features

- Well maintained center
- Large end-cap fronting 43rd Ave
- Very visible location with strong traffic counts
- 2.34/1,000 SF parking ratio, covered parking for tenants
- Frontage on N 43rd Avenue
- Monument signage available
- Dense population in trade area



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	37.6	35.4	34.4
Population:	21,411	189,489	489,762
Average HH Income	\$73,262	\$64,295	\$65,153
Daytime Emp. Pop.	2,902	51,969	128,576

Traffic Counts

	VPD
N 43rd Ave:	31,869
W Olive Ave:	34,600

FOR LEASE:
\$10.00 - \$12.00 SF/yr (NNN)

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Property **Photos**

For Lease
Olive Crossing
1,040 - 4,450 SF



Well maintained center



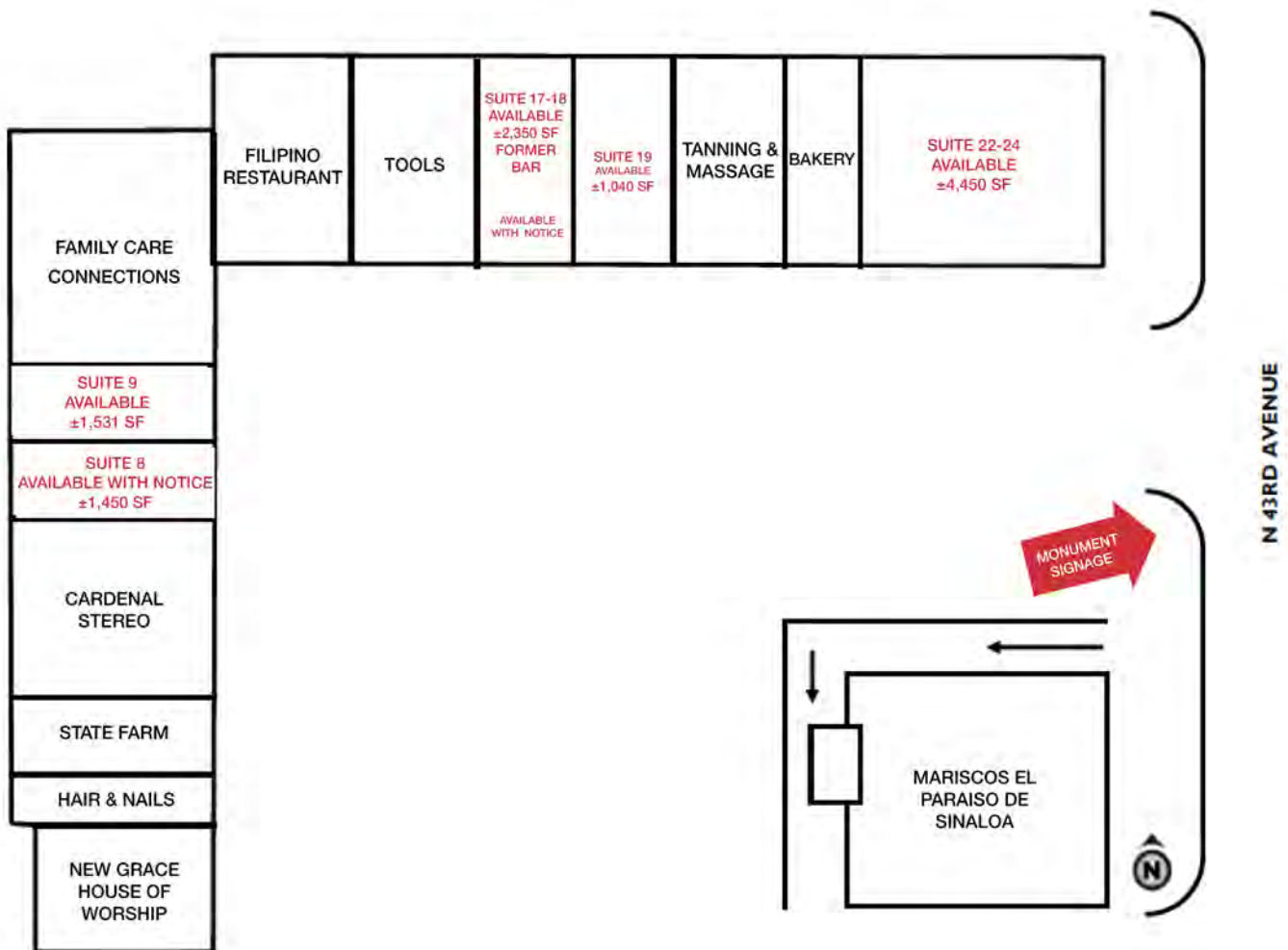
Monument signage available



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Property Photos

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1,040 - 4,450 SF



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
8	Street Retail	\$12.00 SF/YR	NNN	1,450 SF	AVAILABLE WITH NOTICE
9	Street Retail	\$10.00 SF/YR	NNN	1,531 SF	AVAILABLE
17-18	Street Retail - Former Bar	\$10.50 SF/YR	NNN	2,350-3,390 SF	AVAILABLE WITH NOTICE
19	Street Retail	\$12.00 SF/YR	NNN	1,040-3,390 SF	AVAILABLE
22-24	Street Retail - Former End Cap	\$12.00 SF/YR	NNN	4,450 SF	AVAILABLE