



## MADISON VILLAGE MARKETPLACE

E Glendale Ave at N 7th St, Phoenix, AZ

**WEINGARTEN  
REALTY**

View the Drone Property Tour [here](#).

Madison Village Marketplace is a Safeway Anchored shopping center located in the dense, infill location at the busy intersection of Glendale Ave and 7th St. The shopping center serves the well-established neighborhood of North Central Phoenix with high average incomes and population within one-mile of the center. The top-performing Safeway is accompanied by AAA, Orange Theory Fitness, Pei Wei, Sauce Pizza & Wine, Leslie's Pool Supplies, and others.

**PROPERTY SIZE** 90,254 SQ. FT.

**LAT/LONG** 33.53878 N, -112.06316 W

**TRAFFIC COUNTS** GLENDALE AVE & 7TH ST - 71,302

### CONTACT

#### Brooke Harvey

Leasing Agent  
p 602.217.8861  
bharvey@weingarten.com

#### Kim Pitt

Property Manager  
p 602.217.8846  
kpitt@weingarten.com

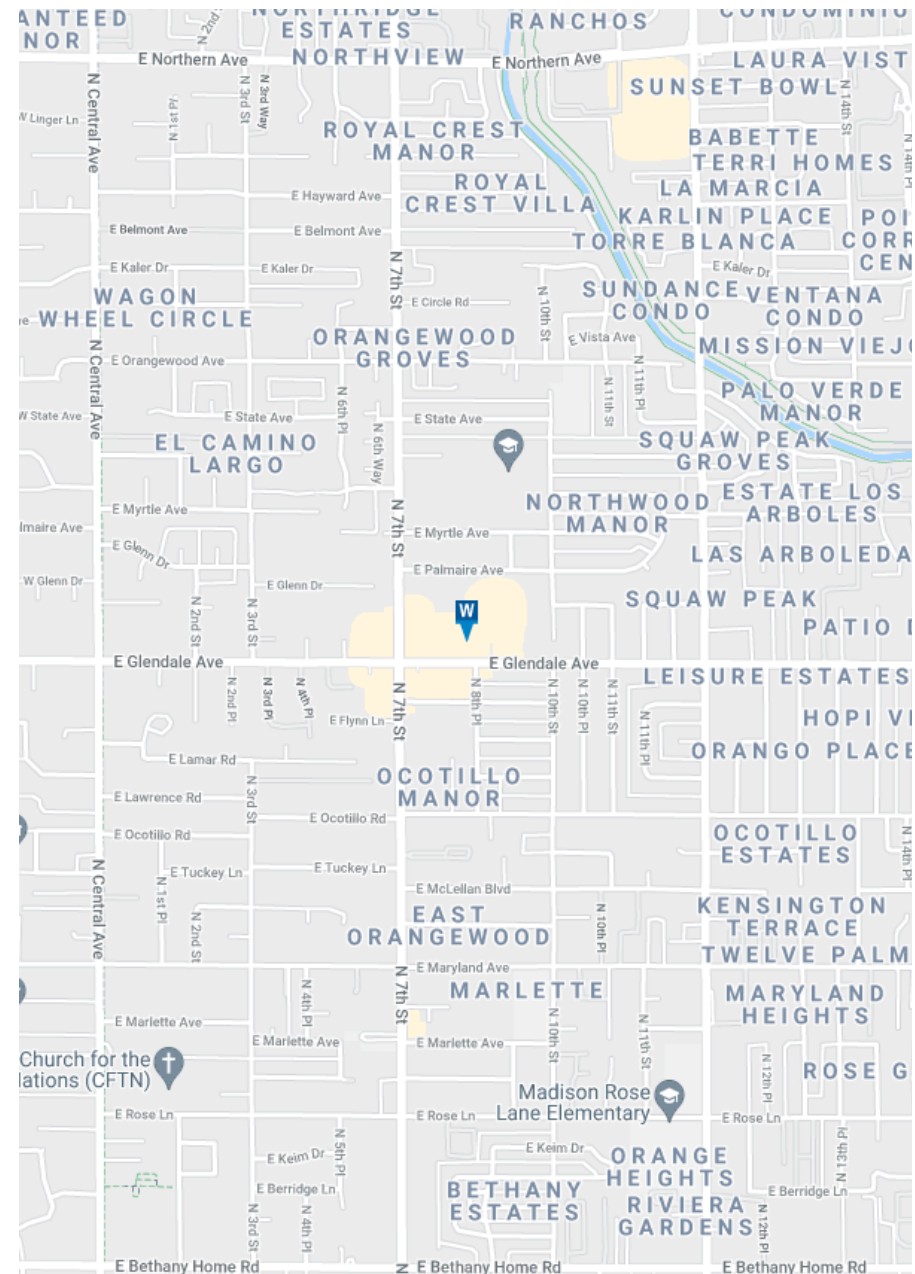
TENANTS LIST

A0A	Pei Wei Asian Diner	2,941 SF
A0D	Subway	1,200 SF
A0F	Camelback Smiles Dentistry	3,034 SF
B0A	Available	872 SF
B0B	Macias Construction	1,240 SF
B0C	Athleticuts	1,180 SF
B0E	Sauce	2,371 SF
C0A	Leslie's Swimming Pool Supplies	3,377 SF
C0D	Scott's Generations Deli	3,377 SF
D0A	Amazing Lash Studio	1,996 SF
D0D	Salon Centric	1,960 SF
D0F	Mathnasium	980 SF
D0G	Pilates Body Cleaners	980 SF
D0H	Squaw Peak Cleaners	980 SF
D0J	Du Nails	1,016 SF
E0A	Hand & Stone Massage & Facial Spa	2,290 SF
E0C	Stretch Zone	1,680 SF
E0E	Orange Theory Fitness	3,974 SF
F0A	AAA Arizona	5,452 SF
G0A	Safeway Supermarket	49,364 SF



This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	16,049	61,162	146,127	392,490
Average Household Income	\$114,144	\$101,264	\$83,557	\$77,203
<b>Population Trends</b>				
2000 Population	15,321	58,226	136,614	375,948
2010 Population	14,422	54,708	127,399	352,133
2020 Population	16,049	61,162	146,127	392,490
2025 Population	17,080	65,139	156,651	416,354
Absolute Growth 2010 to 2020'	11.28%	11.8%	14.7%	11.46%
Projected Growth 2020 to 2025'	6.42%	6.5%	7.2%	6.08%
<b>Race &amp; Ethnicity</b>				
% White	76.85%	70.46%	56.79%	49.17%
% Black	3.08%	4.1%	6.22%	5.63%
% Asian	1.91%	2.72%	2.88%	3.33%
% Other	3.76%	4.62%	5.88%	5.07%
% Hispanic	14.41%	18.1%	28.24%	36.81%
<b>Income &amp; Education</b>				
Median Household Income	74,342	67,050	54,749	50,803
Average Household Income	\$114,144	\$101,264	\$83,557	\$77,203
% College Graduates	61.49%	55.67%	45.6%	39.27%
<b>Age</b>				
Median Age	45.6	44.3	39.6	37.6
% Age < 18	21.15%	22.12%	24.72%	25.95%
% Age 65 +	22.75%	21.78%	17.42%	15.05%
<b>Households &amp; Housing</b>				
Households	7,380	28,566	65,045	159,881
Average Household Size	2.15	2.12	2.22	2.43
Median Housing Value	\$679,347	\$631,890	\$517,329	\$432,628
% Owner Occupied Housing	55.67%	53.85%	43.77%	44.3%
% Renter Occupied Housing	31.82%	34.19%	42.01%	41.74%
% Vacant Housing	12.51%	11.96%	14.22%	13.96%
<b>Workplace &amp; Workers</b>				
Number of Businesses	423	1,811	5,079	13,105
% White Collar	81.78%	77.48%	69.53%	64.21%
% Blue Collar	18.22%	22.52%	30.47%	35.79%



Brooke Harvey  
www.weingarten.com

bharvey@weingarten.com  
602.217.8861