

FOR SALE

Land For Sale

SEC Peoria Ave & 51st Ave | Glendale, AZ 85302



Overview

AVAILABLE ±13.44 Acres

PRICING Call for Pricing

Demographics

	1 MILE	3 MILES	5 MILES
2019 Est. Population	20,742	171,440	456,006
2024 Est. Population	21,744	180,454	482,288
Average HH Income	\$73,245	\$66,906	\$65,144
Daytime Population	13,510	138,731	400,673

Year: 2019 | Source: Esri

Traffic Counts

Peoria Avenue	29,512 VPD
51st Avenue	23,836 VPD

Year: 2018 | Source: MPSI

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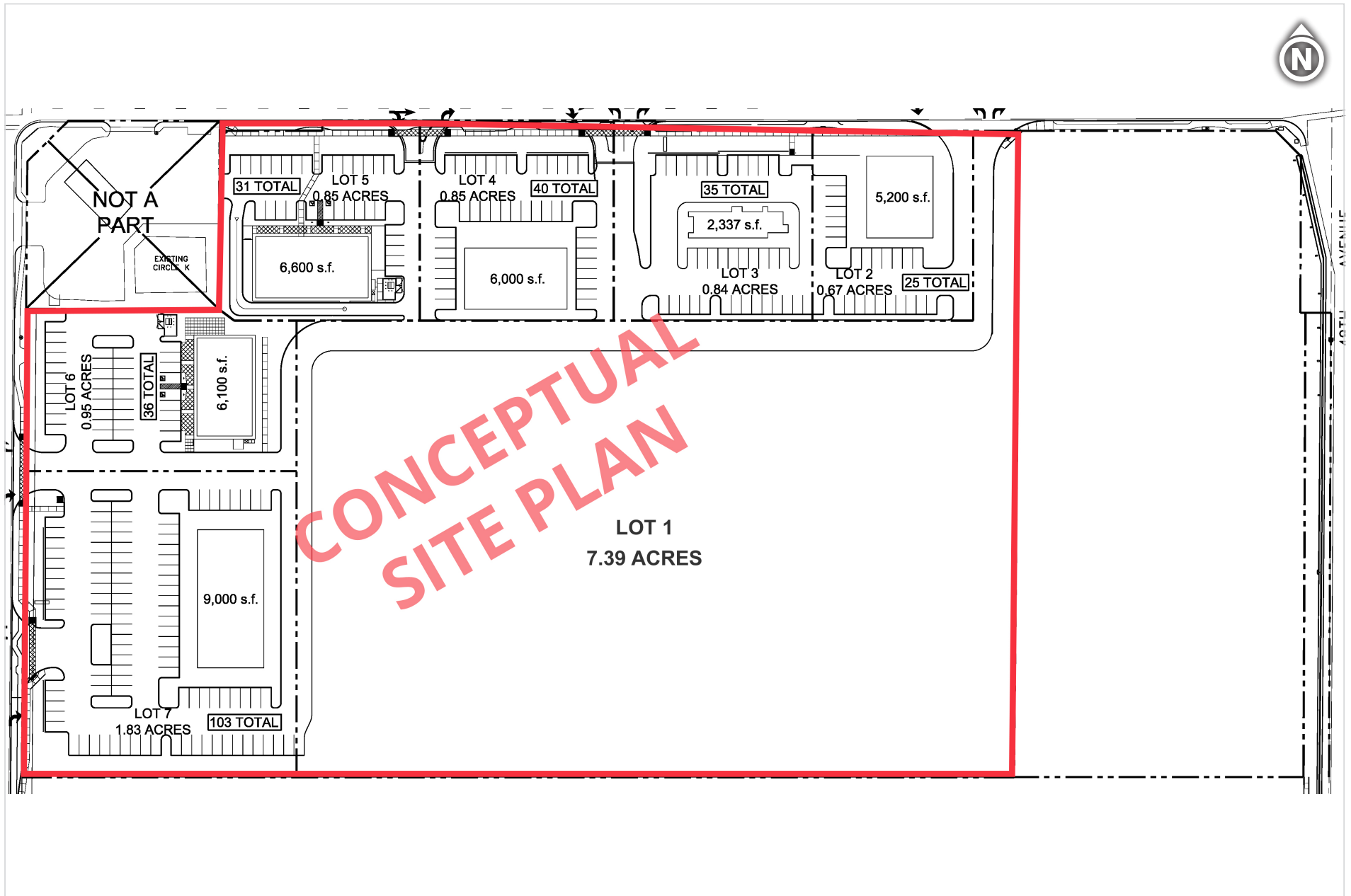
Description

- ±13.44 acres of land available for sale
- Dense infill development site
- Strong volume traffic counts with over 29,000 VPD on Peoria Avenue and nearly 24,000 VPD on 51st Avenue
- Close proximity to I-17 Frwy, Loop 101, ASU West and Metro Center Mall
- Zoned C-2, City of Glendale



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53rd Avenue

53rd Avenue

51st Avenue
23,878 VPD '18

51st Avenue
23,836 VPD '18

50th Avenue

49th Avenue

Sunset Estates
Condominiums
90 Units

Higher Hopes LLC

LONE WOLF TRADING

Victory Chapel

DOMICS

DOLLAR
GENERAL

SPROUTS

CASH!

CHAMP'S
AUTO
REPAIR
SERVICE

BRAKE
MASTERS

Dave's
Tire & Auto
Corral

Apollo
Animal Hospital

Ridgepoint
Apartments
164 Units

Peoria Avenue
24,549 VPD '18

Peoria Avenue
29,512 VPD '18

Beacon
Bible Church

Everythin'
For Less
Home Goods
Store

SONIC

BIG
TIRES

Chevron

Paseo 51
Apartments
116 Units

Dollar
Self Storage

KinderCare
LEARNING CENTERS

SITE

Beryl Avenue

Christy Drive

Saguaro Drive

Becker Lane



	1 mile	3 miles	5 miles
Population			
2000 Population	20,591	163,760	414,896
2010 Population	19,387	158,005	415,612
2019 Population	20,742	171,440	456,006
2024 Population	21,744	180,454	482,288
2000-2010 Annual Rate	-0.60%	-0.36%	0.02%
2010-2019 Annual Rate	0.73%	0.89%	1.01%
2019-2024 Annual Rate	0.95%	1.03%	1.13%
2019 Male Population	48.8%	49.0%	49.4%
2019 Female Population	51.2%	51.0%	50.6%
2019 Median Age	38.2	35.8	33.8
Households			
2000 Households	7,119	60,309	148,578
2010 Households	6,896	57,896	147,197
2019 Total Households	7,376	62,456	159,961
2024 Total Households	7,718	65,611	168,653
2000-2010 Annual Rate	-0.32%	-0.41%	-0.09%
2010-2019 Annual Rate	0.73%	0.82%	0.90%
2019-2024 Annual Rate	0.91%	0.99%	1.06%
2019 Average Household Size	2.80	2.71	2.82
Housing Units			
2019 Total Housing Units	7,771	68,246	177,443
2019 Owner Occupied Housing Units	5,321	37,392	88,801
2019 Renter Occupied Housing Units	2,056	25,063	71,161
2019 Vacant Housing Units	395	5,790	17,482
Race and Ethnicity			
2019 White Alone	71.5%	67.2%	63.5%
2019 Black Alone	5.9%	6.6%	7.0%
2019 American Indian/Alaska Native Alone	1.9%	2.3%	2.5%
2019 Asian Alone	4.1%	4.3%	3.9%
2019 Pacific Islander Alone	0.2%	0.3%	0.2%
2019 Hispanic Origin (Any Race)	28.9%	32.7%	39.4%
Income			
2019 Median Household Income	\$58,619	\$53,571	\$50,527
2019 Average Household Income	\$73,245	\$66,906	\$65,144
2019 Per Capita Income	\$26,063	\$24,408	\$22,919
2019 Population 25+ by Educational Attainment			
Total	14,558	116,146	295,866
High School Graduate	26.1%	25.2%	25.2%
GED/Alternative Credential	4.2%	5.3%	5.1%
Some College, No Degree	26.0%	26.7%	25.3%
Associate Degree	10.8%	9.8%	9.0%
Bachelor's Degree	14.0%	13.5%	13.1%
Graduate/Professional Degree	7.1%	6.0%	6.1%
Daytime Population			
2019 Total Daytime Population	13,510	138,731	400,673
Workers	3,115	48,296	155,188
Residents	10,395	90,435	245,485

Source: Esri, U.S. Census