

# ± 30,600 SF ANCHOR SPACE AVAILABLE

## NWC W PEORIA & N 51ST AVE | GLENDALE, ARIZONA

### FOR LEASE

### 5130 W Peoria Avenue



**SUBJECT  
PROPERTY**

### PROPERTY HIGHLIGHTS

- ± 30,600 SF Former Sprouts Grocery Store for Lease
- Strong population with approximately 170,000 in a 3-mile radius
- 2nd Generation grocery store
- Estimated Average HH Incomes of \$78,000 within a 1-mile radius
- Highly-trafficked intersection with over 57,000 VPD
- Parking ratio: 3.99:1,000
- Built in 1980, renovated in 2004

**D** **DIVERSIFIED  
PARTNERS**

Nationwide Real Estate Services

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Scottsdale, AZ 85250  
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### CONTACT:

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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 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 & 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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## DEMOGRAPHICS 2021 Source: SitesUSA, Inc.

<p><b>POPULATION</b></p>	1 MILE	19,456	<p><b>HOUSEHOLDS</b></p>	1 MILE	6,929	<p><b>AVG. HH INCOME</b></p>	1 MILE	\$78,007
	3 MILES	169,307		3 MILES	62,389		3 MILES	\$71,390
	5 MILES	447,328		5 MILES	160,746		5 MILES	\$70,385
<p><b>MEDIAN AGE</b></p>	1 MILE	37.9	<p><b>DAYTIME POPULATION</b></p>	1 MILE	8,150	<p><b>TRAFFIC COUNTS</b></p>	PEORIA AVE	30,496 vpd
	3 MILES	36.6		3 MILES	89,894		51ST AVE	26,671 vpd
	5 MILES	35.5		5 MILES	269,277			

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