

FOR LEASE/GROUND LEASE/REDEVELOPENT

HARD CORNER REAL ESTATE AVAILABLE

DIVISIBLE FOR MULTIPLE PADS

NEC 19th Ave & Glendale Ave | Phoenix, AZ

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Fosberg capital group

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1822 W Glendale Ave Phoenix, AZ 85021



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LOCATION DESCRIPTION

NEC 19th Ave & Glendale Rd

PROPERTY HIGHLIGHTS

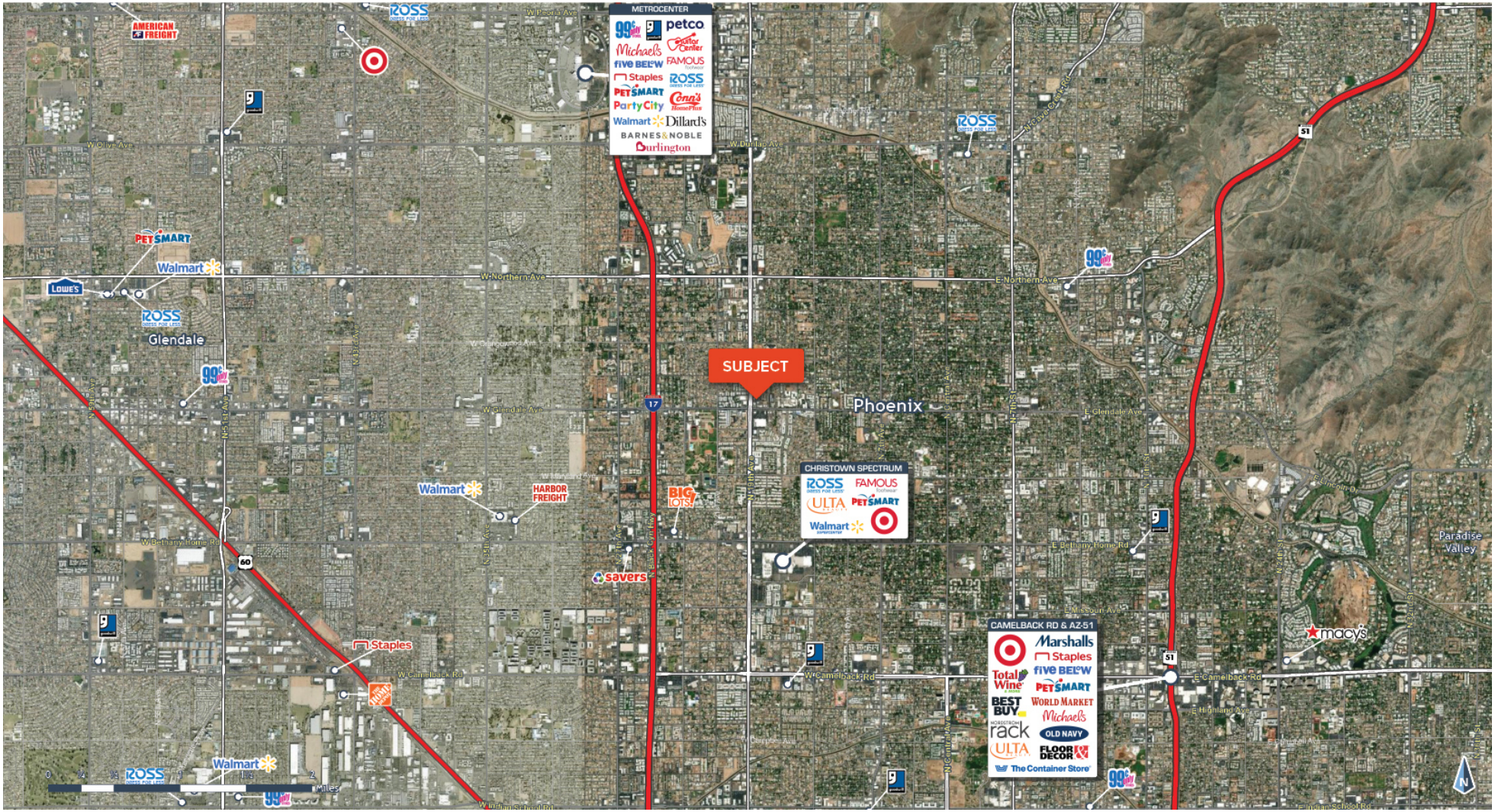
- Pads available for Sale, Ground Lease or BTS
- C-2 zoning with possible uses of drive-thru QSR, light automotive, car wash, storage
- Divisible for Multiple pads
- Ample parking
- High visibility
- Ideal for retail, office, or service-oriented businesses
- Convenient location
- Accessible from major thoroughfares
- Prominent commercial presence
- Prime leasing opportunity in vibrant area

AREA CO-TENANTS

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LEASE INFORMATION

Lease Type:	CALL	Lease Term:	Negotiable
Total Space:	13,344 - 41,672 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
157-16-010B	Available	32,034 SF	CALL	CALL FOR PRICING	LAND FOR LEASE
157-16-015B	Available	13,344 SF	CALL	CALL FOR PRICING	LAND FOR LEASE
157-16-009C	Available	41,672 SF	CALL	CALL FOR PRICING	LAND FOR LEASE

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	25,324	204,748	447,157
Median Age	36.7	33.7	34.6

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	$51,738	$56,595	$58,561
Average	$77,912	$88,812	$88,020

DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	452	5,481	16,665
Employees	5,591	66,962	233,193
Daytime Population	20,643	186,937	505,646

EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	42.8%	39.2%	39.5%

EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	59.3%	56.9%	58.3%
Services	21.4%	20.1%	18.3%
Blue Collar	19.3%	23.0%	23.4%

HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	10,118	75,974	173,030
Median Home Value	$377,578	$351,819	$336,694

* 2023 Demographic data derived from ESRI

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