WESTERN
RETAIL ADVISORS




RETAIL PROPERTY FOR LEASE

# DRIVE THRU RESTAURANT AVAILABLE

1739 West Glendale Avenue Phoenix, AZ 85021

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## LOCATION DESCRIPTION

E SEC Glendale Ave & 19th Ave

## PROPERTY HIGHLIGHTS

- DRIVE THRU RESTAURANT AVAILABLE
- Adjacent to Fry's Grocery
- Approximately 2,990 SF
- Over 200,000 residents in 3 miles
- Over 70,000 cars per day at intersection

## AREA CO-TENANTS

fry's FOOD STORES
QT QuikTrip
ACE Hardware
1STBANK
SUBWAY
PIZZA PATRÓN
Filiberto's MEXICAN FOOD

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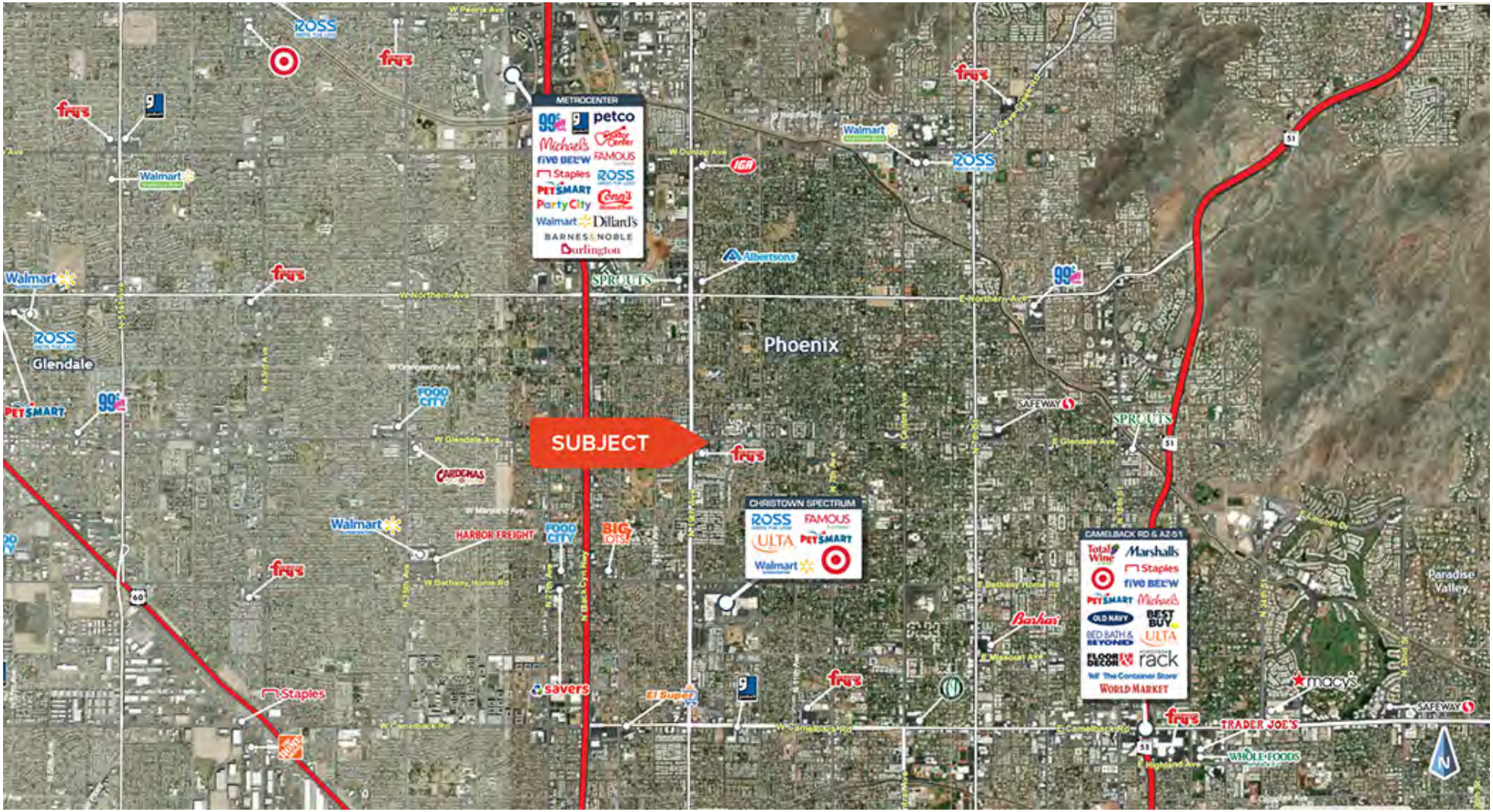

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**LEGEND**

Available

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## LEASE INFORMATION

| | | | |
|---|---|---|---|
| Lease Type: | - | Lease Term: | Negotiable |
| Total Space: | 2,990 SF | Lease Rate: | CALL FOR PRICING |

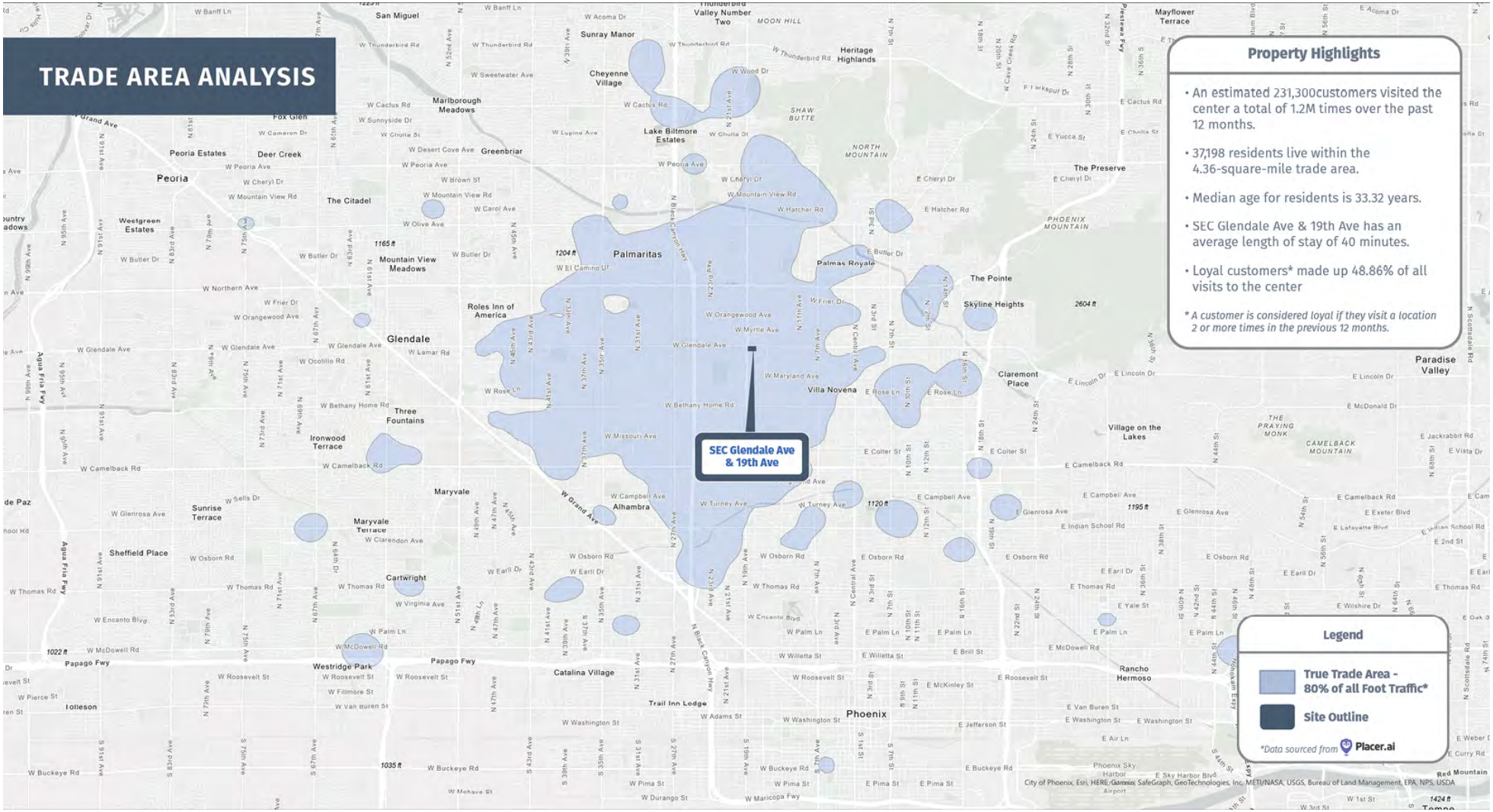
## AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|---|---|---|---|---|---|
| DRIVE THRU RESTAURANT | Available | 2,990 SF | | CALL FOR PRICING | - |

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## POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Area Total | 23,068 | 202,959 | 438,291 |
| Median Age | 38.4 | 33.9 | 34.8 |

## HOUSEHOLD INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Median | $55,760 | $56,880 | $58,944 |
| Average | $84,424 | $89,169 | $88,892 |

## DAYTIME WORKFORCE

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Businesses | 431 | 5,927 | 16,514 |
| Employees | 5,399 | 70,620 | 229,615 |
| Daytime Population | 17,478 | 177,092 | 454,363 |

## EDUCATION

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Percentage with Degrees | 47.21% | 40.38% | 40.13% |

## EMPLOYMENT

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| White Collar Occupation | 63.5% | 58.1% | 58.8% |
| Services | 20.2% | 19.8% | 18.2% |
| Blue Collar | 16.4% | 22.2% | 23.0% |

## HOUSEHOLD STATISTICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Households | 9,383 | 76,723 | 170,474 |
| Median Home Value | $394,547 | $365,597 | $341,985 |

* 2023 Demographic data derived from ESRI

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