

# ANCHOR SPACE FOR LEASE

Peoria Ave & 51st Ave - Northwest Corner  
Glendale, Arizona

±30,600 SF  
AVAILABLE



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Dave Cheatham

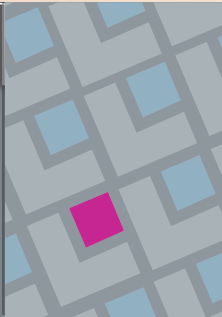
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Glendale, Arizona



## ◆ SECOND GENERATION GROCERY SPACE! ±30,600 SF AVAILABLE!

### Property Highlights

- Excellent infill Anchor location in the heart of Peoria
- Close proximity to Glendale Community College
- Over ±40,000 Cars per Day at the intersection
- New medium and high density residential planned and under construction across the street

### Traffic Counts

Peoria Ave 23,721 CPD  
51st Ave 17,311 CPD

**Total 41,032 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	19,580	165,455	445,475
Estimated Households	7,235	63,269	167,657
Avg Household Income	\$76,494	\$68,858	\$68,214
Daytime Population	2,222	35,484	124,667

Source: SitesUSA

### Nearby Tenant



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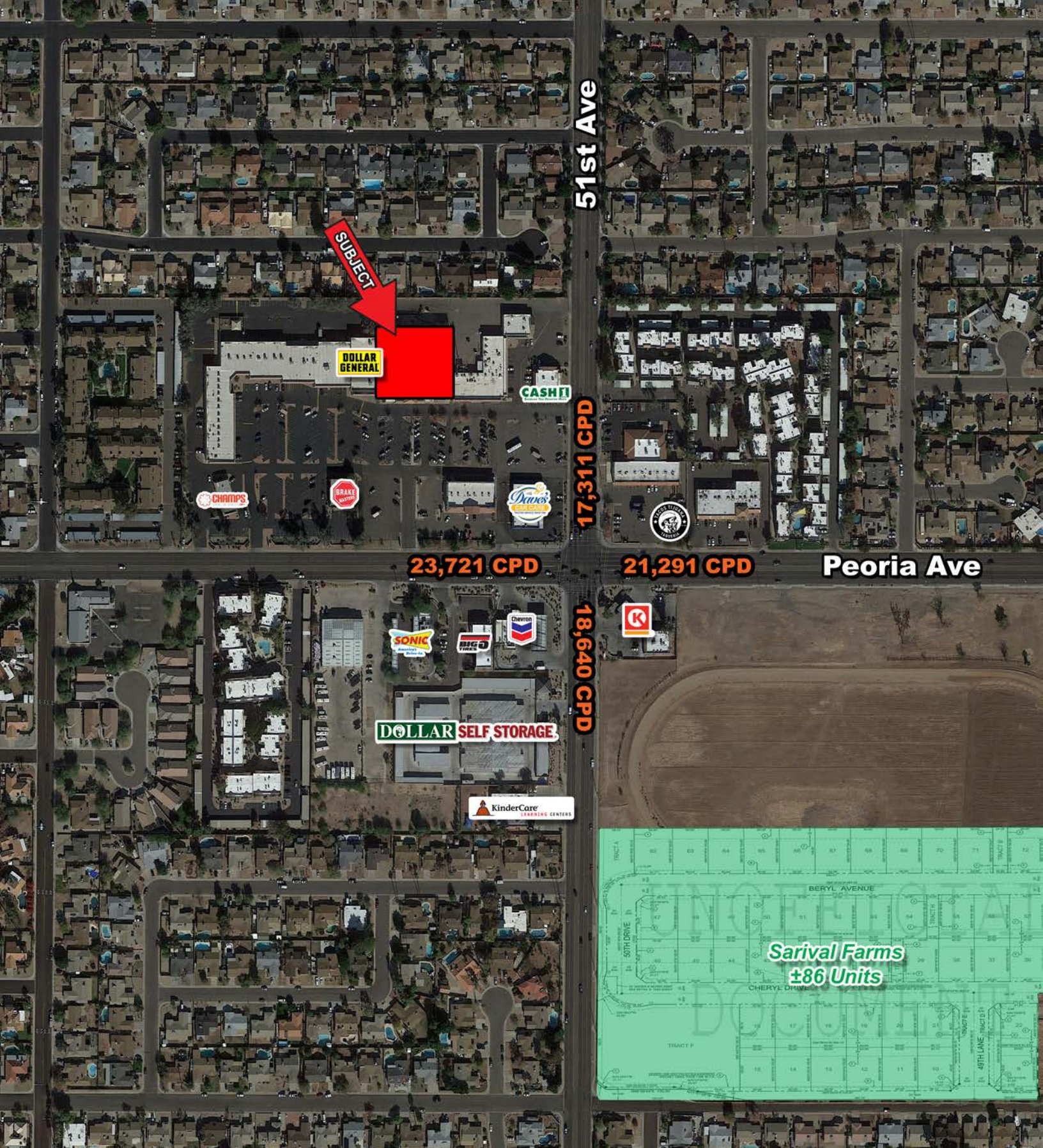
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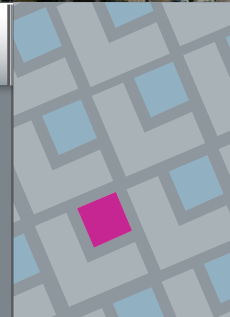
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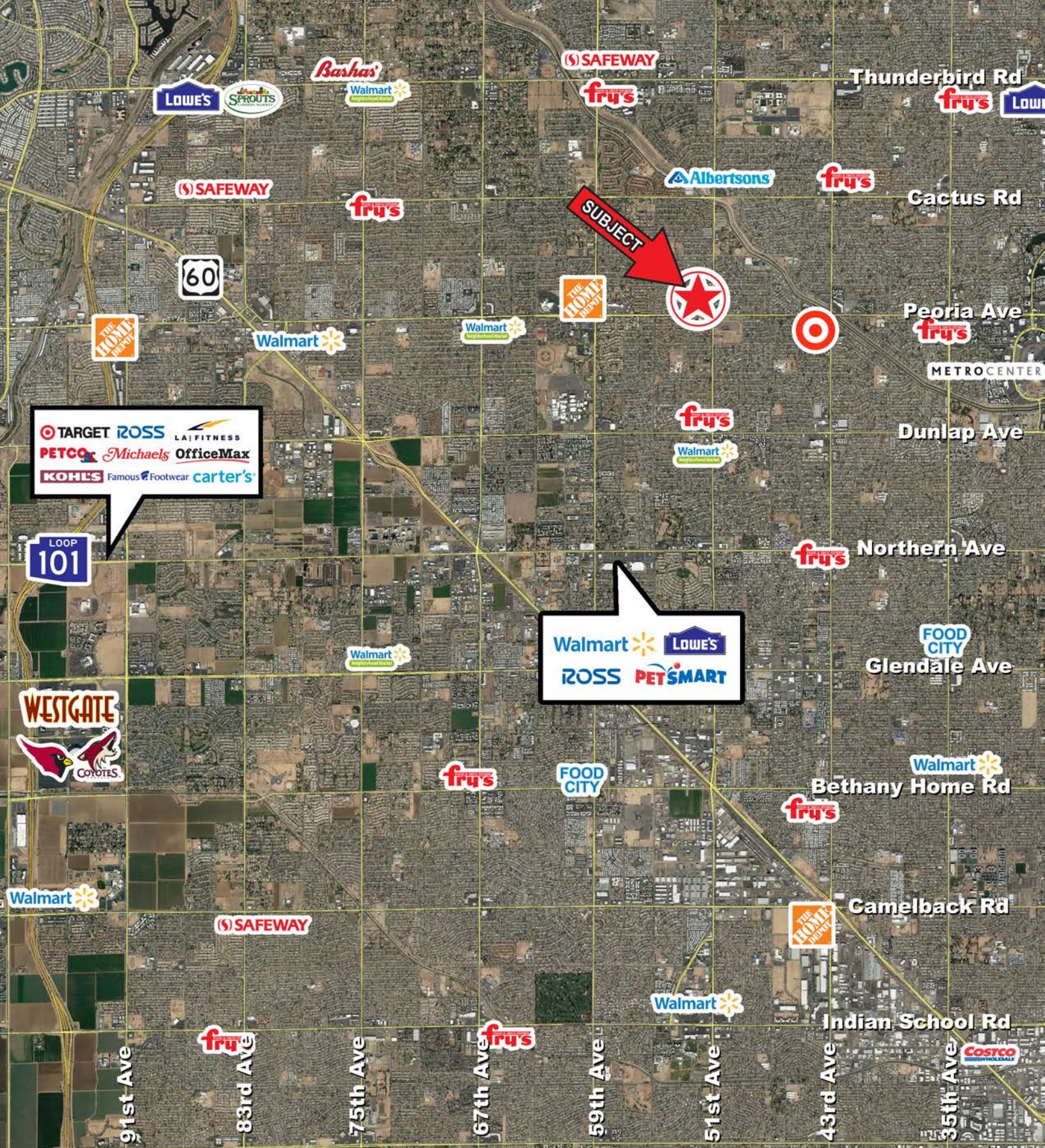
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# EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5818/-112.1689

RF5

## N 51st Ave & W Peoria Ave

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2021)	19,580		165,455		445,475	
Projected Population (2026)	20,483		174,017		468,869	
Census Population (2010)	19,311		158,155		417,733	
Census Population (2000)	20,509		163,907		416,933	
Projected Annual Growth (2021 to 2026)	903	0.9%	8,562	1.0%	23,394	1.1%
Historical Annual Growth (2010 to 2021)	270	0.1%	7,300	0.4%	27,742	0.6%
Historical Annual Growth (2000 to 2010)	-1,198	-0.6%	-5,752	-0.4%	800	-
Estimated Population Density (2021)	6,236 psm		5,855 psm		5,674 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2021)	7,235		63,269		164,409	
Projected Households (2026)	7,334		64,447		167,657	
Census Households (2010)	6,879		57,972		148,232	
Census Households (2000)	7,100		60,425		149,530	
Estimated Households with Children (2021)	2,516	34.8%	20,972	33.1%	59,355	36.1%
Estimated Average Household Size (2021)	2.69		2.59		2.69	
Average Household Income						
Estimated Average Household Income (2021)	\$76,494		\$68,858		\$68,214	
Projected Average Household Income (2026)	\$87,435		\$78,231		\$78,921	
Estimated Average Family Income (2021)	\$85,813		\$82,082		\$79,887	
Median Household Income						
Estimated Median Household Income (2021)	\$65,325		\$60,443		\$59,131	
Projected Median Household Income (2026)	\$75,875		\$70,063		\$68,550	
Estimated Median Family Income (2021)	\$75,140		\$72,894		\$70,131	
Per Capita Income						
Estimated Per Capita Income (2021)	\$28,342		\$26,442		\$25,262	
Projected Per Capita Income (2026)	\$31,379		\$29,079		\$28,303	
Estimated Per Capita Income 5 Year Growth	\$3,037	10.7%	\$2,637	10.0%	\$3,041	12.0%
Estimated Average Household Net Worth (2021)	\$542,589		\$539,588		\$544,529	
Daytime Demos (2021)						
Total Businesses	387		4,553		14,020	
Total Employees	2,222		35,484		124,667	
Company Headquarter Businesses	15	3.8%	142	3.1%	517	3.7%
Company Headquarter Employees	155	7.0%	3,883	10.9%	17,962	14.4%
Employee Population per Business	5.7		7.8		8.9	
Residential Population per Business	50.5		36.3		31.8	

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1 mi radius

3 mi radius

5 mi radius

### Race & Ethnicity

White (2021)	13,888	70.9%	111,493	67.4%	285,519	64.1%
Black or African American (2021)	1,289	6.6%	11,844	7.2%	33,798	7.6%
American Indian or Alaska Native (2021)	327	1.7%	3,217	1.9%	9,579	2.2%
Asian (2021)	925	4.7%	8,305	5.0%	20,118	4.5%
Hawaiian or Pacific Islander (2021)	44	0.2%	383	0.2%	884	0.2%
Other Race (2021)	2,201	11.2%	22,946	13.9%	76,398	17.1%
Two or More Races (2021)	907	4.6%	7,266	4.4%	19,179	4.3%
Not Hispanic or Latino Population (2021)	14,023	71.6%	113,848	68.8%	279,519	62.7%
Hispanic or Latino Population (2021)	5,558	28.4%	51,606	31.2%	165,956	37.3%
Not Hispanic or Latino Population (2026)	14,390	70.3%	117,631	67.6%	289,268	61.7%
Hispanic or Latino Population (2026)	6,093	29.7%	56,385	32.4%	179,602	38.3%
Not Hispanic or Latino Population (2010)	14,460	74.9%	112,349	71.0%	269,031	64.4%
Hispanic or Latino Population (2010)	4,851	25.1%	45,806	29.0%	148,702	35.6%
Not Hispanic or Latino Population (2000)	17,423	85.0%	134,566	82.1%	316,797	76.0%
Hispanic or Latino Population (2000)	3,086	15.0%	29,341	17.9%	100,136	24.0%
Projected Hispanic Annual Growth (2021 to 2026)	535	1.9%	4,779	1.9%	13,645	1.6%
Historic Hispanic Annual Growth (2000 to 2021)	2,472	3.8%	22,266	3.6%	65,821	3.1%

### Age Distribution (2021)

Age Under 5	1,048	5.4%	9,736	5.9%	28,451	6.4%
Age 5 to 9 Years	1,151	5.9%	10,004	6.0%	29,319	6.6%
Age 10 to 14 Years	1,351	6.9%	11,077	6.7%	31,351	7.0%
Age 15 to 19 Years	1,377	7.0%	11,611	7.0%	32,054	7.2%
Age 20 to 24 Years	1,223	6.2%	11,696	7.1%	31,907	7.2%
Age 25 to 29 Years	1,339	6.8%	12,325	7.4%	33,935	7.6%
Age 30 to 34 Years	1,272	6.5%	11,581	7.0%	32,134	7.2%
Age 35 to 39 Years	1,269	6.5%	10,743	6.5%	29,404	6.6%
Age 40 to 44 Years	1,258	6.4%	10,442	6.3%	28,502	6.4%
Age 45 to 49 Years	1,266	6.5%	10,557	6.4%	28,381	6.4%
Age 50 to 54 Years	1,327	6.8%	10,785	6.5%	28,594	6.4%
Age 55 to 59 Years	1,452	7.4%	10,765	6.5%	27,492	6.2%
Age 60 to 64 Years	1,279	6.5%	9,431	5.7%	23,794	5.3%
Age 65 to 74 Years	1,866	9.5%	14,370	8.7%	35,148	7.9%
Age 75 to 84 Years	825	4.2%	7,346	4.4%	17,885	4.0%
Age 85 Years or Over	277	1.4%	2,986	1.8%	7,125	1.6%
Median Age	38.2		36.7		35.3	

### Gender Age Distribution (2021)

Female Population	9,965	50.9%	84,476	51.1%	225,947	50.7%
Age 0 to 19 Years	2,361	23.7%	20,591	24.4%	58,906	26.1%
Age 20 to 64 Years	5,969	59.9%	49,657	58.8%	132,798	58.8%
Age 65 Years or Over	1,636	16.4%	14,228	16.8%	34,243	15.2%
Female Median Age	39.4		38.4		36.7	
Male Population	9,615	49.1%	80,978	48.9%	219,528	49.3%
Age 0 to 19 Years	2,566	26.7%	21,837	27.0%	62,268	28.4%
Age 20 to 64 Years	5,717	59.5%	48,668	60.1%	131,344	59.8%
Age 65 Years or Over	1,333	13.9%	10,473	12.9%	25,915	11.8%
Male Median Age	36.9		35.0		34.0	

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RF5

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Household Income Distribution (2021)						
HH Income \$200,000 or More	146	2.0%	1,976	3.1%	5,520	3.4%
HH Income \$150,000 to \$199,999	395	5.5%	2,515	4.0%	6,471	3.9%
HH Income \$100,000 to \$149,999	1,196	16.5%	9,042	14.3%	22,001	13.4%
HH Income \$75,000 to \$99,999	1,241	17.2%	9,243	14.6%	23,140	14.1%
HH Income \$50,000 to \$74,999	1,719	23.8%	14,225	22.5%	34,776	21.2%
HH Income \$35,000 to \$49,999	1,003	13.9%	9,115	14.4%	23,972	14.6%
HH Income \$25,000 to \$34,999	647	8.9%	5,221	8.3%	15,367	9.3%
HH Income \$15,000 to \$24,999	399	5.5%	4,687	7.4%	14,039	8.5%
HH Income Under \$15,000	489	6.8%	7,246	11.5%	19,122	11.6%
HH Income \$35,000 or More	5,701	78.8%	46,116	72.9%	115,881	70.5%
HH Income \$75,000 or More	2,978	41.2%	22,777	36.0%	57,133	34.8%
Housing (2021)						
Total Housing Units	7,547		66,526		173,429	
Housing Units Occupied	7,235	95.9%	63,269	95.1%	164,409	94.8%
Housing Units Owner-Occupied	5,298	73.2%	37,697	59.6%	89,983	54.7%
Housing Units, Renter-Occupied	1,938	26.8%	25,572	40.4%	74,426	45.3%
Housing Units, Vacant	311	4.3%	3,257	5.1%	9,020	5.5%
Marital Status (2021)						
Never Married	5,786	36.1%	51,267	38.1%	141,852	39.8%
Currently Married	6,349	39.6%	50,191	37.3%	129,029	36.2%
Separated	714	4.5%	6,595	4.9%	18,891	5.3%
Widowed	843	5.3%	7,689	5.7%	17,790	5.0%
Divorced	2,338	14.6%	18,894	14.0%	48,792	13.7%
Household Type (2021)						
Population Family	16,799	85.8%	134,322	81.2%	366,492	82.3%
Population Non-Family	2,677	13.7%	29,241	17.7%	75,292	16.9%
Population Group Quarters	105	0.5%	1,892	1.1%	3,691	0.8%
Family Households	5,188	71.7%	40,454	63.9%	106,392	64.7%
Non-Family Households	2,048	28.3%	22,815	36.1%	58,017	35.3%
Married Couple with Children	1,428	22.5%	11,527	23.0%	32,227	25.0%
Average Family Household Size	3.2		3.3		3.4	
Household Size (2021)						
1 Person Households	1,567	21.7%	17,910	28.3%	45,250	27.5%
2 Person Households	2,483	34.3%	19,687	31.1%	48,229	29.3%
3 Person Households	1,264	17.5%	9,923	15.7%	25,662	15.6%
4 Person Households	993	13.7%	7,667	12.1%	21,116	12.8%
5 Person Households	531	7.3%	4,465	7.1%	12,693	7.7%
6 or More Person Households	397	5.5%	3,618	5.7%	11,460	7.0%
Household Vehicles (2021)						
Households with 0 Vehicles Available	261	3.6%	5,139	8.1%	14,079	8.6%
Households with 1 Vehicles Available	2,304	31.8%	21,641	34.2%	57,698	35.1%
Households with 2 or More Vehicles Available	4,670	64.5%	36,490	57.7%	92,633	56.3%
Total Vehicles Available	14,391		116,055		296,320	
Average Vehicles Per Household	2.0		1.8		1.8	

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## N 51st Ave & W Peoria Ave

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2021)						
Estimated Labor Population Age 16 Years or Over	15,762		132,504		350,420	
Estimated Civilian Employed	9,786	62.1%	78,831	59.5%	209,218	59.7%
Estimated Civilian Unemployed	755	4.8%	6,074	4.6%	16,434	4.7%
Estimated in Armed Forces	-	-	37	-	299	-
Estimated Not in Labor Force	5,221	33.1%	47,561	35.9%	124,469	35.5%
Unemployment Rate	4.8%		4.6%		4.7%	
Occupation (2021)						
Occupation: Population Age 16 Years or Over	9,786		78,831		209,218	
Management, Business, Financial Operations	1,248	12.8%	10,575	13.4%	25,885	12.4%
Professional, Related	1,969	20.1%	13,653	17.3%	36,014	17.2%
Service	1,730	17.7%	14,441	18.3%	43,201	20.6%
Sales, Office	2,471	25.2%	19,670	25.0%	49,280	23.6%
Farming, Fishing, Forestry	39	0.4%	75	-	450	0.2%
Construct, Extraction, Maintenance	1,074	11.0%	8,806	11.2%	24,988	11.9%
Production, Transport Material Moving	1,255	12.8%	11,612	14.7%	29,400	14.1%
White Collar Workers	5,689	58.1%	43,897	55.7%	111,179	53.1%
Blue Collar Workers	4,098	41.9%	34,934	44.3%	98,039	46.9%
Consumer Expenditure (2021)						
Total Household Expenditure	\$423.8 M		\$3.42 B		\$8.8 B	
Total Non-Retail Expenditure	\$222.13 M	52.4%	\$1.8 B	52.6%	\$4.64 B	52.6%
Total Retail Expenditure	\$201.67 M	47.6%	\$1.62 B	47.4%	\$4.17 B	47.4%
Apparel	\$14.79 M	3.5%	\$119.62 M	3.5%	\$308.88 M	3.5%
Contributions	\$13.25 M	3.1%	\$106.82 M	3.1%	\$274.66 M	3.1%
Education	\$11.58 M	2.7%	\$95.17 M	2.8%	\$247.52 M	2.8%
Entertainment	\$23.76 M	5.6%	\$190.65 M	5.6%	\$489.9 M	5.6%
Food and Beverages	\$63.07 M	14.9%	\$509.82 M	14.9%	\$1.31 B	14.9%
Furnishings and Equipment	\$14.82 M	3.5%	\$118.73 M	3.5%	\$304.84 M	3.5%
Gifts	\$9.82 M	2.3%	\$80.06 M	2.3%	\$206.34 M	2.3%
Health Care	\$36.63 M	8.6%	\$293.75 M	8.6%	\$752.08 M	8.5%
Household Operations	\$16.41 M	3.9%	\$132.22 M	3.9%	\$340.21 M	3.9%
Miscellaneous Expenses	\$7.98 M	1.9%	\$64.31 M	1.9%	\$165.14 M	1.9%
Personal Care	\$5.69 M	1.3%	\$45.87 M	1.3%	\$117.98 M	1.3%
Personal Insurance	\$2.9 M	0.7%	\$23.07 M	0.7%	\$59.21 M	0.7%
Reading	\$915.36 K	0.2%	\$7.38 M	0.2%	\$18.92 M	0.2%
Shelter	\$88.75 M	20.9%	\$723.07 M	21.1%	\$1.87 B	21.2%
Tobacco	\$2.71 M	0.6%	\$22.33 M	0.7%	\$57.56 M	0.7%
Transportation	\$78.51 M	18.5%	\$628.32 M	18.4%	\$1.61 B	18.3%
Utilities	\$32.21 M	7.6%	\$260.45 M	7.6%	\$669.57 M	7.6%
Educational Attainment (2021)						
Adult Population Age 25 Years or Over	13,430		111,330		292,394	
Elementary (Grade Level 0 to 8)	537	4.0%	6,513	5.9%	21,051	7.2%
Some High School (Grade Level 9 to 11)	1,205	9.0%	9,284	8.3%	28,096	9.6%
High School Graduate	3,934	29.3%	32,461	29.2%	84,614	28.9%
Some College	3,715	27.7%	28,675	25.8%	72,800	24.9%
Associate Degree Only	1,240	9.2%	11,117	10.0%	27,165	9.3%
Bachelor Degree Only	1,832	13.6%	15,672	14.1%	40,095	13.7%
Graduate Degree	968	7.2%	7,608	6.8%	18,571	6.4%

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Units In Structure (2021)						
1 Detached Unit	5,958	86.6%	40,548	69.9%	96,099	64.8%
1 Attached Unit	271	3.9%	3,261	5.6%	8,125	5.5%
2 to 4 Units	232	3.4%	3,178	5.5%	10,726	7.2%
5 to 9 Units	199	2.9%	3,376	5.8%	10,836	7.3%
10 to 19 Units	184	2.7%	4,063	7.0%	12,241	8.3%
20 to 49 Units	70	1.0%	2,172	3.7%	5,604	3.8%
50 or More Units	269	3.9%	4,419	7.6%	12,266	8.3%
Mobile Home or Trailer	50	0.7%	2,163	3.7%	8,153	5.5%
Other Structure	2	-	89	0.2%	359	0.2%
Homes Built By Year (2021)						
Homes Built 2010 or later	198	2.9%	1,997	3.4%	6,134	4.1%
Homes Built 2000 to 2009	531	7.7%	5,212	9.0%	16,978	11.5%
Homes Built 1990 to 1999	731	10.6%	8,307	14.3%	24,748	16.7%
Homes Built 1980 to 1989	1,741	25.3%	15,458	26.7%	37,695	25.4%
Homes Built 1970 to 1979	3,458	50.3%	21,569	37.2%	45,874	30.9%
Homes Built 1960 to 1969	308	4.5%	6,993	12.1%	17,885	12.1%
Homes Built 1950 to 1959	178	2.6%	2,656	4.6%	12,203	8.2%
Homes Built Before 1949	90	1.3%	1,078	1.9%	2,894	2.0%
Home Values (2021)						
Home Values \$1,000,000 or More	77	1.4%	482	1.3%	1,162	1.3%
Home Values \$500,000 to \$999,999	257	4.9%	2,090	5.5%	5,449	6.1%
Home Values \$400,000 to \$499,999	207	3.9%	1,745	4.6%	5,019	5.6%
Home Values \$300,000 to \$399,999	607	11.5%	4,073	10.8%	11,690	13.0%
Home Values \$200,000 to \$299,999	2,464	46.5%	15,323	40.6%	33,910	37.7%
Home Values \$150,000 to \$199,999	1,073	20.3%	7,314	19.4%	16,251	18.1%
Home Values \$100,000 to \$149,999	383	7.2%	3,162	8.4%	6,903	7.7%
Home Values \$70,000 to \$99,999	65	1.2%	971	2.6%	2,372	2.6%
Home Values \$50,000 to \$69,999	11	0.2%	474	1.3%	1,036	1.2%
Home Values \$25,000 to \$49,999	58	1.1%	516	1.4%	1,332	1.5%
Home Values Under \$25,000	95	1.8%	1,547	4.1%	4,859	5.4%
Owner-Occupied Median Home Value	\$229,465		\$225,443		\$227,966	
Renter-Occupied Median Rent	\$973		\$925		\$891	
Transportation To Work (2021)						
Drive to Work Alone	7,406	80.3%	60,008	76.7%	159,724	75.9%
Drive to Work in Carpool	838	9.1%	8,803	11.3%	25,349	12.0%
Travel to Work by Public Transportation	209	2.3%	2,242	2.9%	6,422	3.1%
Drive to Work on Motorcycle	23	0.3%	318	0.4%	714	0.3%
Walk or Bicycle to Work	151	1.6%	1,689	2.2%	4,489	2.1%
Other Means	112	1.2%	1,003	1.3%	3,044	1.4%
Work at Home	485	5.3%	4,175	5.3%	10,722	5.1%
Travel Time (2021)						
Travel to Work in 14 Minutes or Less	1,744	18.9%	12,662	16.2%	33,373	15.9%
Travel to Work in 15 to 29 Minutes	3,101	33.6%	26,773	34.2%	72,535	34.5%
Travel to Work in 30 to 59 Minutes	3,718	40.3%	27,653	35.3%	73,780	35.1%
Travel to Work in 60 Minutes or More	688	7.5%	7,353	9.4%	18,299	8.7%
Average Minutes Travel to Work	26.8		26.9		26.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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