



PALM GLEN

NWG 35TH AVE & W. GLENDALE AVE.
3542 W. GLENDALE AVE., PHOENIX, AZ 85051

- Busy Neighborhood Shopping Center with anchors including Food City, Dollar Tree, Aaron's and Wells Fargo
- Center underwent a significant remodel in 2015
- Area has dense residential and high daytime employment
- Located at a busy intersection with two Shopping Centers that draw over 100,000 customers per week
- 1 mile West of I-17 FWY
- 2 miles North of Grand Canyon University
- New junior anchor opportunities available

TENANTS

TOTAL GLA: 175,716 SQ. FT.

Aaron's

FOOD CITY

WELLS FARGO

DOLLAR TREE

Little Caesars

metroPCS
Permission to speak freely.™

TITLEMAX

POPULATION

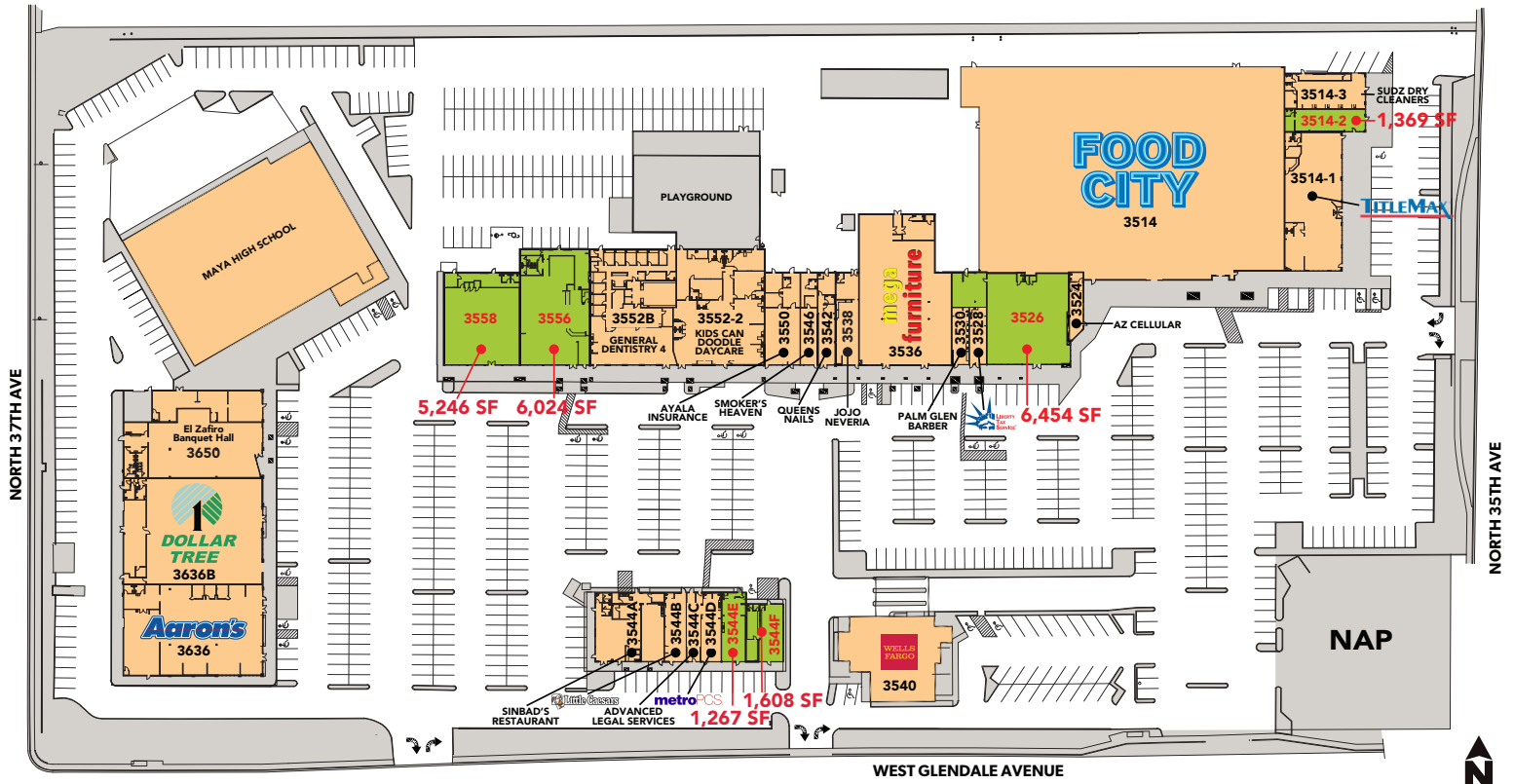
1 MILE	21,089
3 MILES	184,918
5 MILES	488,386

TRAFFIC COUNTS _____ 62,000 CARS PER DAY

AVERAGE HOUSEHOLD INCOME

1 MILE	\$53,325
3 MILES	\$47,941
5 MILES	\$51,120

SITE PLAN



TOTAL GLA: 175,716 SQ. FT.

TOTAL PARKING SPACES: 995

PARKING RATIO: 5.6/1,000

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
3514	Food City	49,990	3542	Queen Nails	1,228	3544D	Metro PCS	1,155
3514-1	Title Max	5,911	3546	Smoker's Heaven	1,184	3544E	AVAILABLE	1,267
3514-2	AVAILABLE	1,369	3550	Ayala Insurance	2,439	3544F	AVAILABLE	1,608
3514-3	Sudz Dry Cleaners	2,145	3552-2	Kids Can Doodle Daycare	7,704	3540	Wells Fargo	4,917
3524	AZ Cellular	704	3552B	General Dentistry	7,279	3636	Aaron Rents	9,417
3526	AVAILABLE	6,454	3556	AVAILABLE	6,024	3636B	Dollar Tree	10,873
3528	Liberty Tax	745	3558	AVAILABLE	5,246	3650	El Zafiro Banquet Hall	8,300
3530	Palm Glen Barber	749	3544A	Sinbad's Restaurant	3,557	3660	Maya High School	22,470
3536	Mega Furniture	9,669	3544B	Little Caesar's Pizza	1,145			
3538	JoJo Neveria	1,600	3544C	Advanced Legal Services	640			

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended as a reference only.

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