



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

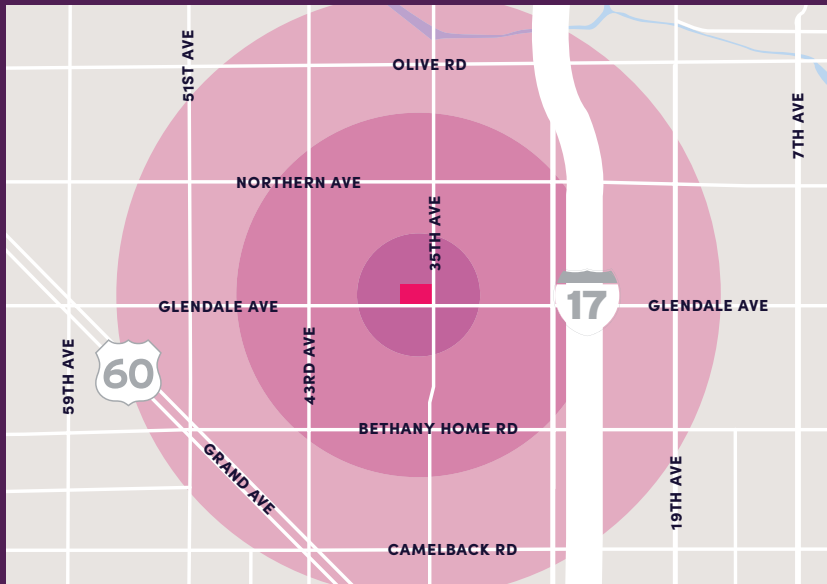
ASÍ | REAL ESTATE INVESTMENTS

PALM GLEN

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asirei.com
BROKER #BR633759000



Palm Glen is a thriving environment for your business.



POPULATION 2021

1 MILE	21,283
3 MILES	201,567
5 MILES	530,933



AVERAGE HOUSEHOLD INCOME 2021

1 MILE	\$65,488
3 MILES	\$58,250
5 MILES	\$64,398



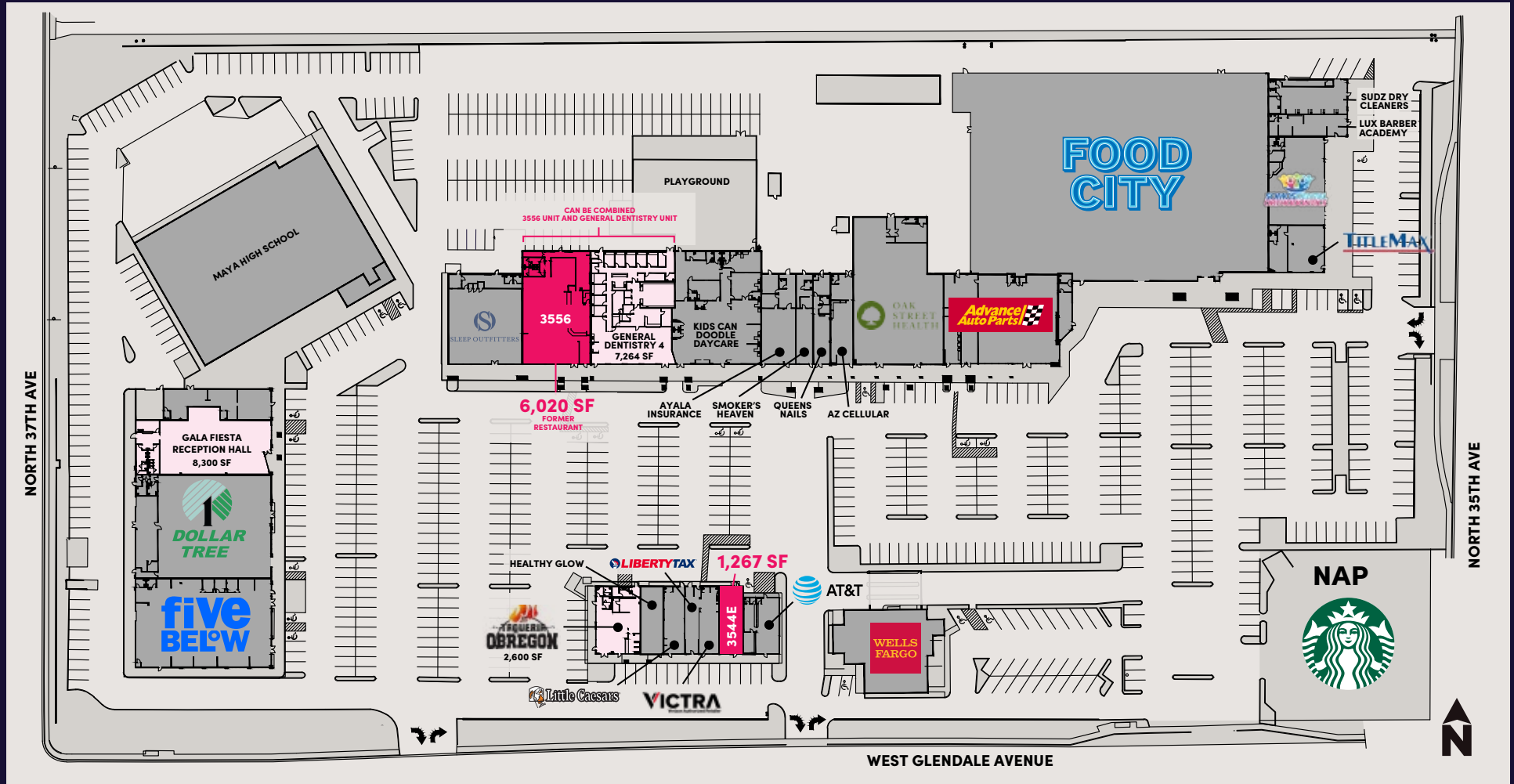
TRAFFIC COUNTS **65,000**
CARS PER DAY

HIGHLIGHTS

- Busy Neighborhood Shopping Center with anchors including Food City, Dollar Tree, Aaron's, and Wells Fargo
- Just signed: Advanced Auto Parts and ATL Wings
- #5 Food City in Phoenix
- Very dense trade & residential area with high employment
- Located at a busy intersection with two shopping centers that draw over 1.5M customers per year
- 1 mile West of I-17 FWY
- 2 miles North of Grand Canyon University
- Junior anchor opportunities available

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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.

2ND GENERATION RESTAURANT SPACE

UNIT	SF
3544A-1	2,600
3556	6,020

RESERVED

UNIT	SF
3544E	1,267

COMING AVAILABLE

UNIT	SF
Gala Reception	8,300
General Dentistry	7,264

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4455 E Camelback Rd
 Suite E250
 Phoenix, AZ 85018
asirei.com

BROKER #BR633759000

ALEXIS SUÁREZ
 602.345.0048
 alexis@asirei.com

DENISE LORA
 602.345.0048
 deniche@asirei.com

ADRIANA NASSI
 602.345.0058
 adriana@asirei.com