



PROPERTY DETAILS:

- Great visibility from Loop 303 which has a full-diamond interchange.
- Located near Luke Air Force Base, which consists of more than 6,000 employees on site with another 1,200 civilian employees, 4,500 active duty personnel and 1,200 students.
- Directly 2 miles south of site, Goodyear's distribution corridor which currently includes Dick's Sporting Goods, REI, Sub-Zero and Ball Corporation. More robust growth is expected in the near future, recently in July 2020 Amazon purchased 91.5 acres for future expansion along the 303.
- **Industrial** Phase I 349,663 SF building available. Construction underway
- **Retail** 3-4 retail pads available with freeway pylon sign.

TRAFFIC COUNTS

303 North	59,454 VPD
303 South	54,101 VPD

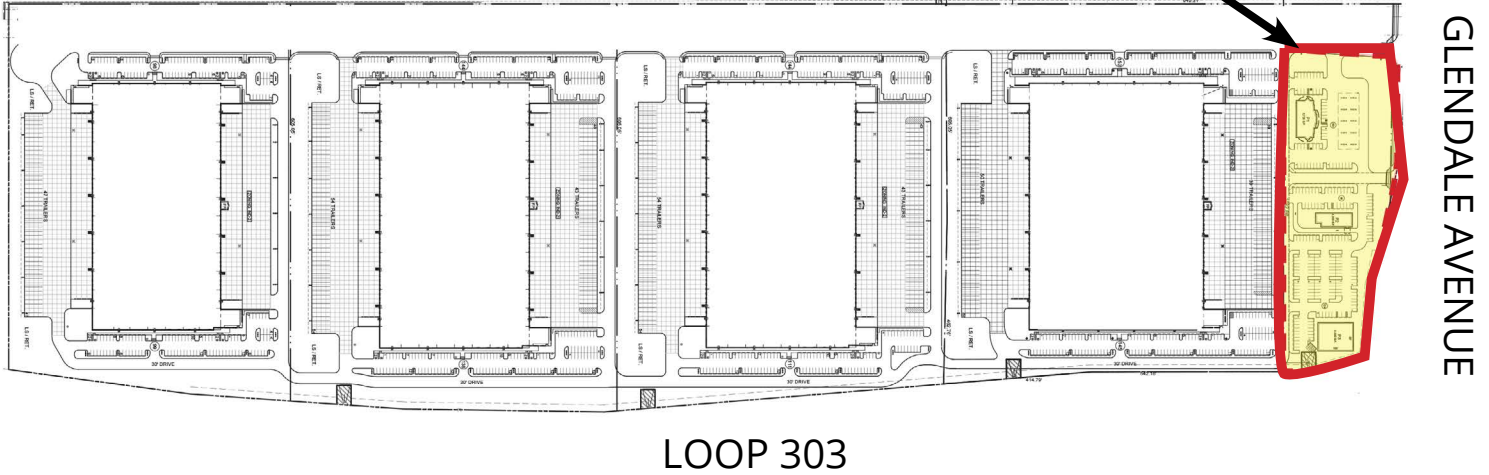


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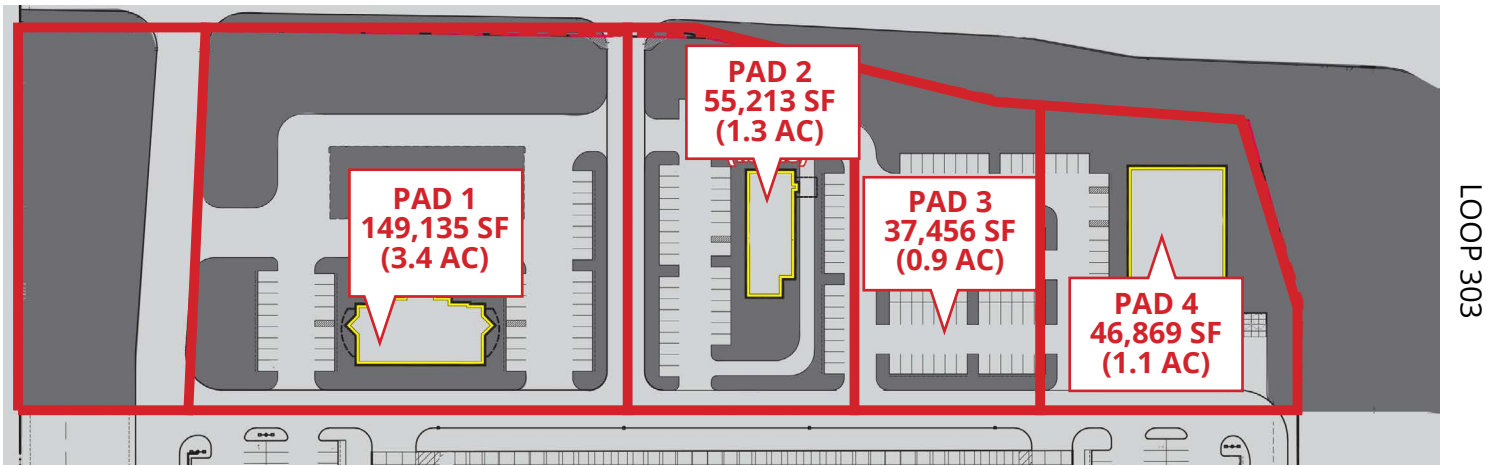
6925 E Indian School Rd. | Scottsdale, AZ 85251 | www.wmgraceco.com
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SITE



GLENDALE AVENUE



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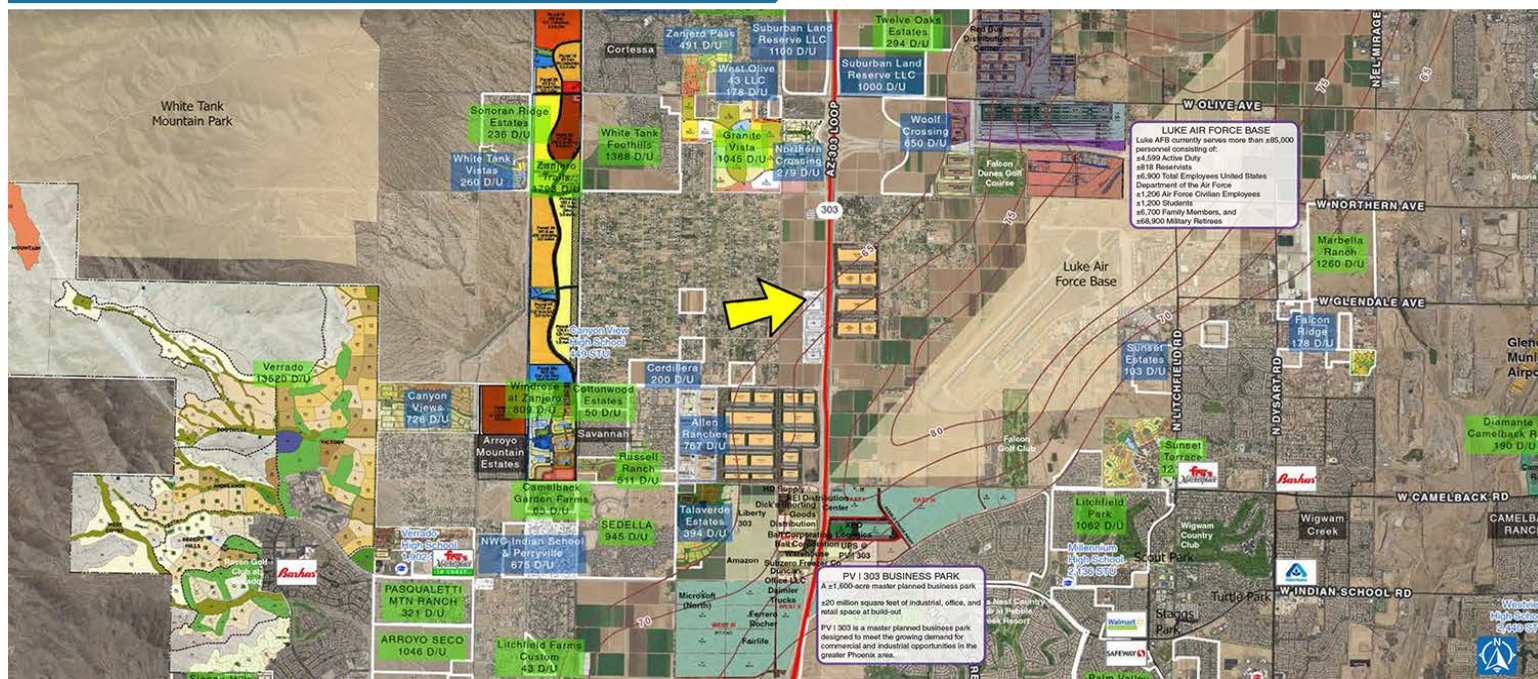
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303 LOGISTICS

SWC Loop 303 & Glendale Ave

Glendale, Arizona



DRIVE TIME DEMOGRAPHICS

7 min 10 min 15 min

POPULATION

2019 Total Population	7,091	99,541	317,642
2024 Total Population	21,454	116,642	54,935

HOUSEHOLDS

2019 Households	5,466	31,693	110,219
2024 Households	6,928	37,063	122,334

2019 INCOMES

Average HH Income	\$105,218	\$97,929	\$91,815
Median HH Income	\$87,435	\$80,798	\$74,591
Per Capita Income	\$33,004	\$31,400	\$31,928

HOUSING UNITS

2019 Housing Units	5,844	34,769	124,855
Owner Occupied	82.4%	71.9%	69.4%
Renter Occupied	11.1%	19.3%	18.9%
Vacant	6.5%	8.8%	1.7%

DAYTIME POPULATION

2019 Total Daytime Pop	13,854	82,281	281,353
Workers	4,320	27,651	101,310
Residents	9,534	54,630	180,043



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