



## 303 LOGISTICS



**SWC CORNER 303 & GLENDALE AVE | GLENDALE, ARIZONA 85340**



**PHASE I  
349,663 SF BUILDING**

**PHASE II  
377,021 SF BUILDING**

**RETAIL 3-4 RETAIL PADS  
AVAILABLE WITH FREEWAY  
PYLON SIGN**

### PROPERTY HIGHLIGHTS

- » 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, Amazon purchased 91.5 acres for future expansion

### TRAFFIC COUNTS

303 North  
303 South

### VEHICLES PER DAY

59,454  
54,101



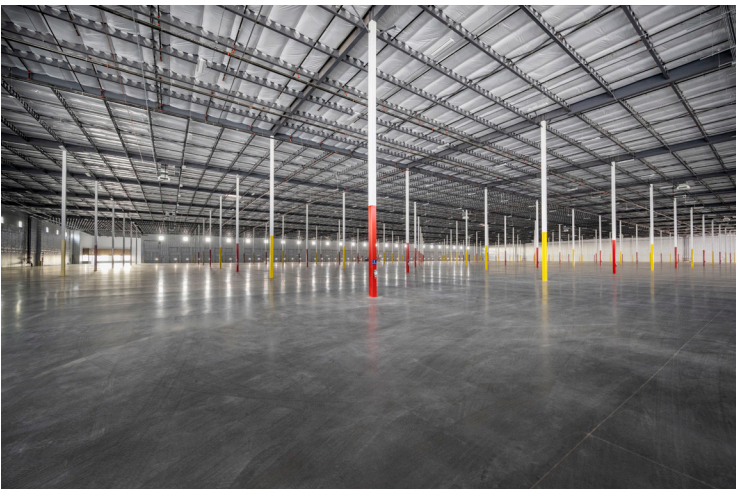
**W.M. GRACE COMPANIES**  
SINCE 1966

### CONTACT

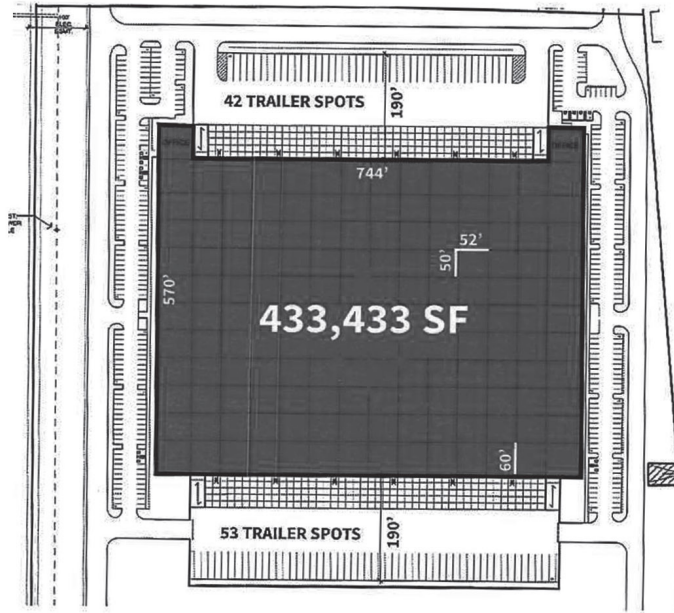
**TOM GRACE**  
(480) 703-1869  
TGRACE@WMGRACECO.COM

**JERRY STRAUSS**  
(602) 418-9164  
JSTRAUSS@WMGRACECO.COM





## OPTION 1



**30 MINUTE  
DRIVE TIME**

**POPULATION**  
1,347,515

**HOUSEHOLDS**  
450,421

**FAMILIES**  
326,314

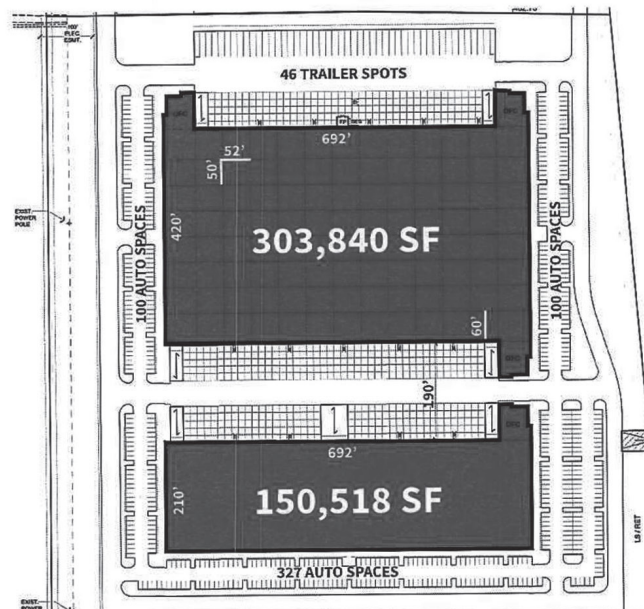
**AVERAGE SIZE**  
3.45

**MEDIAN AGE**  
34.4

**MEDIAN HOUSEHOLD INCOME**  
\$60,194

**AVERAGE HOUSEHOLD INCOME**  
\$78,669

## OPTION 2



**TRENDS, 5 YEAR  
PROJECTED GROWTH**

**POPULATION**  
8.1%

**HOUSEHOLDS**  
7.8%

**FAMILIES**  
7.8%

**MEDIAN HOUSEHOLD INCOME**  
9.6%



**DRIVE TIME DEMOGRAPHICS****7 MILE****10 MILE****15 MILE****POPULATION**

Total Population	7,091	99,541	317,642
2024 Total Population	21,454	116,642	154,935

**HOUSEHOLDS**

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

**INCOMES**

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

**HOUSING**

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**

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

