![Western Retail Advisors logo] **WESTERN** RETAIL ADVISORS

PADS FOR SALE

CAMELBACK 83

NWC 83rd Ave & Camelback Rd | Glendale, AZ 85305

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CAMELBACK 83 PADS

NWC 83rd Ave & Camelback Rd | Glendale, AZ

LOCATION DESCRIPTION

NWC 83rd Ave & Camelback Rd - Glendale

PROPERTY HIGHLIGHTS

- Fitness Anchored - EOS Fitness Coming Soon!

- PADS Available for Purchase, Ground Lease or Build to Suit   PAD A: 0.79; Acres PAD B: 0.87 Acres; PAD C: 1.18 Acres

- Densely Populated Area - 173 858 people within 3 miles & over 1,400 homes planned in the surrounding area
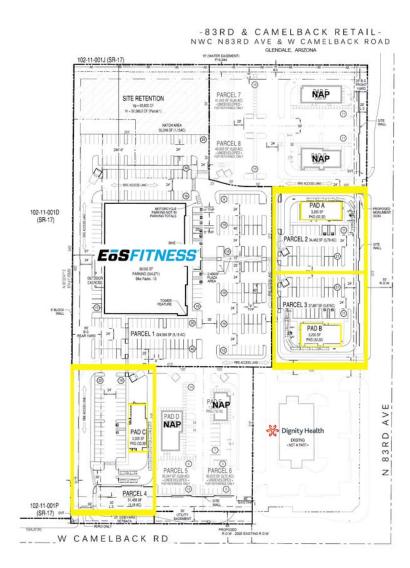
- Zoned - PAD - Commercial

AREA COTENANTS

CAMELBACK 83

8400 W Camelback Rd, Glendale, AZ

-83RD & CAMELBACK RETAIL-
NWC N83RD AVE & W CAMELBACK ROAD
GLENDALE, ARIZONA

CAMELBACK 83 PADS

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CAMELBACK 83 PADS

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CAMELBACK 83 PADS

NWC 83rd Ave & Camelback Rd | Glendale, AZ

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	21,826	173,858	383,4500
Total Population in 5 years	22,902	186,666	408,963
Annual Growth Rate	0.97%	1.43%	1.30%
Median Age	28.7	28.2	29.0
INCOME SUMMARY			
Median Household Income	$47,940	$47,494	$44,529
Average Household Income	$60,185	$59,332	$57,068
BUSINESS SUMMARY			
Total Businesses	141	1,939	6,419
Total Employees	1,029	24,289	91,503
Daytime Population	13,737	121,837	308,137
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	8.5%	7.0%	6.8%
Bachelor's Degree	5.1%	7.9%	8.2%
Graduate / Professional Degree	3.3%	3.2%	3.6%
Percent of Population with Degrees	16.9%	18.1%	18.6%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	9,118	76,309	166,816
White Collar	45.2%	44.8%	45.4%
Service Industry	21.4%	23.1%	23.0%
Blue Collar	33.5%	32.1%	31.6%
HOUSEHOLD SUMMARY			
Households	5,784	48,011	113,053
Average Household Size	3.77	3.62	3.38
Average Family Size	4.06	4.03	3.90
Median Home Value	$153,440	$168,440	$168,282

2020 Demographic data derived from ESRI

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