



2650 W Glendale Ave

PHOENIX, AZ | 85051

FOR SUBLEASE



Former Walgreens Sublease Opportunity

±13,650 SF freestanding building available

LOCATED less than 1 mile from Interstate 17

STRONG traffic counts with 68,000 VPD at the intersection

DENSELY populated trade area with over 495,000 people within 5 miles

MONUMENT and building signage available

LEASE TERM END 1/31/2030

CALL for lease rate



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±26,693
27th Ave

SUBJECT
PROPERTY

±42,921
Glendale Ave



SUBJECT
PROPERTY

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 Population	25,039	217,380	523,219
Households	8,901	76,372	190,983
Avg HH Income	\$55,843	\$65,282	\$67,035
Daytime Employment	53,195	53,195	159,828

TIM HURLEY
602.513.5168
tim.hurley@kidder.com

TRASK SWITZENBERG
480.363.0670
trask.switzenberg@kidder.com

KIDDER.COM

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km Kidder
Mathews

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