

km Kidder Mathews

Citrus Park

LOOP 303

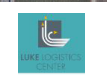
PARK 303

THE CUBES
GLENDALE

KIDDER.COM



GLENDALE AVE



Latitude 303

MLILY
REDEFINING SLEEP

LUKE AIRFORCE BASE

Cotton 303
INDUSTRIAL CENTER

Walmart

SUBJECT
PROPERTY

VT303

amazon

CT QuikTrip

PLANNED

SARIVAL
LOGISTICS CENTER

BETHANY HOME RD

Allen
Ranches

Undevelopable Land
(Flight Path)

THE STEELWAVE

FALCONPARK

CAMELBACK RD

Meritage
Homes

MERIT/FIRST INDUSTRIAL
±570 AC (±9M SF)

LOOP 303

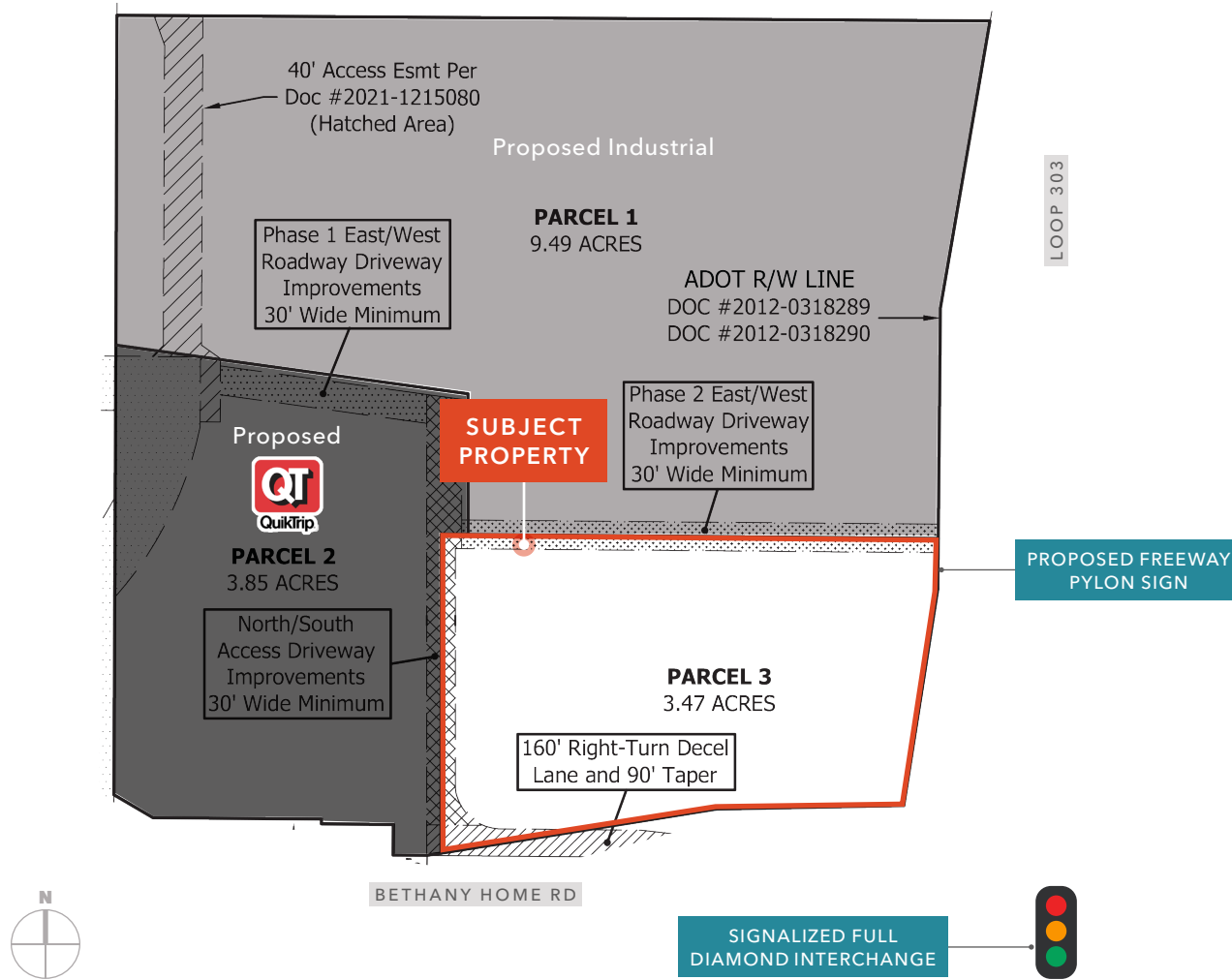
60,423+ VPD

PADS AVAILABLE FOR SALE

*Great freeway visibility
adjacent to planned QuickTrip*

NWC LOOP 303 & BETHANY HOME RD
GLENDALE, ARIZONA

Parcel Configuration



±3.47 acres

Pad sizes ±35,000 SF to ±43,560 SF

Prime development opportunity to join the fast growing west valley trade area

Significant growth in residential and industrial in close proximity to the site

Close proximity to Loop 303 and I-10

Zoned PAD, City of Glendale

Can be subdivided

Signalized intersection

Situated on a hard corner

Call for pricing

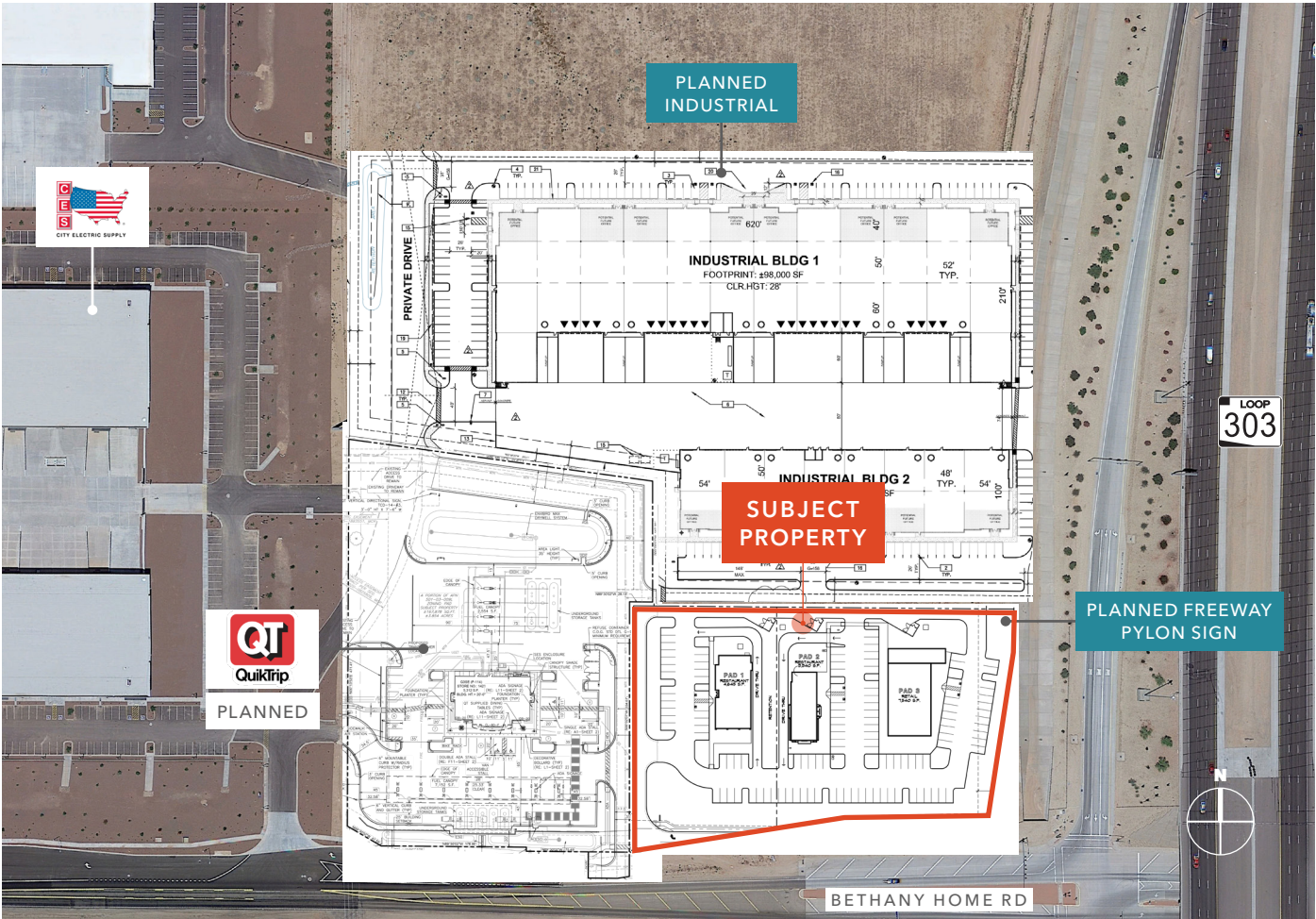
±3.47 AC

AVAILABLE

PAD

ZONING

CONCEPTUAL SITE PLAN



±3.47 AC

AVAILABLE (DIVISIBLE)

CALL

FOR PRICING

NOW

AVAILABLE

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 POPULATION	2,270	25,595	92,805
2029 PROJECTED POPULATION	2,524	29,017	103,955
2024 - 2029 ANNUAL GROWTH	2.2%	2.7%	2.4%

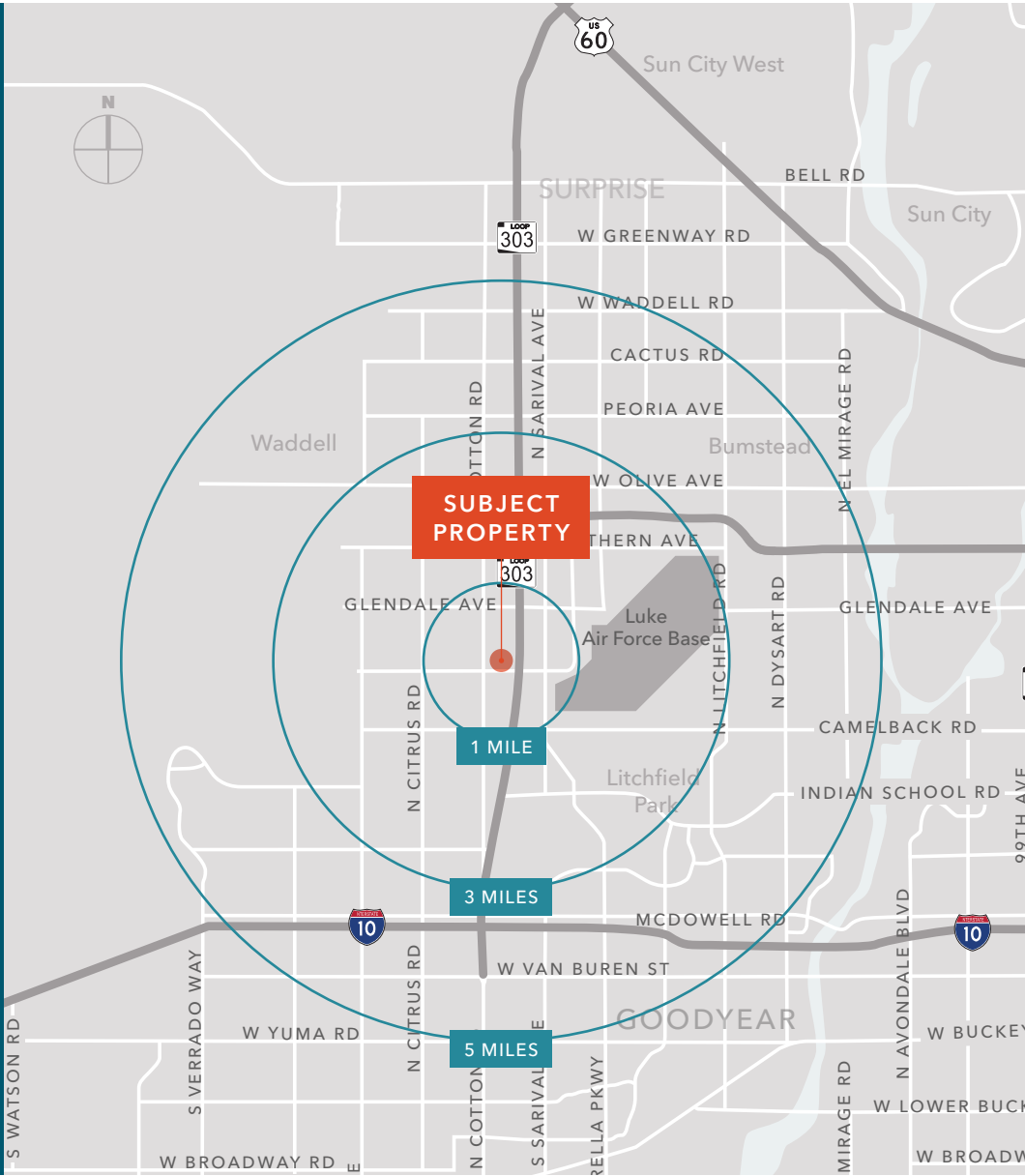
EMPLOYMENT & SPENDING

	1 Mile	3 Miles	5 Miles
DAYTIME EMPLOYMENT	136	1,920	11,549
AVG HH SPENDING	\$50,635	\$45,633	\$43,094

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	714	7,963	32,101
2029 PROJECTED HOUSEHOLDS	794	9,053	36,018
2024 - 2029 ANNUAL GROWTH	2.2%	2.7%	2.4%
AVERAGE HOUSEHOLD INCOME	\$141,793	\$129,021	\$131,073

Data Source: ©2025, Costar





For more information, contact

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