

## Property Highlights

- ±13.12 acres with 399 ft. frontage
- Zoning: Commercial; PAD
- Parcel Numbers: 10214276 & 10214277
- Close proximity to Loop 101 freeway & just South of Westgate Entertainment District
- Call for Pricing

## Area Co-Tenants



## Contact

NEIL BOARD ..... 602.778.3781  
[nboard@w-retail.com](mailto:nboard@w-retail.com)  
 BRIAN GAUSDEN ..... 602.778.3740  
[bgausden@w-retail.com](mailto:bgausden@w-retail.com)  
 BRYAN BABITS ..... 602.931.4491  
[bbabits@w-retail.com](mailto:bbabits@w-retail.com)

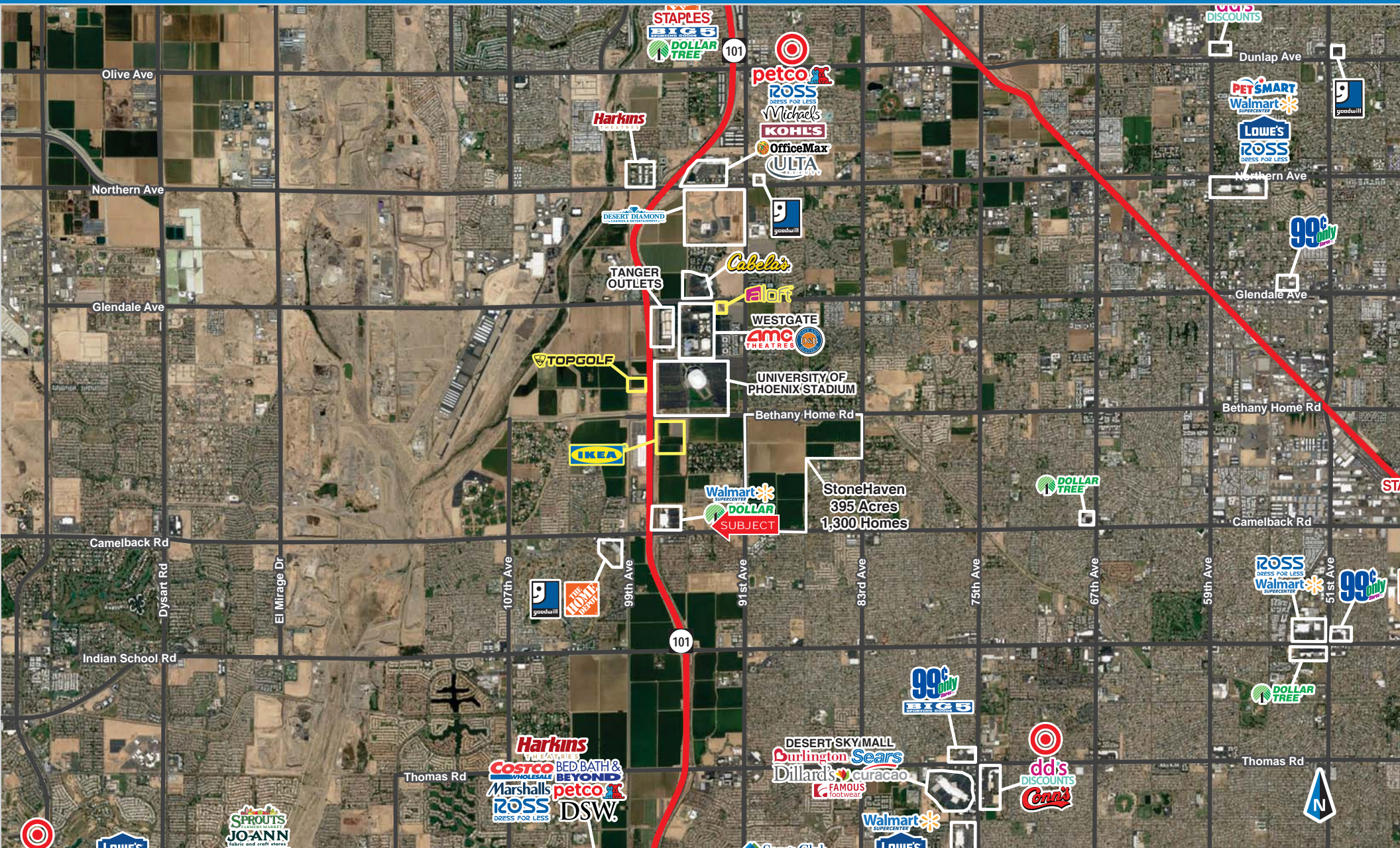




**WESTERN**  
RETAIL ADVISORS

# Lowe's Excess Property

Northeast Corner Camelback Road & 95th Avenue | Glendale, Arizona



**WESTERN RETAIL ADVISORS**  
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

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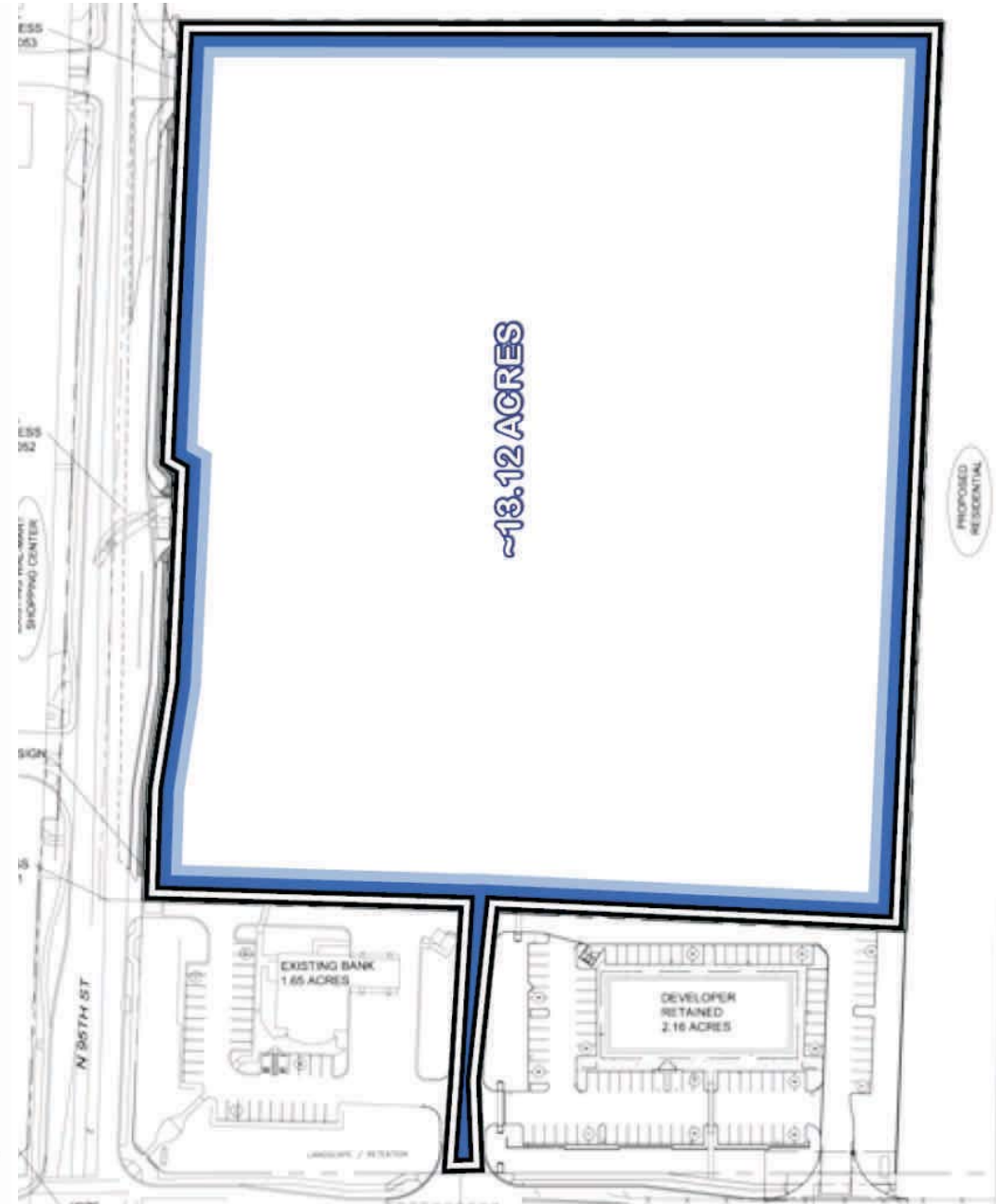
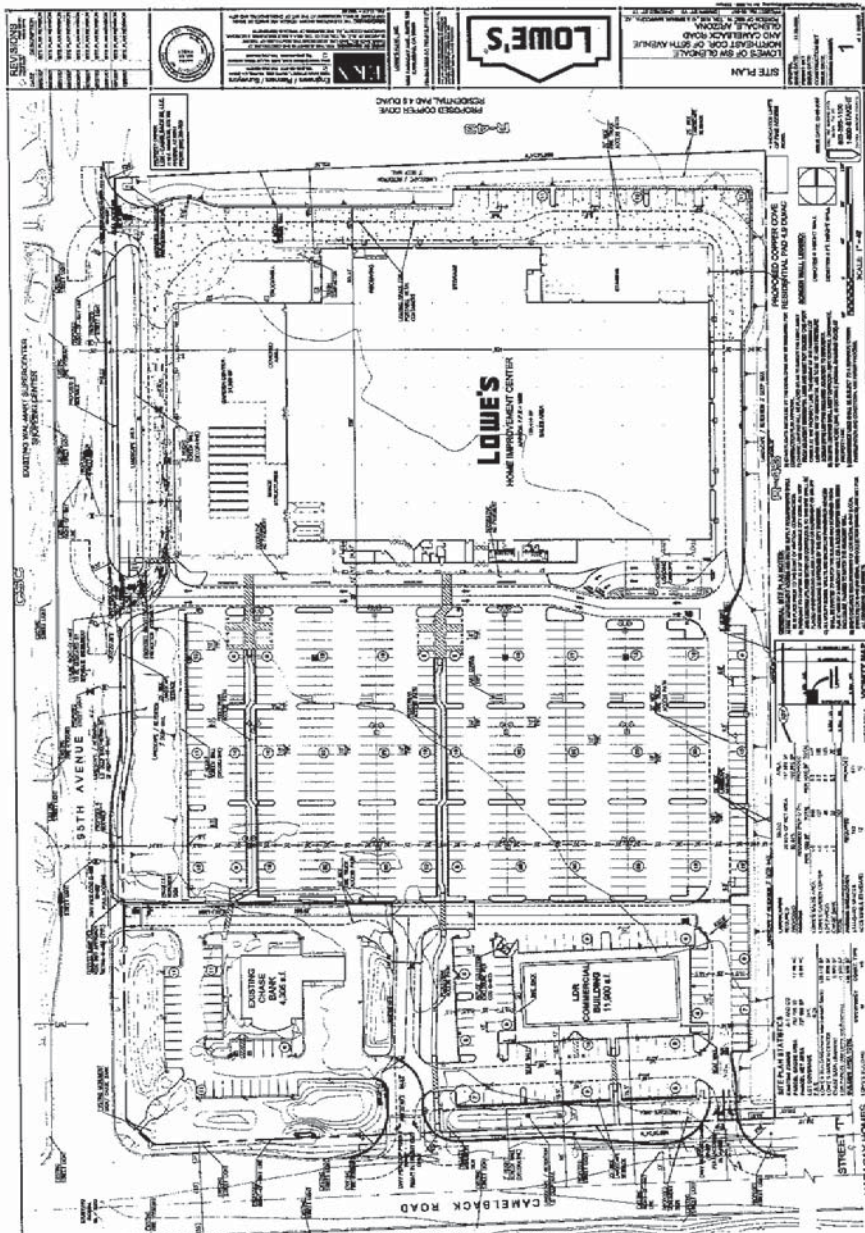




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	1 miles	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2017 Total Population	11,164	113,384	326,009
2022 Total Population	12,107	121,919	351,898
2015-2020 Annual Growth Rate	1.64%	1.46%	1.54%
2017 Median Age	30.1	29.3	29.3
<b>INCOME SUMMARY</b>			
Median Household Income	\$52,401	\$52,803	\$45,687
Average Household Income	\$62,674	\$63,879	\$58,183
<b>BUSINESS DATA</b>			
Total Businesses:	195	1,507	4,940
Total Employees:	2,219	19,973	70,337
Daytime Population:	7,864	81,058	255,832
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	8.2%	8.3%	7.2%
Bachelor's Degree	9.1%	9.4%	9.6%
Graduate/Professional Degree	6.8%	4.8%	4.5%
Percent of Population with Degrees	24.1%	22.5%	21.3%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	5,520	52,299	140,516
White Collar	56.6%	49.3%	48.4%
Services	19.0%	20.5%	22.2%
Blue Collar	24.4%	30.1%	29.3%
<b>HOUSEHOLD SUMMARY</b>			
2017 Households	3,739	32,242	97,761
2017 Average Household Size	2.98	3.51	3.33
2017 Average Family Size	3.45	3.89	3.80
2017 Median Home Value	\$162,606	\$148,681	\$144,833