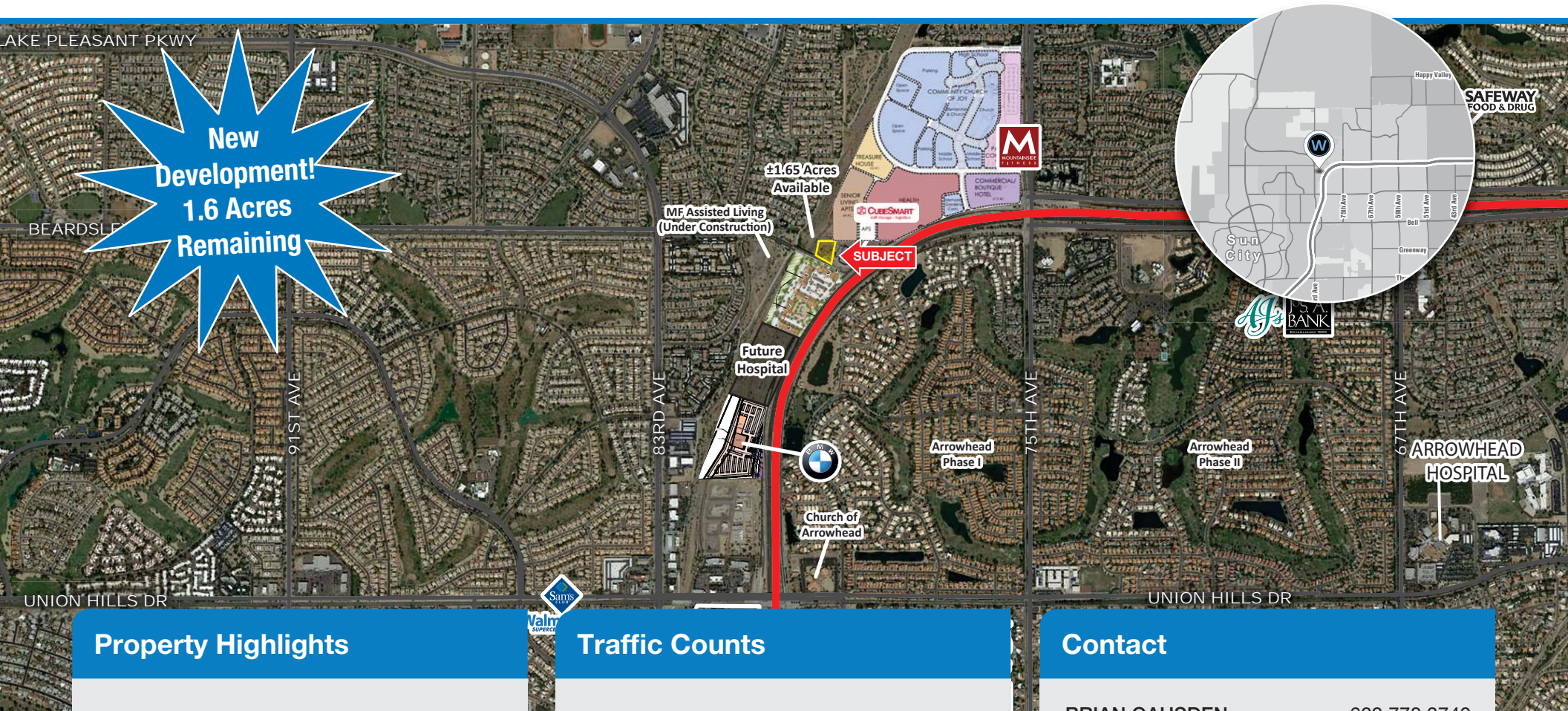


Loop 101 & Beardsley

Southwest Corner Loop 101 & Beardsley | Glendale, Arizona



Property Highlights

- 1.6 Acres located directly off Loop 101
- Zoning: R-4/A-1 Commercial
- High Density Area
- 2 Miles from Arrowhead Town Center
- Please Call for Pricing

Traffic Counts

- Beardsley Road: 1,802
- Loop 101: 88,157

Contact

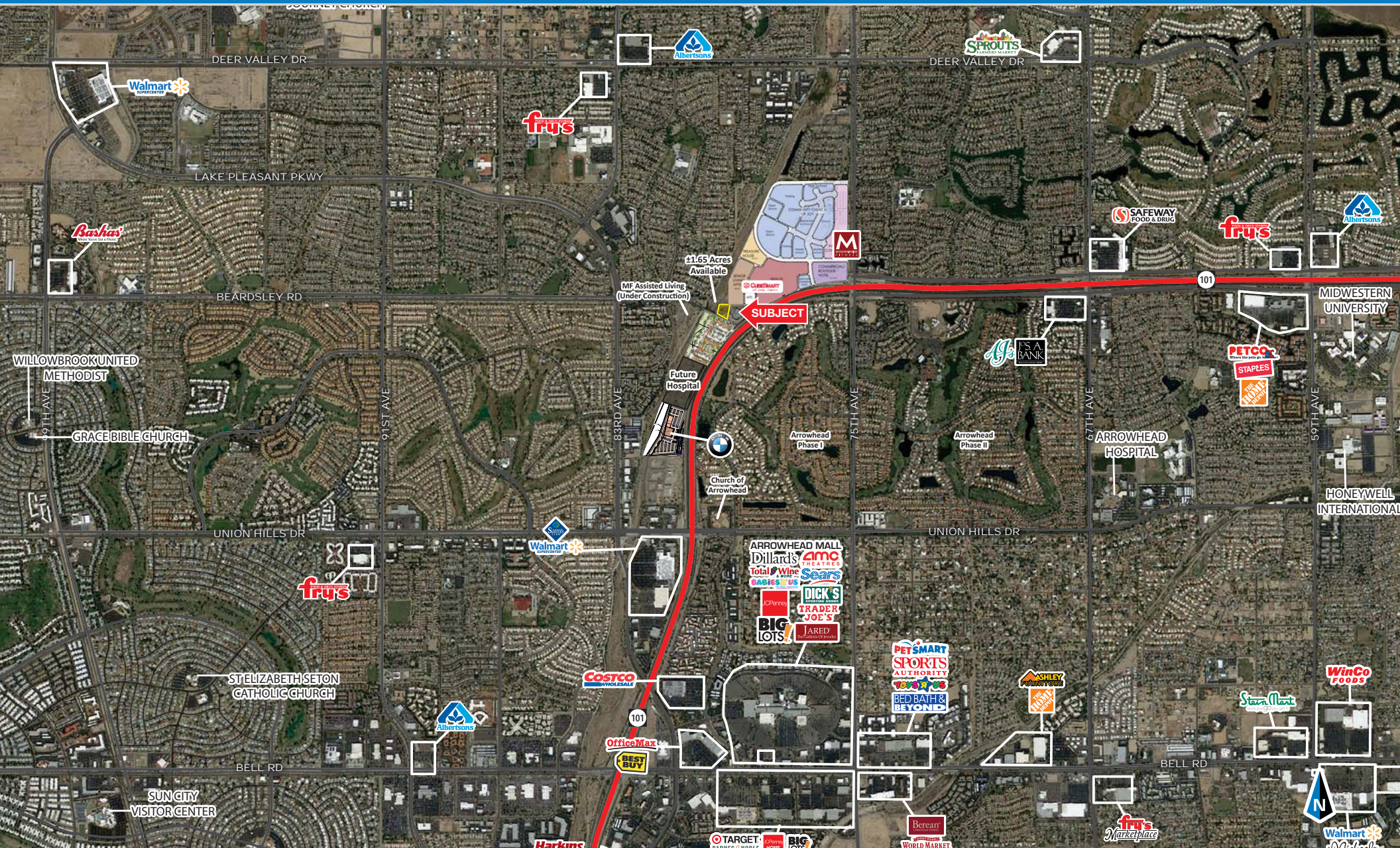
BRIAN GAUSDEN 602.778.3740
bgausden@w-retail.com



WESTERN
RETAIL ADVISORS

Loop 101 & Beardsley

Southwest Corner Loop 101 & Beardsley | Glendale, Arizona



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

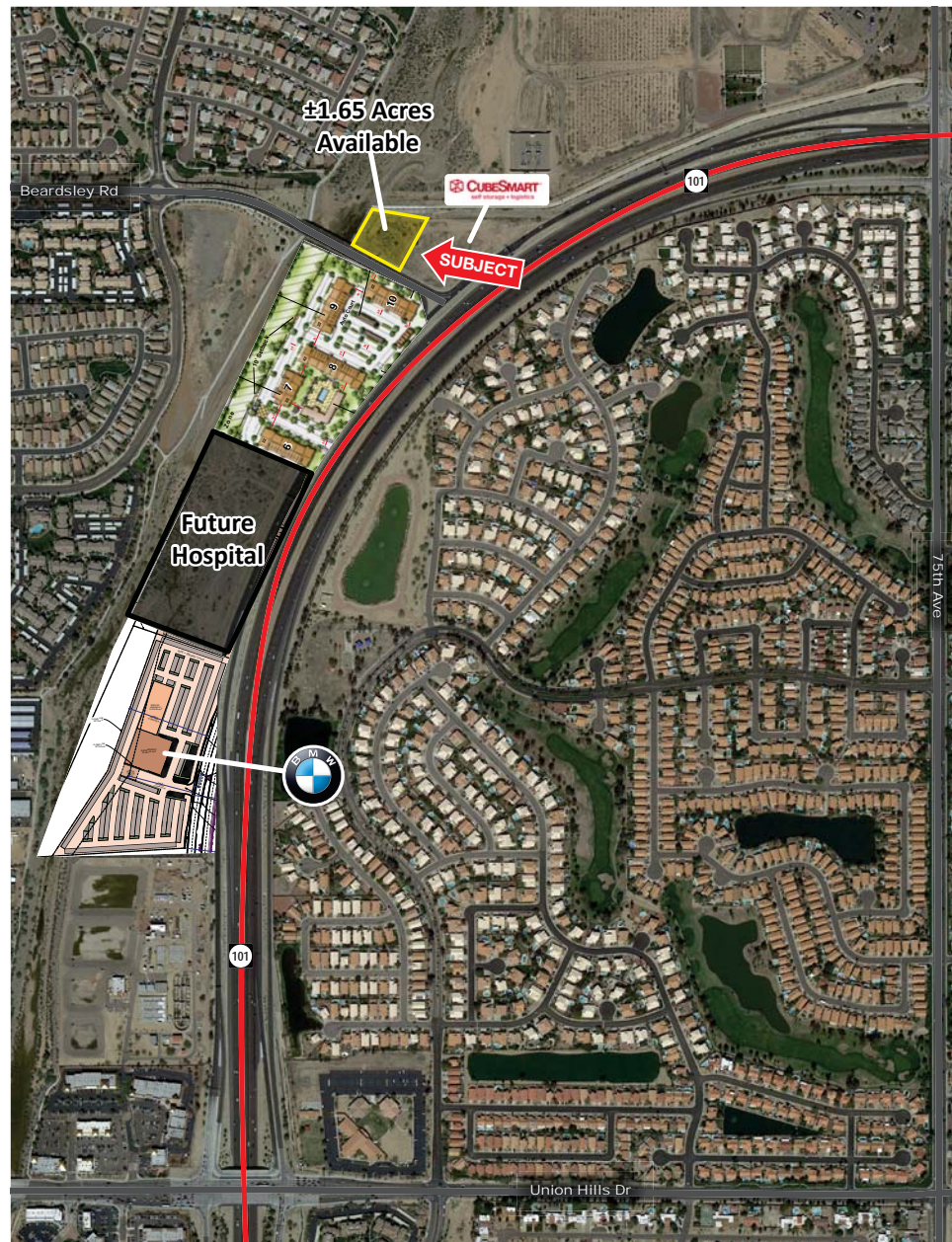
The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee, warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



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	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	14,253	100,779	237,855
2023 Total Population	15,129	106,781	252,328
2015-2020 Annual Growth Rate	1.20%	1.16%	1.19%
2018 Median Age	39.8	43.4	44.8
INCOME SUMMARY			
Median Household Income	\$79,822	\$74,536	\$69,383
Average Household Income	\$99,436	\$94,034	\$88,860
BUSINESS DATA			
Total Businesses:	302	3,143	6,478
Total Employees:	2,648	42,223	81,175
Daytime Population:	8,864	93,068	206,171
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	8.7%	9.2%	9.2%
Bachelor's Degree	25.1%	23.8%	21.5%
Graduate/Professional Degree	17.0%	14.6%	12.0%
Percent of Population with Degrees	50.8%	47.6%	42.7%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	8,037	49,935	112,858
White Collar	76.1%	74.2%	71.2%
Services	10.0%	13.1%	14.0%
Blue Collar	13.9%	12.7%	14.7%
HOUSEHOLD SUMMARY			
2018 Households	5,512	39,727	93,960
2018 Average Household Size	2.58	2.51	2.50
2018 Average Family Size	3.07	3.04	3.03
2018 Median Home Value	\$275,000	\$273,309	\$243,972