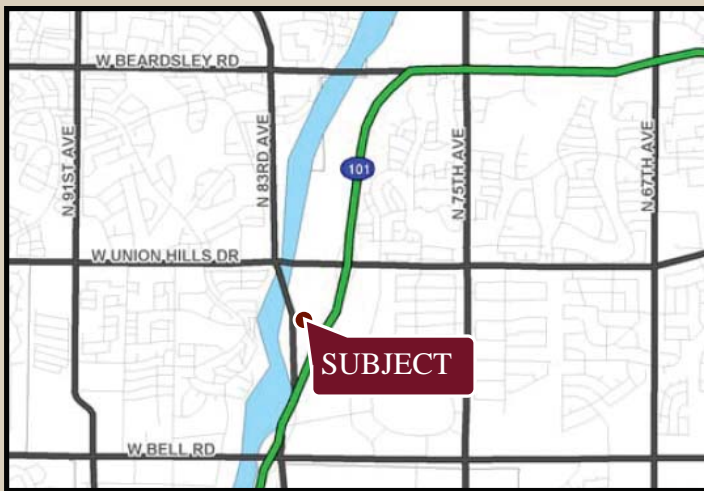
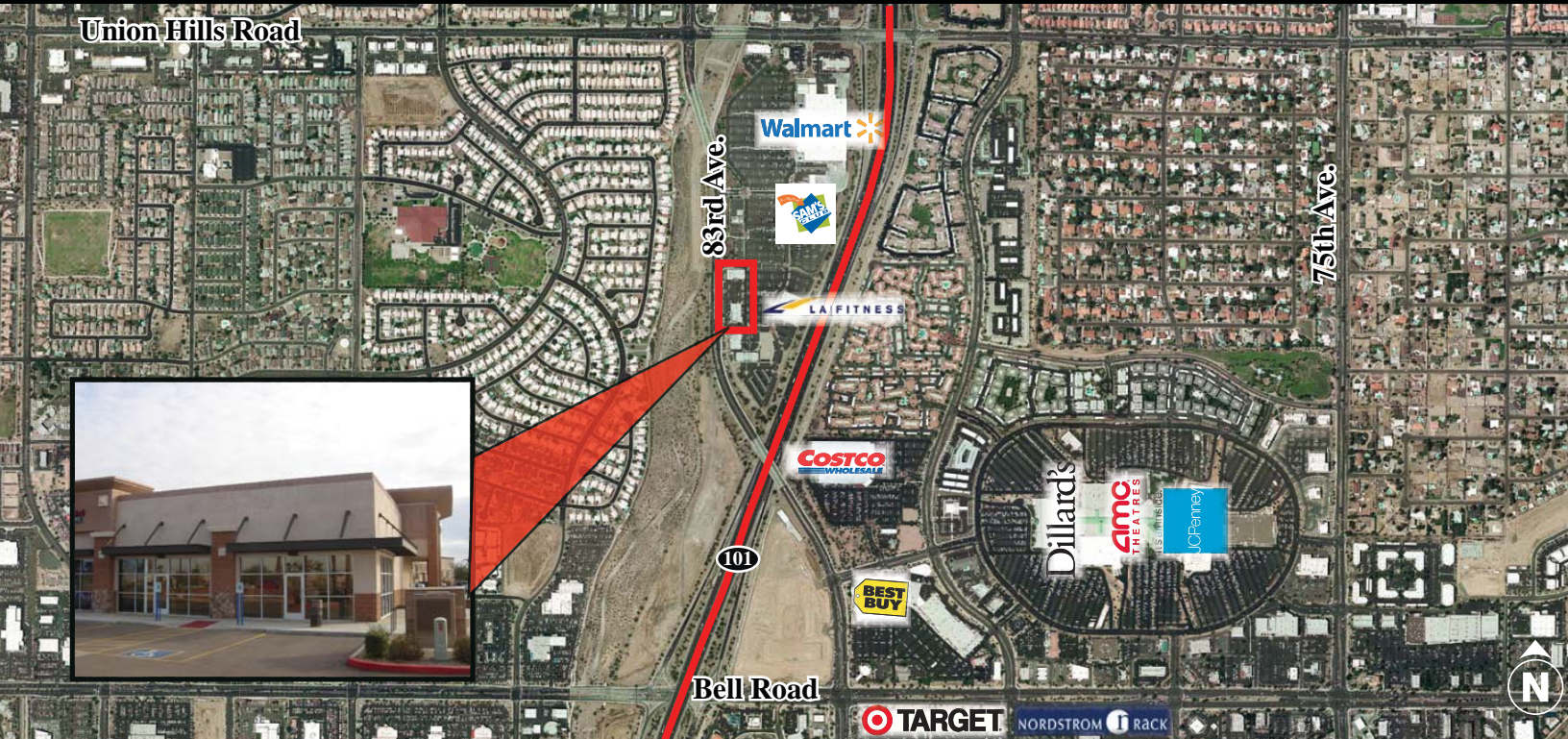


GLENDALE NORTHWEST

SOUTH OF THE SOUTHEAST CORNER OF 83RD AVE. & UNION HILLS RD., GLENDALE



AVAILABLE

- 1,073 FORMER STATE FARM

FEATURES

- Dense residential population with strong daytime employment
- Above average household incomes
- Arrowhead Mall trade area

TRAFFIC COUNTS

Union Hills Road-34,000 cars per day
 83rd Ave.- 25,000 cars per day
 Loop 101- 122,000 cars per day

2010 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	14,297	112,740	260,836
Avg Household Income	\$89,249	\$85,193	\$79,077
Daytime Employment	5,594	36,563	75,930

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

EXCLUSIVELY REPRESENTED BY



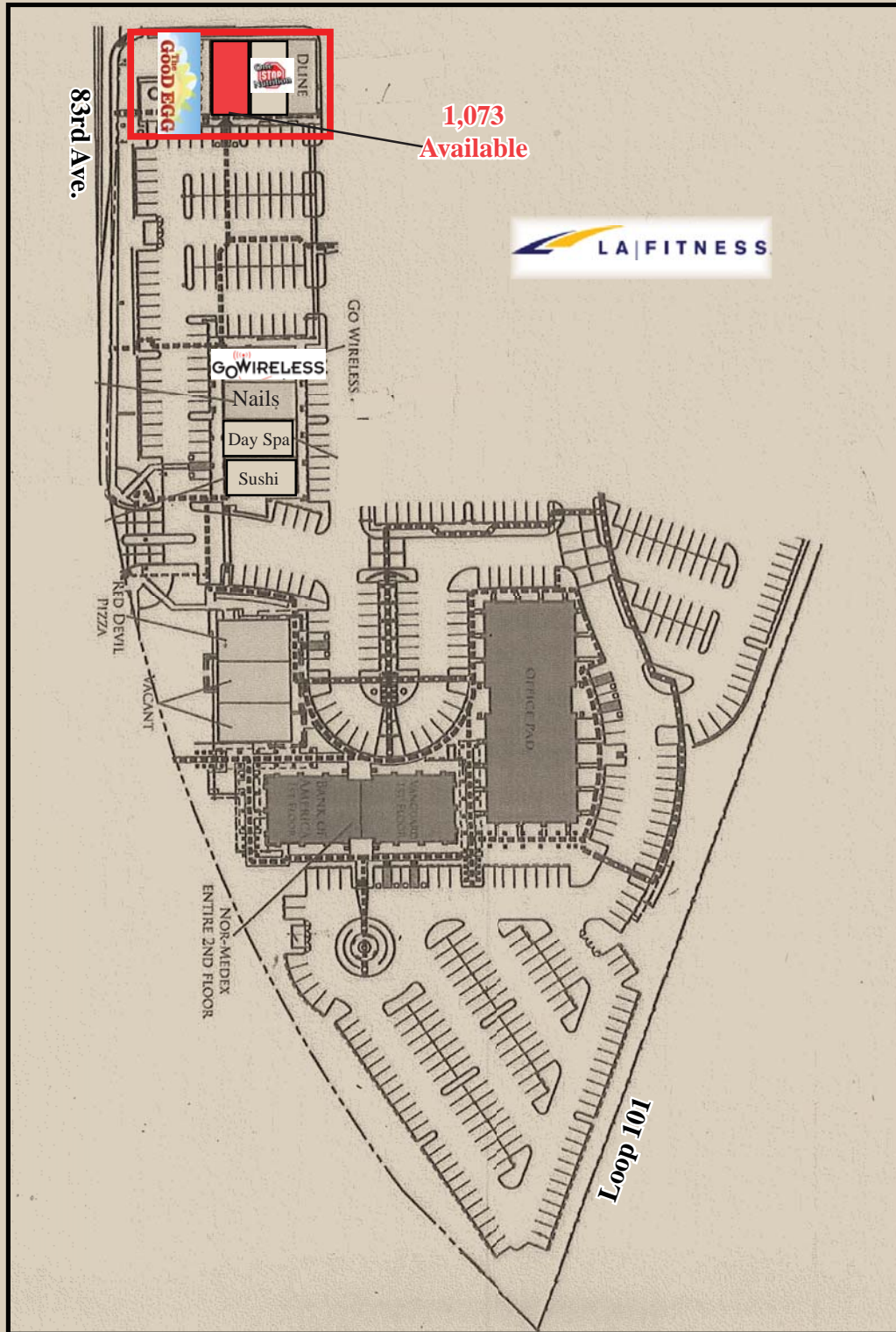
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GLENDALE NORTHWEST

SOUTH OF THE SOUTHEAST CORNER OF 83RD AVE. & UNION HILLS RD., GLENDALE



STRATEGIC
RETAIL GROUP

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