

EOS ANCHORED PADS AVAILABLE - 83RD AVENUE & CAMELBACK ROAD | GLENDALE, AZ



ACRES:
±5.15

SQUARE FEET:
±224,360

ZONING:
SC
SHOPPING CENTER

ADDRESS:
8310 WEST CAMELBACK ROAD, GLENDALE, AZ 85305

SUMMARY:
37,867 sf (Pad A) and 34,462 sf (Pad B) pads available at EoS anchored center located near the border of Glendale and Phoenix. The surrounding trade area boasts a population of nearly 350,000 residents and nearly 300,000 workers with an average annual household income of more than \$55,000. Over 50,000 vehicles per day pass through the intersection of 83rd Ave and Camelback Rd which is a major East/West arterial.



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner
Executive Vice President
602.224.4149 Direct
480.596.9399 Office
jgardner@barclaygroup.com

OVERVIEW

TRAFFIC COUNTS

83rd Avenue: ±20,943 VPD
 Camelback Rd: ±29,172 VPD
 Total Traffic: ±50,115 VPD

DEMOGRAPHICS

Average Household Income

1 Mile	3 Miles	5 Miles
\$84,878	\$66,033	\$58,822

Total Population

1 Mile	3 Miles	5 Miles
8,794	98,009	345,788

Daytime Population

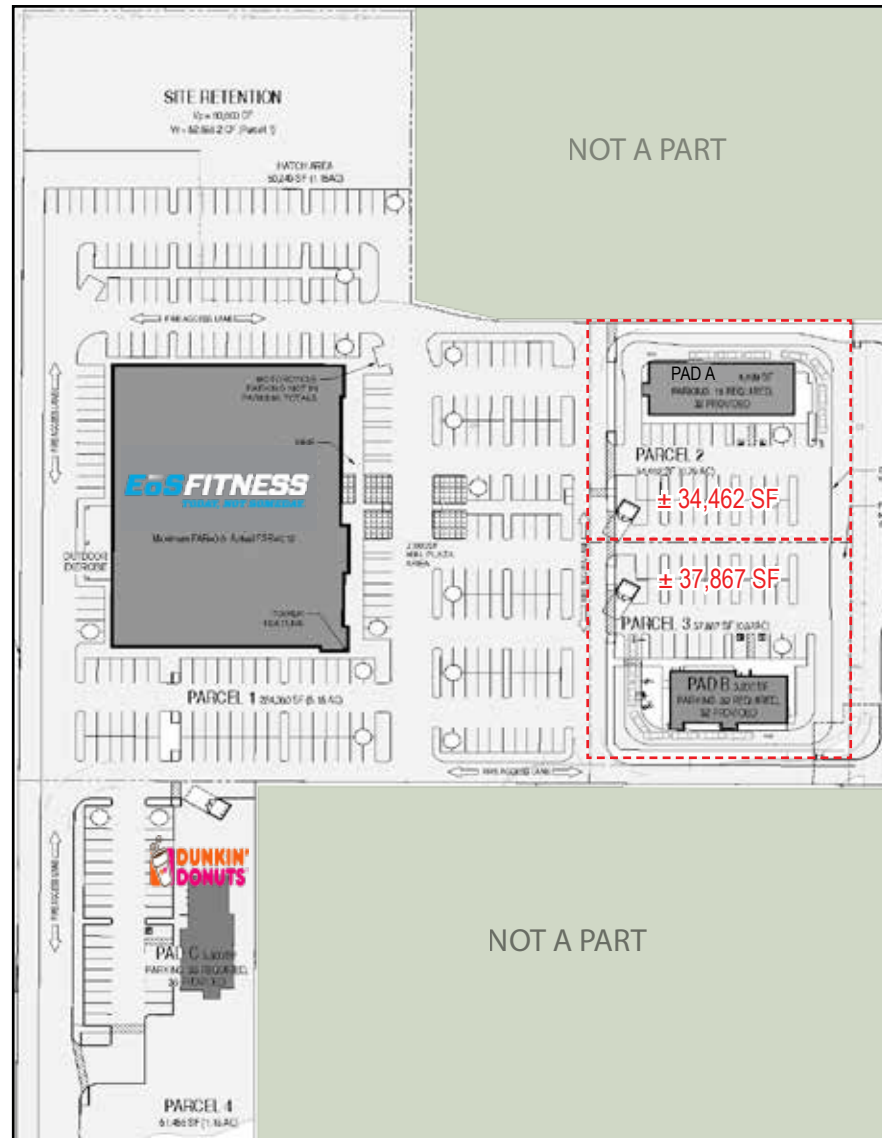
1 Mile	3 Miles	5 Miles
9,727	82,856	290,672

Total Households

1 Mile	3 Miles	5 Miles
2,447	82,856	290,672

PADS AVAILABLE:

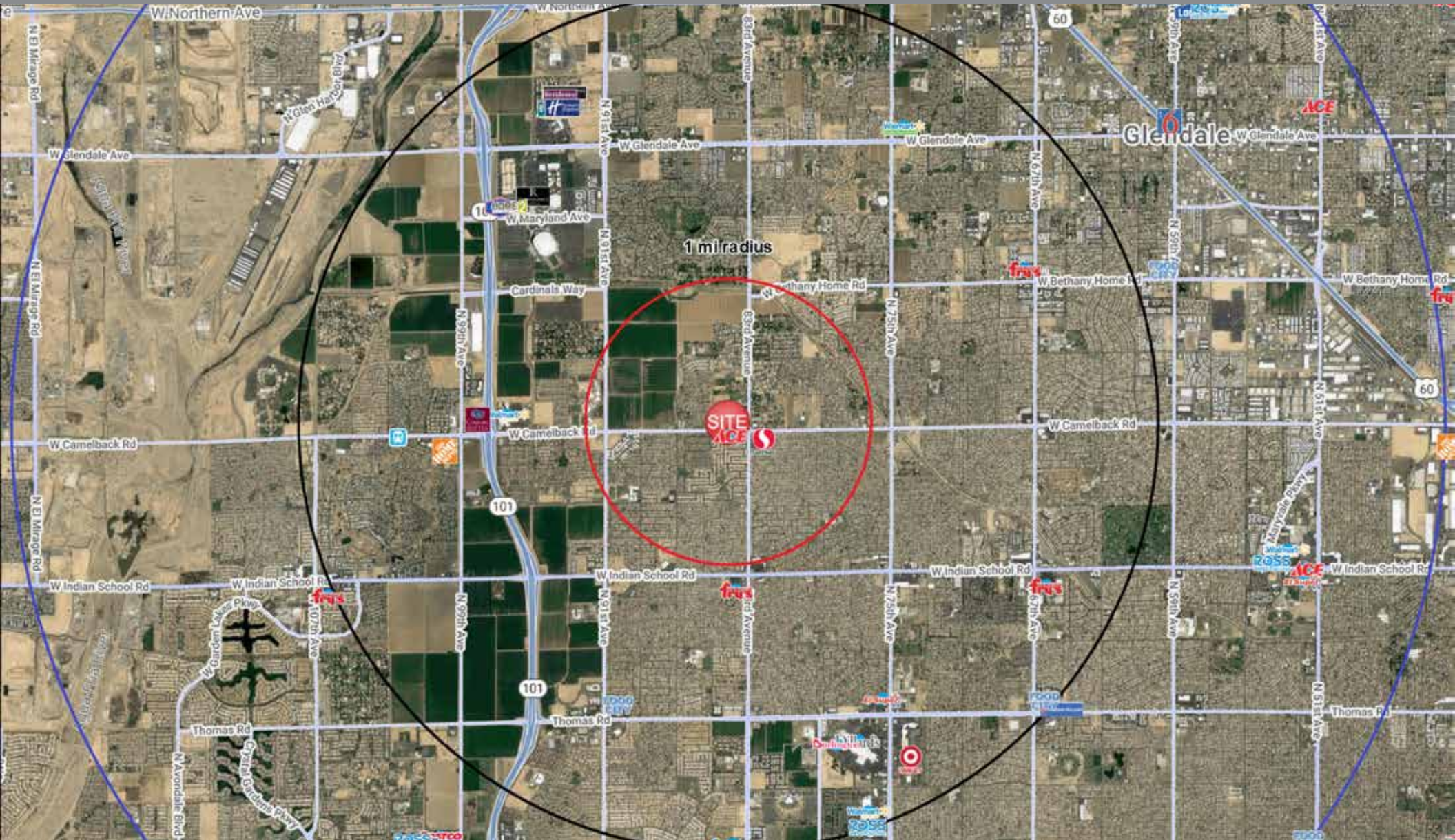
Pad A: ± 37,867 sf
 Pad B: ± 34,462 sf



2415 E Camelback Rd, Suite 900
 Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner
 Executive Vice President
 602.224.4149 Direct
 480.596.9399 Office
jgardner@barclaygroup.com

AERIAL MAP



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner
Executive Vice President
602.224.4149 Direct
480.596.9399 Office
jgardner@barclaygroup.com

DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



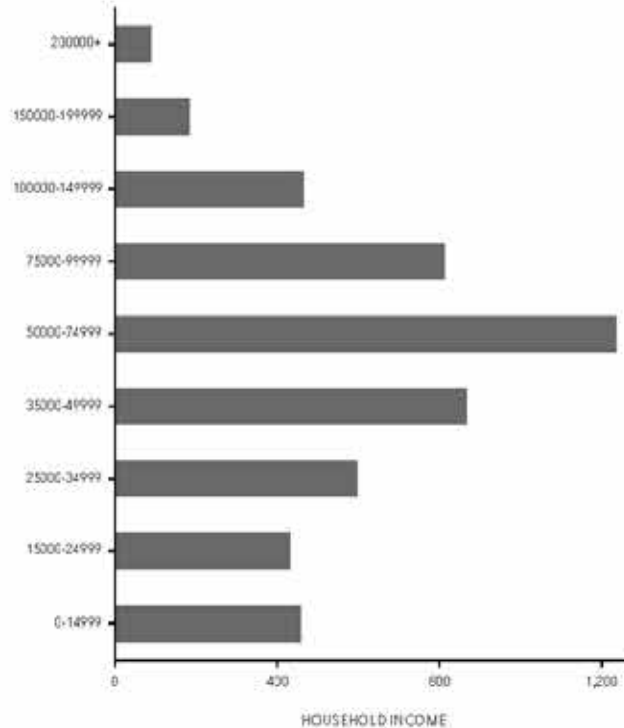
INCOME



Tapestry Segments



KEY FACTS



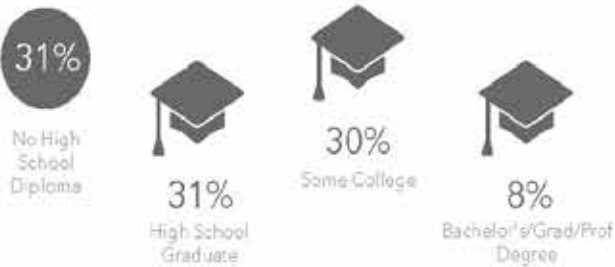
Average Household Size

for this area

3.77 which is more than the average for United States

Area	Value	0.00	4.00
This area	3.77		
Maricopa County	2.69		
Arizona	2.64		
United States	2.59		

EDUCATION



EMPLOYMENT



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner
Executive Vice President
602.224.4149 Direct
480.596.9399 Office
jgardner@barclaygroup.com