



EXCLUSIVELY LISTED

GLENDAL PROMENADE

LOOP 303 AND PEORIA AVENUE



THE OFFERING

Nathan & Associates, Inc. is pleased to present Glendale Promenade, a mixed-use zoned site located right off the Loop 303 in the center of Glendale's rapidly expanding "New Frontier".

Comprised of two parcels, the total acreage of the property is ± 76.49 acres. An approximate 30' strip owned by Walmart lies between the two parcels.

Subject Site:

Total: ± 76.49 Acres

- Parcel A (501-06-011A): 74.06 Acres
- Parcel B (501-06-011B): 2.43 Acres

The City of Glendale's general plan shows Regional Mixed Use on the site. This allows for office, commercial, and other special land uses such as educational, institutional, and public facilities. Developments in these areas are envisioned as urban freeway centers emphasizing commercial and employment elements.

BID DUE BY DATE

All offers shall be due on or before Thursday, April 28, 2022 by 12:00 pm (noon) MST.

SUBMARKET HIGHLIGHTS

- **21,000 New Jobs Forecasted in the Corridor**
- **Strong Availability of Labor**
- Loop 303 is the spine of the West Valley, connecting I-10 to I-17
- **Targeted Industries:** Aerospace & Aviation | Healthcare & Bioscience | Manufacturing | Tech & Innovation
- **Economic Developments:** 303 Logistics | Merit Partners \$1.5B Logistics Park | North American | 303 Loop Development Boom | Waste Management Glendale | Red Bull, Ball & Rauch | Topgolf | Crystal Lagoons Island Resort
- **Education:** ASU West Campus: 15,000 Students | Midwestern University: 6,900 Students | Grand Canyon University: 22,000 Students | Glendale Community College: 15,112 Students | Arizona Christian University: 870 Students | Embry Riddle Aeronautical University: 6,402 Students | Ottawa University: 831 Students
- **Sports:** Glendale is fast becoming the nation's new sports mecca with a lineup of professional football, Spring Training baseball, auto racing, NCAA regionals and home to the VIZIO Fiesta Bowl.

For more information on Glendale Promenade, please click below complete the Confidentiality Agreement (CA). A link to the marketing brochure will be sent to the email address provided after CA is completed.

CONFIDENTIALITY AGREEMENT