



SIZE

88,225 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|---------|---------|
| Population | 20,995 | 179,417 | 487,315 |
| Households | 7,436 | 62,619 | 165,210 |
| Median HH Income (\$) | 68,985 | 61,331 | 60,628 |

MAJOR TENANT(S)

Fry's Food Stores
 Leslie's Pool Supplies
 The UPS Store



LOCATION

5108-5166 West Olive Avenue | Glendale, AZ 85302

PROPERTY HIGHLIGHTS

- Anchored by Fry's Food and Drug, the number one grocer in the Phoenix area
- Additional tenants include Leslie's Pool Supplies, Jackson Hewitt and The UPS Store
- The center is located at the high-traffic intersection of Olive Avenue and 51st Avenue, which benefits from more than 57,200 vehicles per day
- Located in Glendale, a suburb nine miles west of downtown Phoenix, with a population exceeding 179,400 in a three-mile radius

LEASING CONTACT

Josh O'Toole
 Mobile (801) 698-8080
 jotoole@phillipsedison.com

MORE INFO






www.phillipsedison.com

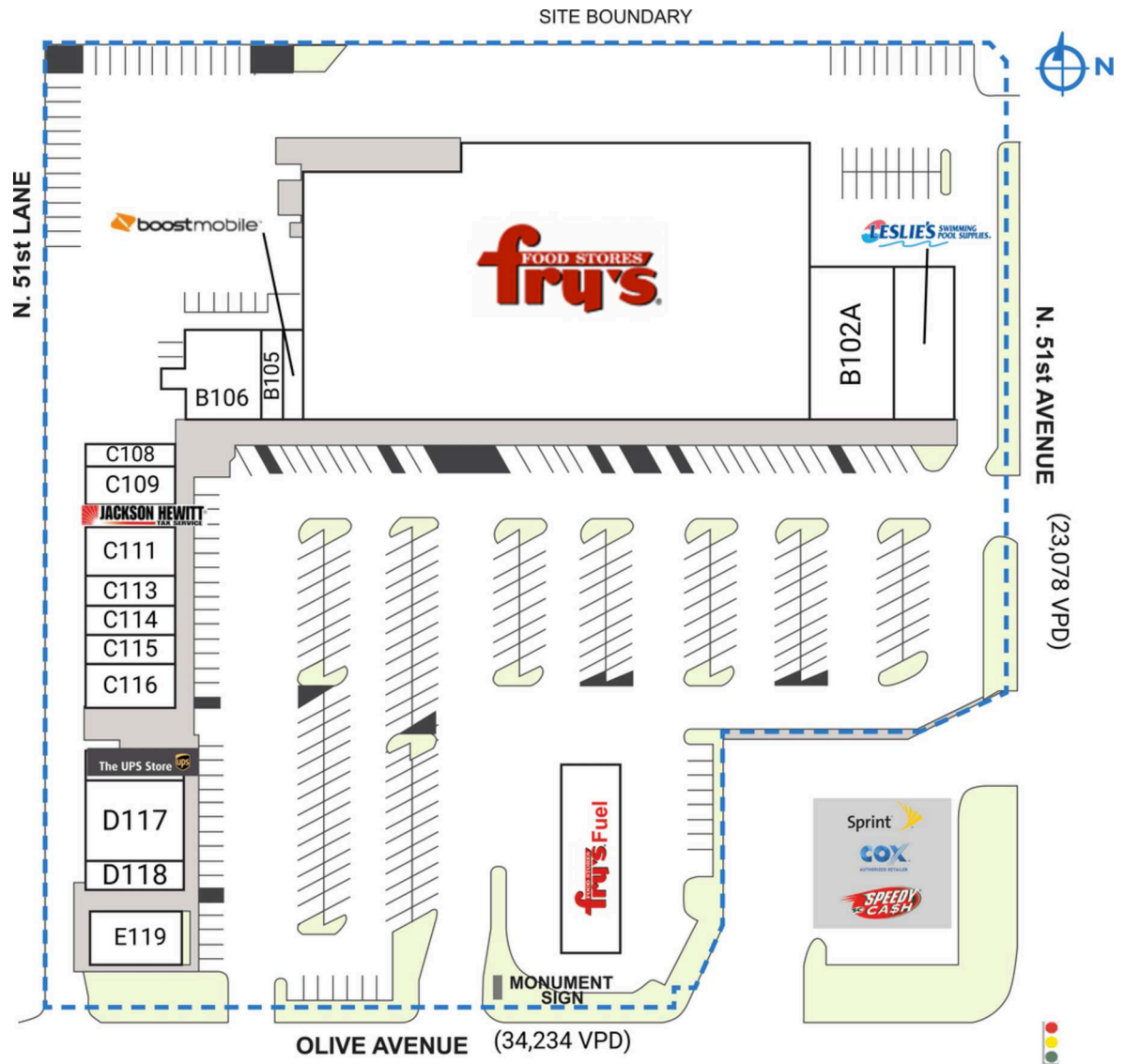


51ST & OLIVE SQUARE

5108-5166 West Olive Avenue | Glendale, AZ 85302

| SPACE | TENANT | SQ. FT. |
|----------------------|--------------------------------------|---------------|
| B102 | Leslie's Pool Supplies | 3,000 SF |
| B102A | VHS Outpatient Clinics | 6,000 SF |
| B103 | Fry's Food Stores | 56,660 SF |
| B104 | Boost Mobile | 910 SF |
| B105 | Happy Hair Barbershop | 900 SF |
| B106 | Swizzle Sticks | 2,700 SF |
| C108 | Lannie's Nails | 900 SF |
| C109 | Dancing Fingers | 1,500 SF |
| C110 | Jackson Hewitt Tax Services | 900 SF |
| C111 | West Olive Pediatric Dentistry | 1,808 SF |
| C113 | Hair Hair AZ | 1,200 SF |
| C114 | AZ Taco Kings | 1,200 SF |
| C115 | Vapor Ice | 1,200 SF |
| C116 | Angelina's Frybread and Mexican Food | 1,500 SF |
| D116 | The UPS Store | 1,490 SF |
| D117 | Szechuan Cuisine | 2,776 SF |
| D118 | Japan Express | 1,306 SF |
| E119 | Hot Spot 51 Restaurant | 2,275 SF |
| TOTAL SQ. FT. | | 88,225 |

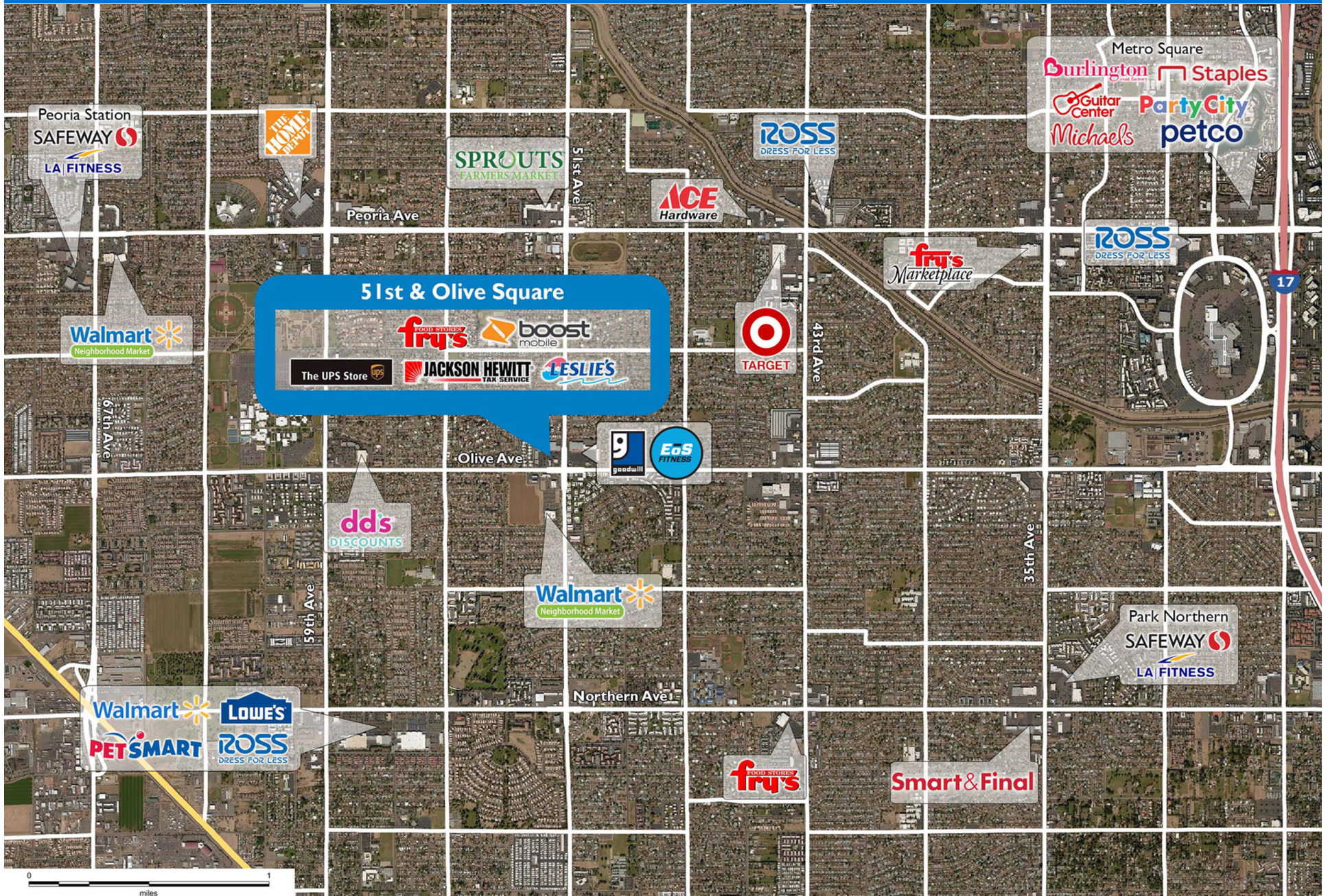
| SITE LEGEND | |
|---|-----------------------|
|  | Available |
|  | Leased (not occupied) |
|  | Site Boundary |
|  | Occupied |
|  | Owned by Others |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

51ST & OLIVE SQUARE

5108-5166 West Olive Avenue | Glendale, AZ 85302



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.568736

Longitude: -112.170734

| 51st & Olive Square Glendale, AZ | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 20,995 | 179,471 | 487,315 |
| | 2028 Projected Population | 21,040 | 177,280 | 485,518 |
| | 2010 Census Population | 18,994 | 161,001 | 436,239 |
| | 2000 Census Population | 19,836 | 165,517 | 434,453 |
| | 1990 Census Population | 18,196 | 144,909 | 353,457 |
| | Historical Annual Growth 1990 to 2000 | 0.87% | 1.34% | 2.08% |
| | Historical Annual Growth 2000 to 2010 | -0.43% | -0.28% | 0.04% |
| | Estimated Annual Growth 2010 to 2023 | 0.73% | 0.79% | 0.81% |
| | Projected Annual Growth 2023 to 2028 | 0.04% | -0.25% | -0.07% |
| | Median Age | 40.1 | 36.2 | 34.7 |
| Households | Q4 2023 Estimated Households | 7,436 | 62,619 | 165,210 |
| | 2028 Projected Households | 7,452 | 61,849 | 164,340 |
| | 2010 Census Households | 6,924 | 57,149 | 150,255 |
| | 2000 Census Households | 7,223 | 59,887 | 153,374 |
| | 1990 Census Households | 6,470 | 53,286 | 131,751 |
| | Historical Annual Growth 1990 to 2000 | 1.11% | 1.17% | 1.53% |
| | Historical Annual Growth 2000 to 2010 | -0.42% | -0.47% | -0.21% |
| | Estimated Annual Growth 2010 to 2023 | 0.52% | 0.67% | 0.69% |
| | Projected Annual Growth 2023 to 2028 | 0.04% | -0.25% | -0.11% |
| | Population per Household | 2.79 | 2.83 | 2.88 |
| Population by Race | White | 48.4% | 42.2% | 39.2% |
| | Black or African American | 5.9% | 7.0% | 7.2% |
| | Asian & Pacific Islander | 5.3% | 4.2% | 3.9% |
| | Other Races | 6.2% | 5.6% | 5.9% |
| | Hispanic Population | 34.2% | 41.0% | 43.8% |
| Income | Average Household Income | \$82,517 | \$76,215 | \$77,155 |
| | Median Household Income | \$68,985 | \$61,331 | \$60,628 |
| | Per Capita Income | \$29,563 | \$26,893 | \$26,486 |
| Education (Age 25+) | Elementary | 3.8% | 7.3% | 8.4% |
| | Some High School | 8.1% | 9.0% | 9.9% |
| | High School Graduate | 23.9% | 29.5% | 29.1% |
| | Some College | 29.9% | 26.1% | 24.6% |
| | Associates Degree Only | 11.7% | 8.8% | 9.0% |
| | Bachelors Degree Only | 14.3% | 12.6% | 12.9% |
| | Graduate Degree | 8.3% | 6.7% | 6.2% |
| Business | Number of Businesses | 328 | 3,079 | 9,025 |
| | Total Number of Employees | 4,085 | 41,430 | 142,150 |
| | Employees per Business | 12.46 | 13.45 | 15.75 |
| | Residential Population per Business | 64.05 | 58.28 | 53.99 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.