



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

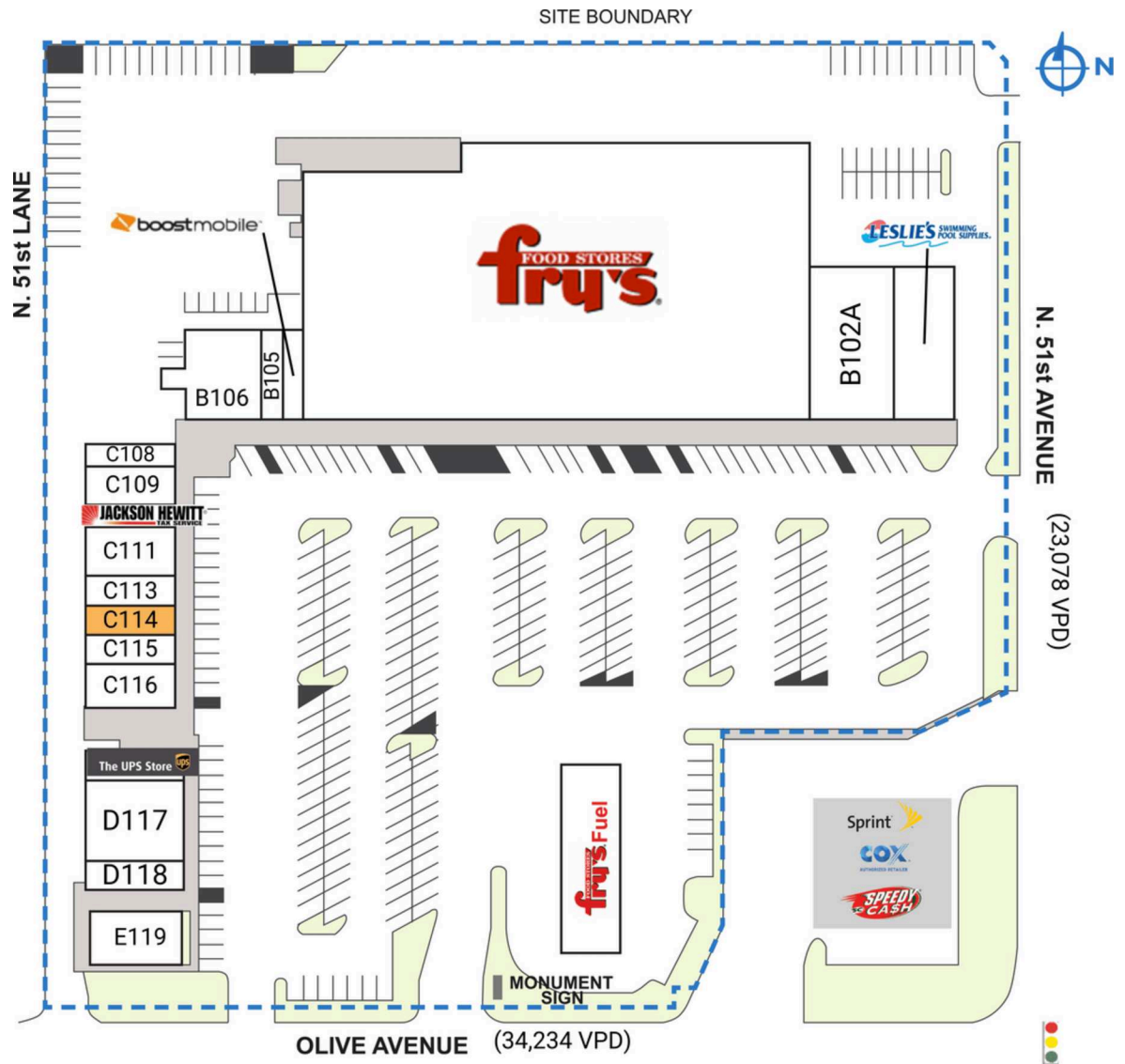


51ST & OLIVE SQUARE

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	AVAILABLE	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

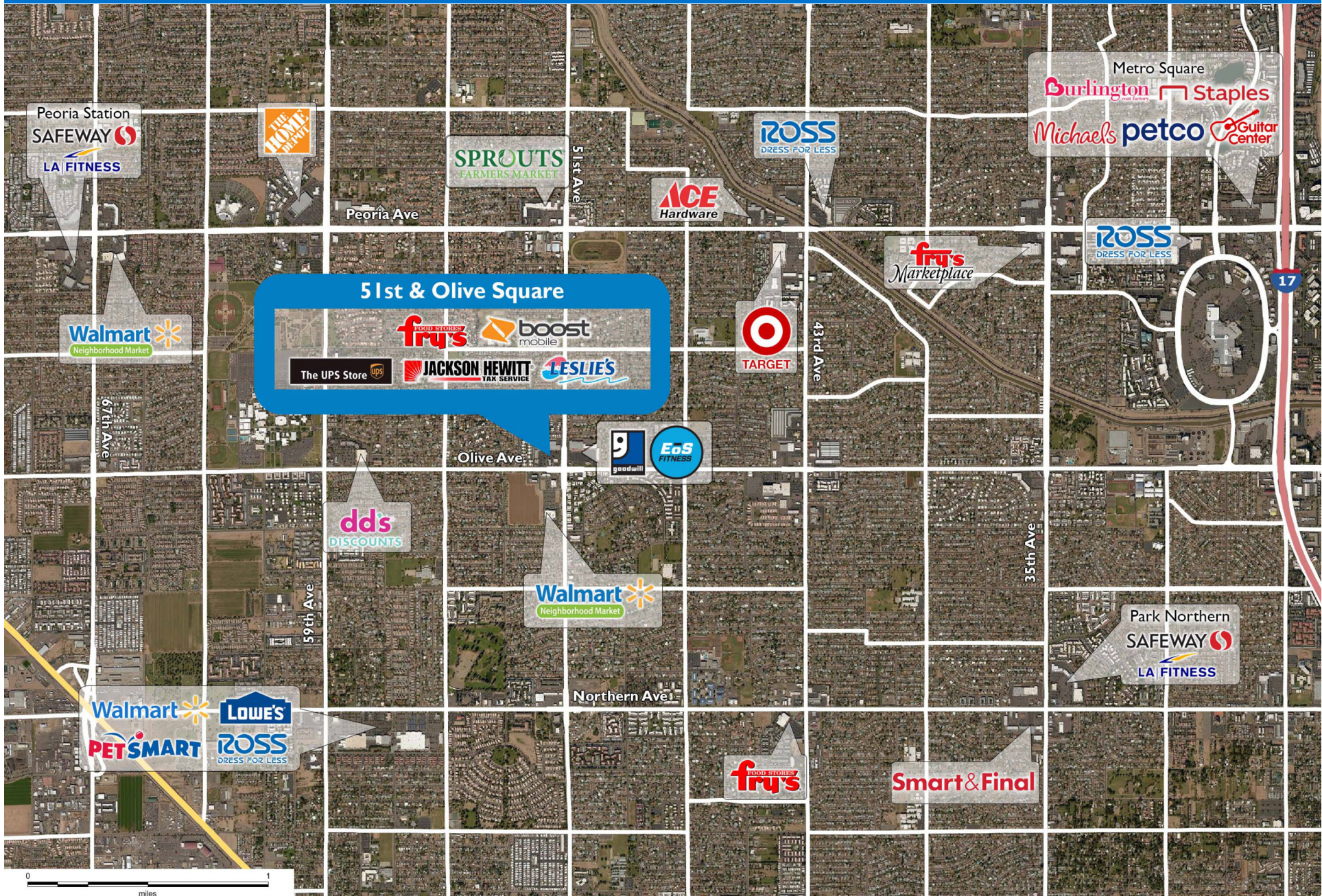
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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.