### SUNBURST PLAZA

# GLENDALE, AZ



### SIZE

99,913 square feet

### DEMOGRAPHICS

l mile	3 mile	5 mile			
<b>Populatio</b> 13,097		339,288			
Househo 4,885		128,941			
<b>Median HH Income (\$)</b> 83,074 75,052 75,880					
MAJOR TENANT(S)					

Fry's Food Stores Daiso Japan Iora Primary Care

### LEASING CONTACT

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





### LOCATION

4315 W. Bell Road | Glendale, AZ 85308

### PROPERTY HIGHLIGHTS

- Anchored by Fry's Food and Drug, the number one grocer in the Phoenix area
- Additional tenants include lora Primary Care, Daiso Japan and H&R Block
- Located in Glendale, a suburb 9 miles northwest of downtown Phoenix, with a population exceeding 133,100 in a three-mile radius
- The center is located at the high-traffic intersection of West Bell Road and 43rd Avenue, which benefits from over 55,000 vehicles per day



MORE INFO www.phillipsedison.com

# PHILLIPS

# PHILLIPS EDISON & COMPANY®

# SUNBURST PLAZA

SPACE	TENANT	SQ. FT.			
Fuel	Fry's Fuel				
4315	Fry's Food Stores	55,947 SF			
4319	Iora Primary Care	6,300 SF			
4341	Brighter View Life Enrichment Center	5,280 SF			
4343	AVAILABLE	2,040 SF			
4345	Lads, Dads & Ladies	1,020 SF			
4347	Sunburst Water & Ice	1,020 SF			
4349	Paradise Biryani Pointe	1,020 SF			
4353	H&R Block	2,040 SF			
4355	Bushwacker's Unisex Salon	1,130 SF			
4357	Shop	580 SF			
4365	Family Nail & Spa	1,500 SF			
4367	Mirage Kitchen	1,996 SF			
4371	Monae Fusion Cuisine	2,040 SF			
4377	Daiso Japan	12,960 SF			
4381	Auto Correct	5,040 SF			
TOTAL SQ. FT. 99,913					
SITE LEGEND					
Available Occupied Leased (not occupied) Owned by Others					

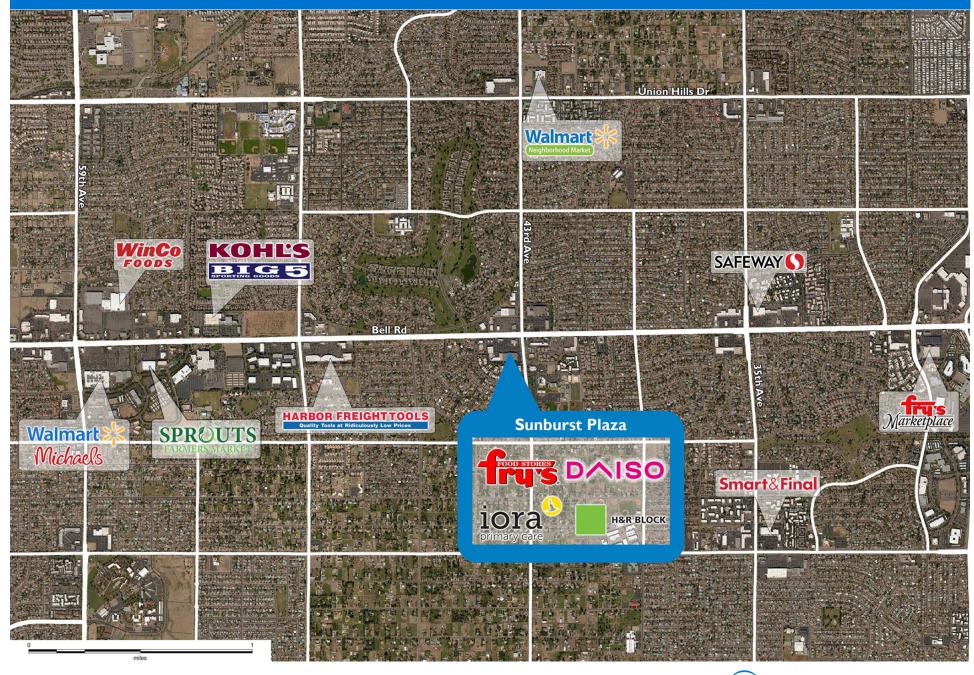
Site Boundary





# SUNBURST PLAZA

### 4315 W. Bell Road | Glendale, AZ 85308



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.637862

Longitude: -112.153047

Sunburst Plaza Glendale, AZ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Q4 2023 Estimated Population	13,097	133,130	339,288
	2028 Projected Population	12,778	130,851	335,960
	2010 Census Population	12,884	124,646	317,554
	2000 Census Population	13,538	127,111	325,508
Population	1990 Census Population	12,971	104,936	241,639
pula	Historical Annual Growth 1990 to 2000	0.43%	1.94%	3.02%
P P	Historical Annual Growth 2000 to 2010	-0.49%	-0.20%	-0.25%
	Estimated Annual Growth 2010 to2023	0.12%	0.48%	0.48%
	Projected Annual Growth 2023 to 2028	-0.49%	-0.34%	-0.20%
	Median Age	41.8	38.9	39.2
	Q4 2023 Estimated Households	4,885	50,359	128,941
	2028 Projected Households	4,767	49,478	127,732
	2010 Census Households	4,785	47,314	120,942
	2000 Census Households	4,678	46,336	119,574
Households	1990 Census Households	4,259	36,693	87,216
nseh	Historical Annual Growth 1990 to 2000	0.94%	2.36%	3.21%
Ноц	Historical Annual Growth 2000 to 2010	0.23%	0.21%	0.11%
	Estimated Annual Growth 2010 to 2023	0.15%	0.45%	0.47%
	Projected Annual Growth 2023 to 2028	-0.49%	-0.35%	-0.19%
	Population per Household	2.67	2.59	2.60
_	White	71.9%	63.5%	61.6%
Population by Race	Black or African American	2.6%	3.6%	4.3%
opulatio by Race	Asian & Pacific Islander	1.8%	5.3%	4.5%
do d	Other Races	5.9%	6.2%	6.1%
	Hispanic Population	17.8%	21.4%	23.5%
Ø	Average Household Income	\$95,967	\$90,386	\$94,431
ome	Median Household Income	\$83,074	\$75,052	\$75,880
Incon	Per Capita Income	\$35,899	\$34,707	\$36,204
		0.40/	0.00/	0.00/
	Elementary	2.4%	3.6%	3.6% 5.0%
5.€	Some High School	5.3% 26.0%	5.6% 25.4%	5.9% 24.7%
Education (Age 25+)	High School Graduate Some College	26.0% 29.4%	25.4% 27.1%	24.7% 26.6%
duc ∕ge	Associates Degree Only	29.4% 14.8%	10.5%	20.0% 10.1%
ЩΥ	Bachelors Degree Only	14.6%	18.3%	18.7%
	Graduate Degree	7.7%	9.6%	10.4%
SSS	Number of Businesses	292	3,693	9,391
Business	Total Number of Employees	3,510	50,239	140,353
Bus	Employees per Business	12.03	13.60	14.95
	Residential Population per Business	44.88	36.05	36.13

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