

Sunset PLAZA



SHOP SPACES AVAILABLE FOR LEASE

NEC

83RD AVE & CAMELBACK RD

GLENDALE, AZ



property highlights

AVAILABLE Restaurant Endcap and Shop Space

PRICING Call for Rates

LOCATION HIGHLIGHTS

- » Fully built-out quick-service restaurant endcap.
- » Dedicated monument signage.
- » Signalized Camelback/83rd location with strong visibility and immediate arterial access.
- » Dense infill trade area with over 120,000 residents in 3 miles and 412,623 residents in 5 miles.
- » Approximately 2 miles to Loop 101 with strong regional pull from the Westgate corridor.

TRAFFIC COUNTS

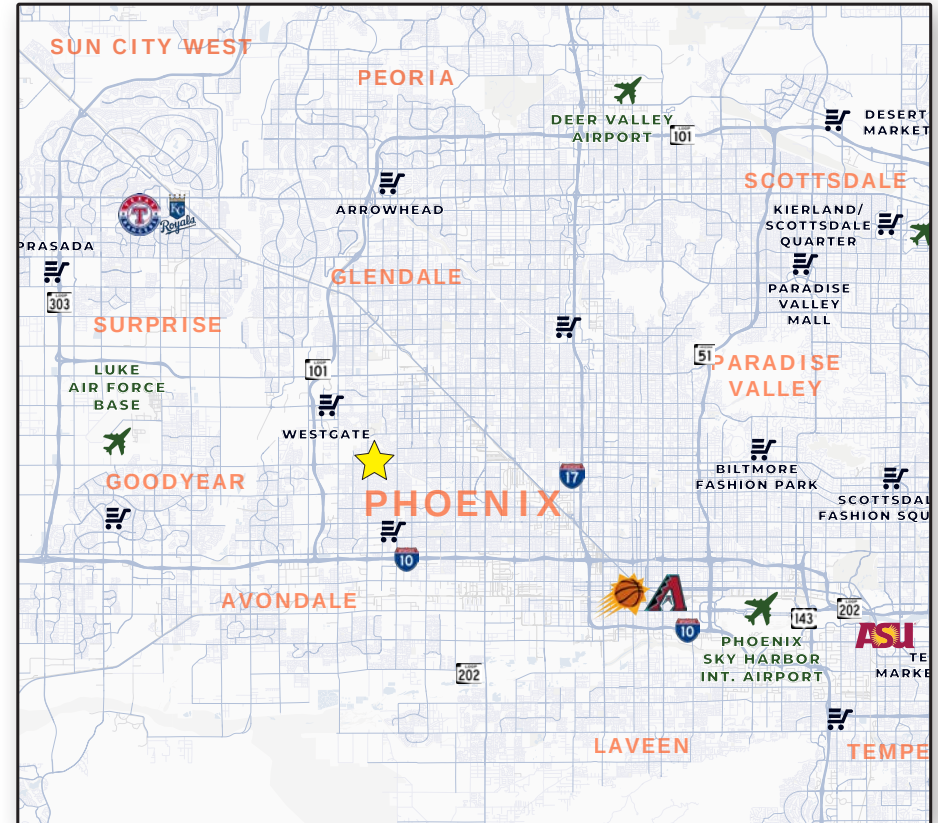
83rd Ave

N ±24,333 VPD (NB & SB)
S ±27,377 VPD (NB & SB)

Camelback Rd

E ±35,420 VPD (EB & WB)
W ±36,021 VPD (EB & WB)

ADOT 2025

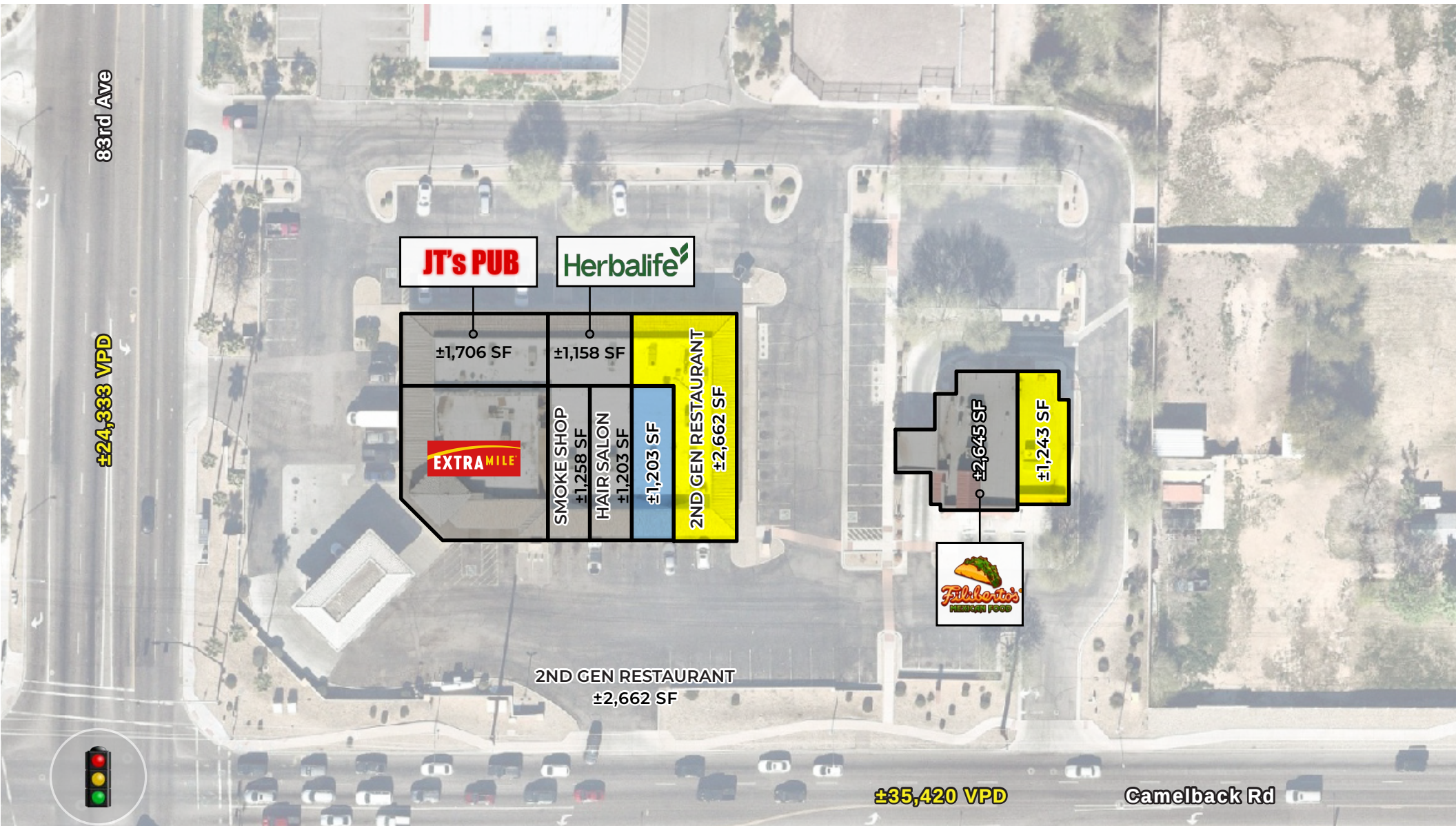


NEARBY TENANTS

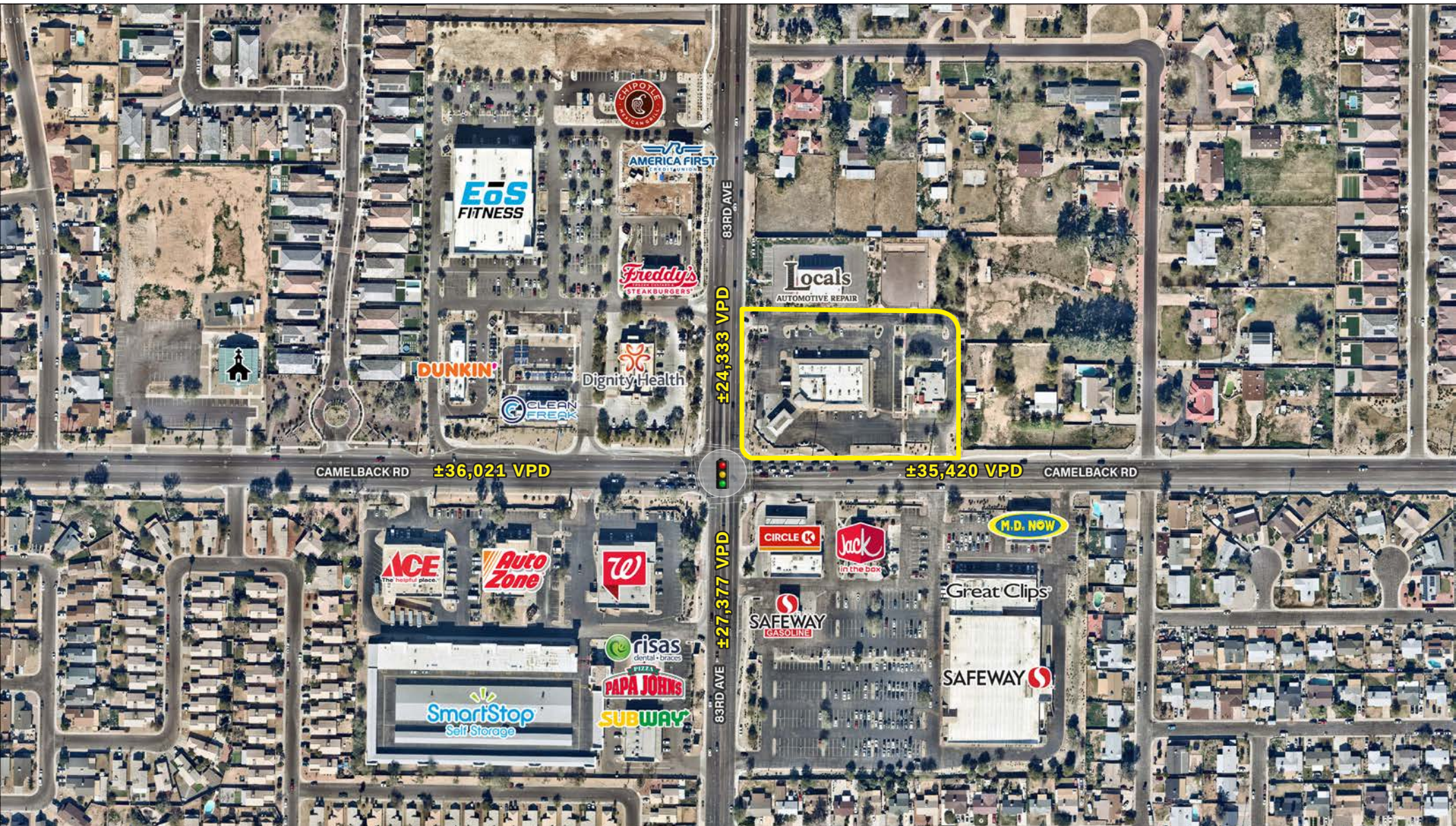


site plan

 AVAILABLE  COMING AVAILABLE

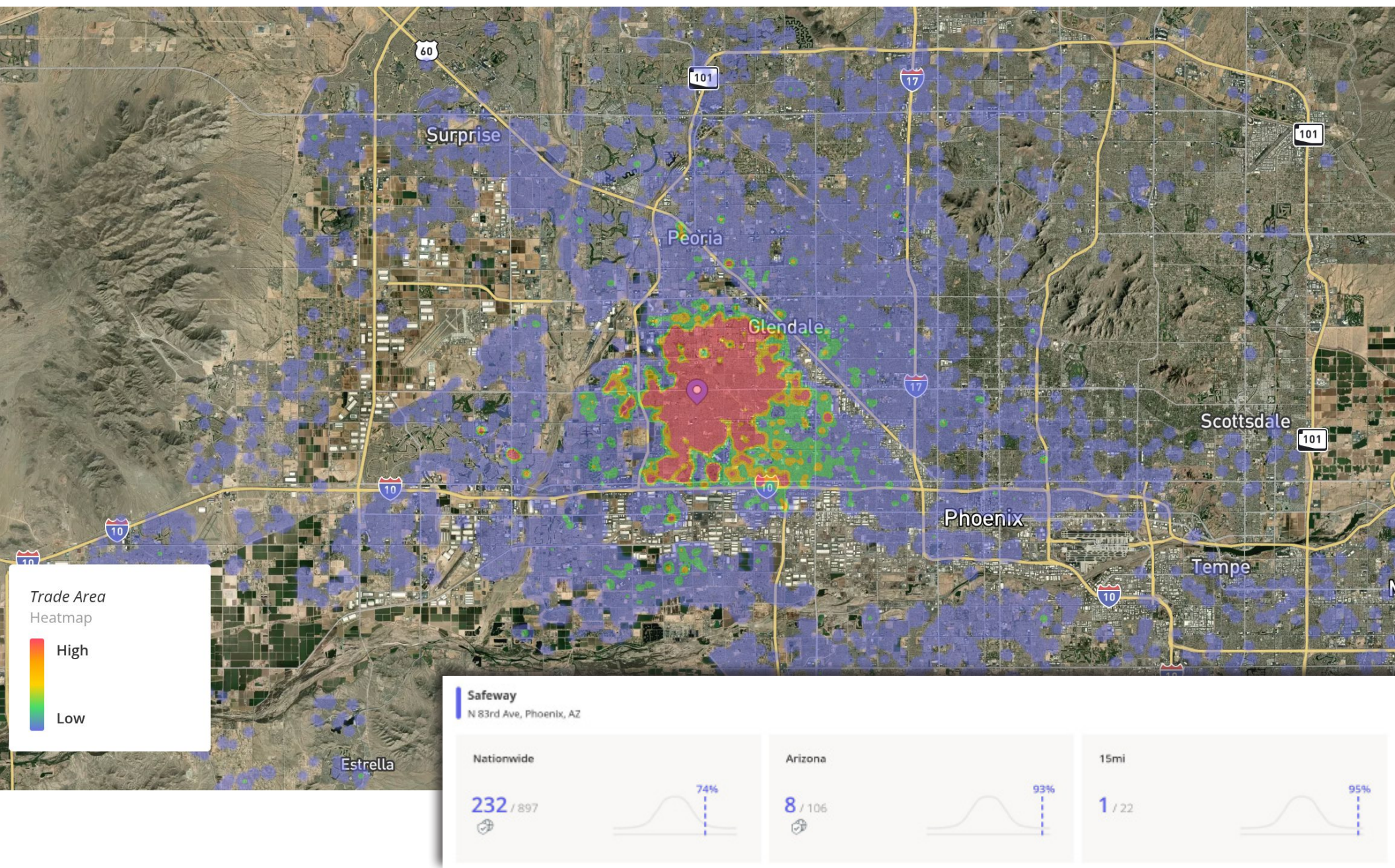


zoom aerial



Safeway Placer Data

(Located at the SEC Corner of 83rd Ave and Camelback)



 **LUKE AIR
FORCE BASE**

Luke AFB currently serves more than

- ±85,000 personnel consisting of:
- ±6,900 Active Duty & Reserves
- ±1,200 Air Force Civilian Employees
- ±1,200 Students
- ±6,700 Family Members, and
- ±68,900 Military Retirees

Luke AFB Population to grow:
16,663 to 24,000 by 2026



demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

1 MILE	15,241	2,225	13,016
3 MILE	141,096	41,175	99,921
5 MILE	351,370	129,697	221,673

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

1 MILE	\$80,768	\$97,415	\$27,321
3 MILE	\$76,095	\$96,234	\$28,594
5 MILE	\$68,753	\$87,854	\$27,463

2025 HOUSING UNITS



6,825

1 MILE

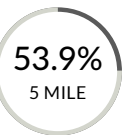
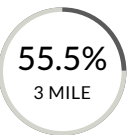
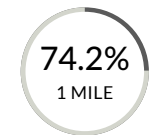
59,793

3 MILE

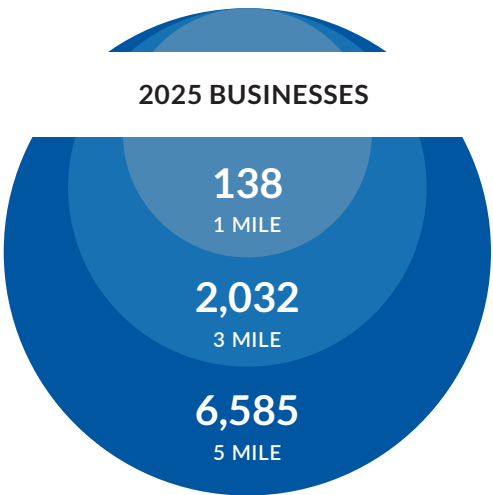
138,367

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



138

1 MILE

2,032

3 MILE

6,585

5 MILE



1 MILE

3 MILE

5 MILE

2025 POPULATION

2030 POPULATION

23,756	189,229	412,623
23,830	196,140	433,241

2025 HOUSEHOLDS

2030 HOUSEHOLDS



1 MILE

3 MILE

5 MILE

6,672

56,136

129,200

6,762

59,242

137,593

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exclusively listed by

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