



The Citadelle Plaza

S/SWC 59th Avenue & Loop 101, Glendale, Arizona

www.CitadellePlaza.com

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**Cassidy
Turley** / BRE
Commercial

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Project Features

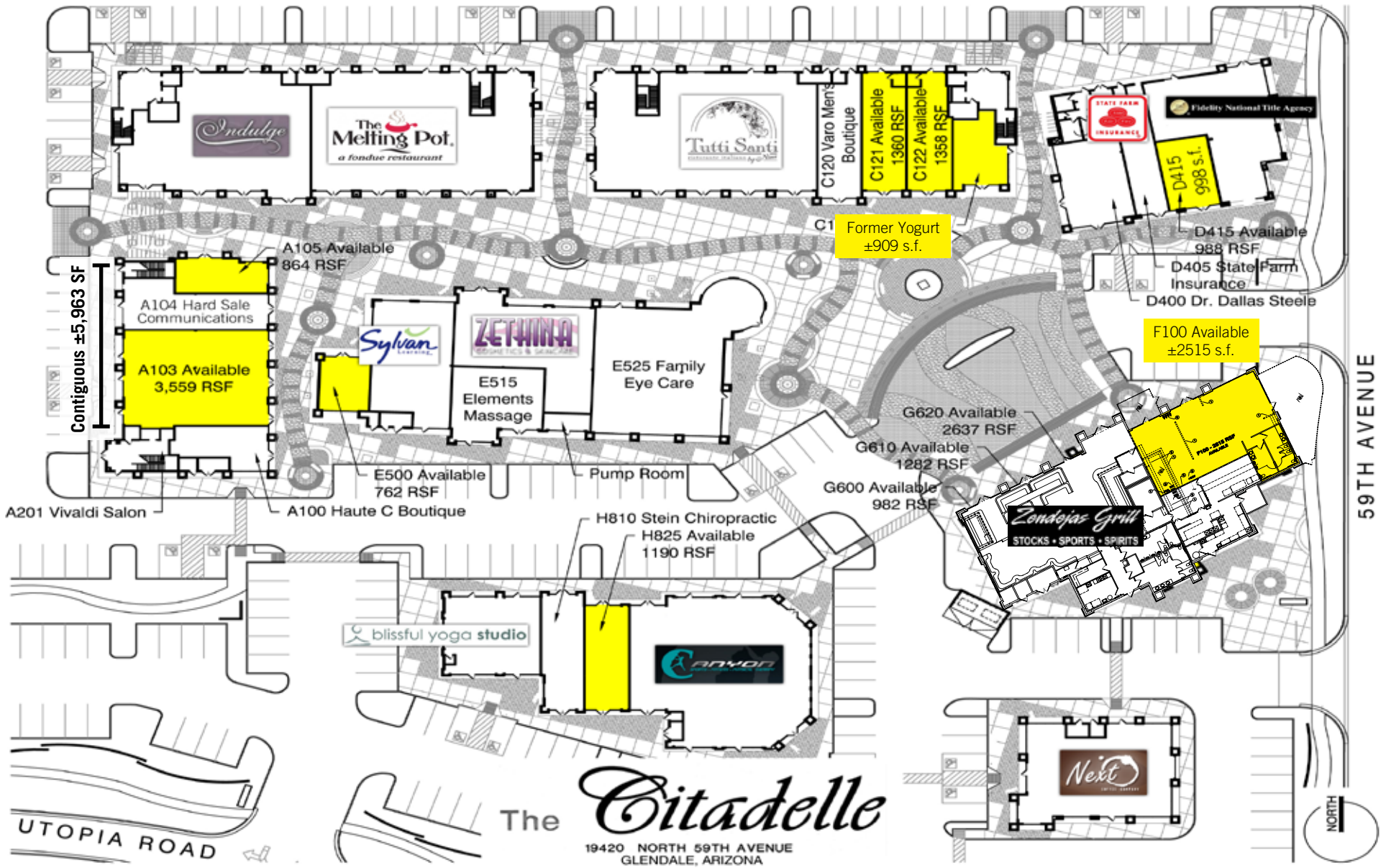
- ±106,799 SF
(±69,412 Retail, ±37,387 Office)
- Zoned C-2, City of Glendale
- High-end mixed use retail/office development
- Upscale Demographics
- Located in Arrowhead Ranch trade area
- 1/4 mile away from Loop 101
- Midwestern University located across the street; 2,500 students & 400 employees
- Honeywell located across the street; 1,300 employees



Demographics

- Population
 - 1 Mile - 13,644
 - 3 Mile - 99,354
 - 5 Mile - 270,147
- Household Income:
 - 1 Mile - \$126,801
 - 3 Mile - \$105,447
 - 5 Mile - \$90,740
- Traffic Counts:
 - North on 59th - 28,600 VPD
 - South on 59th - 30,000 VPD
 - East on Loop 101 - 130,000 VPD
 - West on Loop 101 - 128,000 VPD





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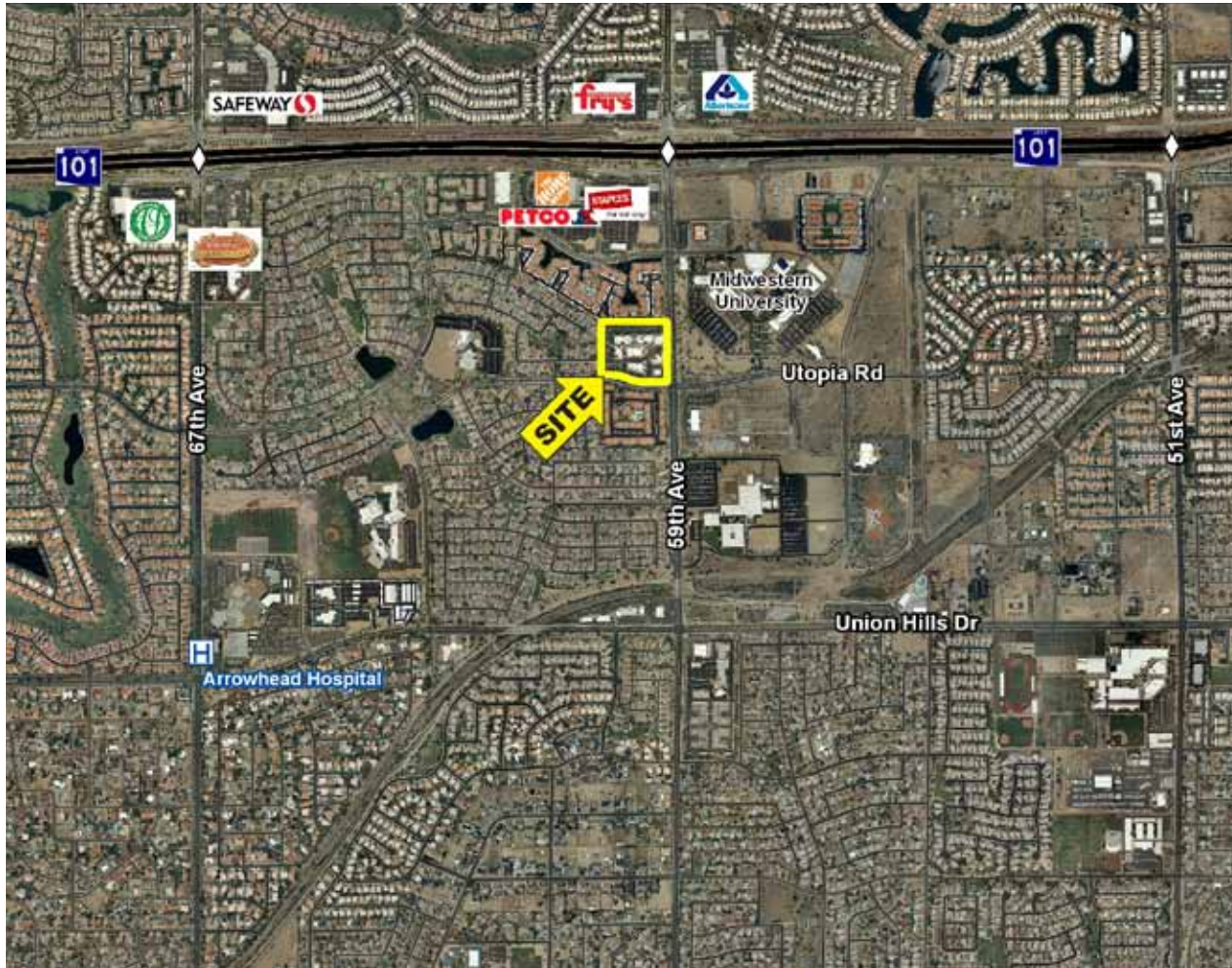
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