



SIZE

99,913 square feet

DEMOGRAPHICS

|                       | 1 mile | 3 mile  | 5 mile  |
|-----------------------|--------|---------|---------|
| Population            | 13,118 | 133,415 | 342,638 |
| Households            | 4,919  | 50,707  | 130,682 |
| Median HH Income (\$) | 74,796 | 67,423  | 68,215  |

MAJOR TENANT(S)

Fry's Food Stores  
Daiso Japan  
Iora Primary Care



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 Iora Primary Care, Daiso Japan and H&R Block
- Located in Glendale, a suburb 9 miles northwest of downtown Phoenix, with a population exceeding 133,400 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

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



# SUNBURST PLAZA

4315 W. Bell Road | Glendale, AZ 85308

| 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                 | COMING AVAILABLE                     | 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      |
| <b>TOTAL SQ. FT.</b> |                                      | <b>99,913</b> |

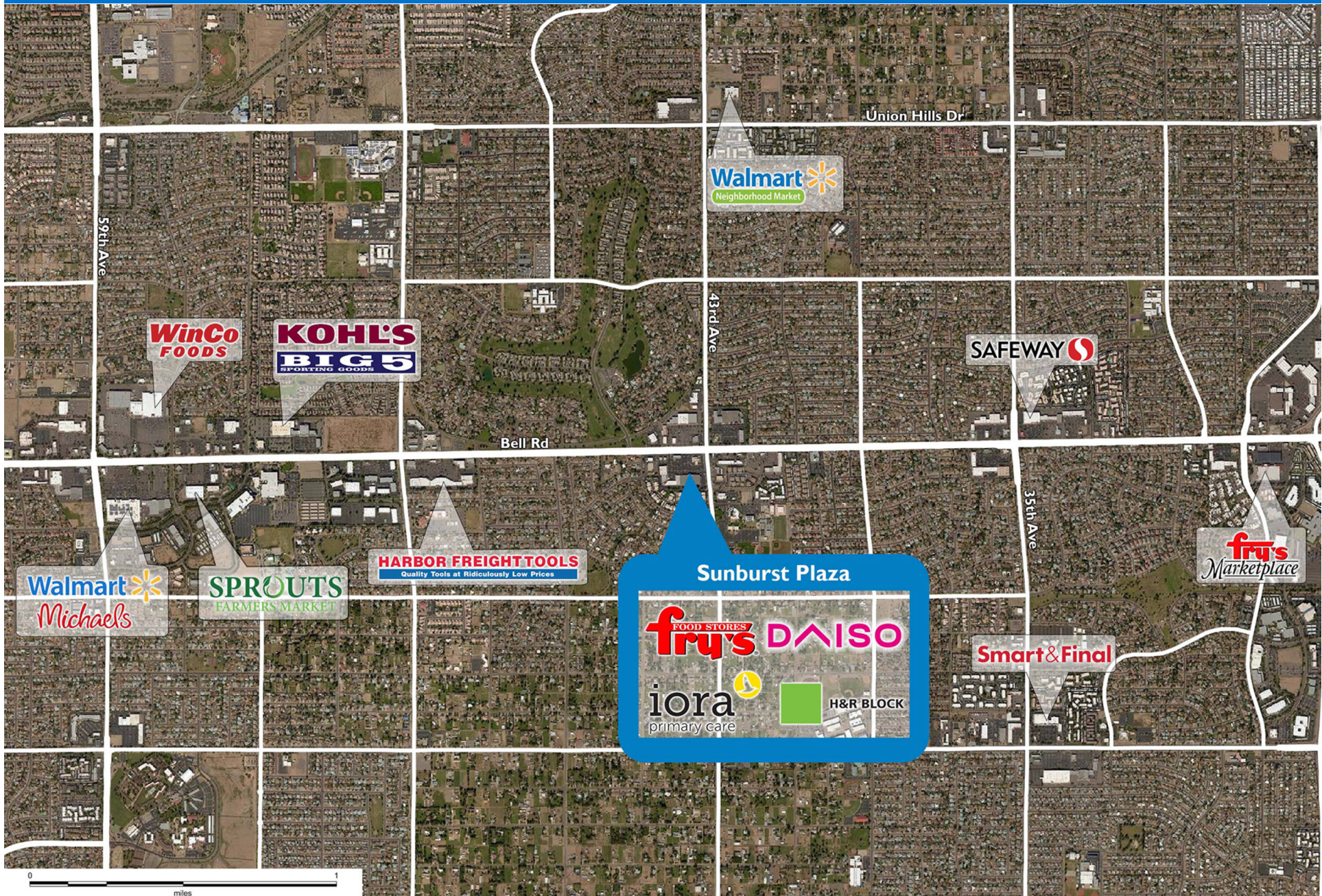
| SITE LEGEND   |   |
|---|---|
| <span style="background-color: #FFC000; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available             | <span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied        |
| <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> 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.

# SUNBURST PLAZA

4315 W. Bell Road | Glendale, AZ 85308



# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



| <b>Sunburst Plaza<br/>Glendale, AZ</b> |                                       | <b>1.00 Mile Radius</b> | <b>3.00 Mile Radius</b> | <b>5.00 Mile Radius</b> |
|--|---------------------------------------|-------------------------|-------------------------|-------------------------|
| <b>Population</b>                      | Q2 2022 Estimated Population          | 13,118                  | 133,415                 | 342,638                 |
|  | 2027 Projected Population             | 13,111                  | 134,799                 | 347,418                 |
|  | 2010 Census Population                | 12,747                  | 124,724                 | 318,423                 |
|  | 2000 Census Population                | 13,297                  | 126,667                 | 325,701                 |
|  | 1990 Census Population                | 12,796                  | 104,085                 | 242,413                 |
|  | Historical Annual Growth 1990 to 2000 | 0.38%                   | 1.98%                   | 3.00%                   |
|  | Historical Annual Growth 2000 to 2010 | -0.42%                  | -0.15%                  | -0.23%                  |
|  | Estimated Annual Growth 2010 to 2022  | 0.23%                   | 0.53%                   | 0.58%                   |
|  | Projected Annual Growth 2022 to 2027  | -0.01%                  | 0.21%                   | 0.28%                   |
|  | Median Age                            | 40.0                    | 38.4                    | 38.4                    |
| <b>Households</b>                      | Q2 2022 Estimated Households          | 4,919                   | 50,707                  | 130,682                 |
|  | 2027 Projected Households             | 4,919                   | 51,231                  | 132,535                 |
|  | 2010 Census Households                | 4,743                   | 47,340                  | 121,292                 |
|  | 2000 Census Households                | 4,615                   | 46,271                  | 119,356                 |
|  | 1990 Census Households                | 4,215                   | 36,472                  | 87,762                  |
|  | Historical Annual Growth 1990 to 2000 | 0.91%                   | 2.41%                   | 3.12%                   |
|  | Historical Annual Growth 2000 to 2010 | 0.28%                   | 0.23%                   | 0.16%                   |
|  | Estimated Annual Growth 2010 to 2022  | 0.29%                   | 0.54%                   | 0.59%                   |
|  | Projected Annual Growth 2022 to 2027  | 0.00%                   | 0.21%                   | 0.28%                   |
|  | Population per Household              | 2.65                    | 2.60                    | 2.60                    |
| <b>Population by Race</b>              | White                                 | 77.5%                   | 68.8%                   | 66.4%                   |
|  | Black or African American             | 2.3%                    | 3.1%                    | 3.6%                    |
|  | Asian & Pacific Islander              | 1.6%                    | 4.7%                    | 4.2%                    |
|  | Other Races                           | 4.6%                    | 4.8%                    | 4.6%                    |
|  | Hispanic Population                   | 14.0%                   | 18.6%                   | 21.2%                   |
| <b>Income</b>                          | Average Household Income              | \$84,760                | \$80,934                | \$85,118                |
|  | Median Household Income               | \$74,796                | \$67,423                | \$68,215                |
|  | Per Capita Income                     | \$31,920                | \$31,055                | \$32,652                |
| <b>Education (Age 25+)</b>             | Elementary                            | 2.1%                    | 3.7%                    | 3.8%                    |
|  | Some High School                      | 6.1%                    | 5.7%                    | 6.2%                    |
|  | High School Graduate                  | 25.8%                   | 25.1%                   | 24.6%                   |
|  | Some College                          | 28.7%                   | 27.4%                   | 26.6%                   |
|  | Associates Degree Only                | 13.5%                   | 10.5%                   | 10.0%                   |
|  | Bachelors Degree Only                 | 13.9%                   | 18.2%                   | 18.8%                   |
|  | Graduate Degree                       | 9.7%                    | 9.3%                    | 10.1%                   |
| <b>Business</b>                        | Number of Businesses                  | 330                     | 3,384                   | 9,671                   |
|  | Total Number of Employees             | 5,070                   | 65,124                  | 190,418                 |
|  | Employees per Business                | 15.36                   | 19.24                   | 19.69                   |
|  | Residential Population per Business   | 39.73                   | 39.42                   | 35.43                   |

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