

Property Summary Report

5130 W Peoria Ave - Sprouts Farmers Market
Glendale, AZ 85302 - Glendale Submarket



BUILDING

Type	2 Star Retail Supermarket (Neighborhood Center)
Tenancy	Single
Year Built	1980
Year Renov	2004
GLA	30,600 SF
Stories	1
Typical Floor	30,600 SF
Construction	Reinforced Concrete

LAND

Land Acres	3.32 AC
Zoning	C-2, Glendale
Parcels	148-26-163

BUILDING AMENITIES

- Signage

FOR LEASE

Smallest Space	10,000 SF	Retail Avail	30,600 SF
Max Contiguous	30,600 SF		
# of Spaces	1		
Vacant	30,600 SF		
% Leased	0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Retail	Direct	10,000 - 30,600	30,600	30,600	Withheld	Vacant	Negotiable

West Valley Properties

Gray/Reno shell space available for sale or lease. Please contact for more details.

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SALE		TRAFFIC & FRONTAGE	
Sold Price	\$5,300,000 (\$173.20/SF)	Traffic Volume	30,029 on W Peoria Ave & N Apartment W (2022) 31,789 on W Peoria Ave & N 47th Dr E (2022)
Date	Oct 2010	Frontage	197' on W Peoria
Sale Type	Investment	Made with TrafficMetrix® Products	
Cap Rate	9.80%		
Financing	Down Payment of \$2,300,353 (43.4%) 1st Mortgage: Symetra Life Insurance Company		

TRANSPORTATION	
Parking	122 available (Surface);Ratio of 3.99/1,000 SF
Airport	31 min drive to Phoenix Sky Harbor International
Walk Score®	Somewhat Walkable (62)
Transit Score®	Some Transit (36)

PROPERTY CONTACTS			
Leasing Company	West Valley Properties 2929 E Camelback Rd Phoenix, AZ 85016 (480) 777-5004 (p)	True Owner	Florham Realty Management, LLC 1075 Route 34 Aberdeen, NJ 07747 (732) 583-1200 (p) (732) 583-5050 (f)
Recorded Owner	Standard Ins Co	Previous True Owner	Steinmo Sprouts, LLC 16633 Ventura Blvd Encino, CA 91436 (818) 783-2747 (p)

Lease Availability Report

5130 W Peoria Ave - Sprouts Farmers Market - Glendale Square
Glendale, AZ 85302 - Glendale Submarket



BUILDING	
Type:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce...
Tenancy:	Single
Year Built:	1980; Renov 2004
GLA:	30,600 SF
Floors:	1
Typical Floor:	30,600 SF

AVAILABILITY	
Min Divisible:	10,000 SF
Max Contig:	30,600 SF
Total Available:	30,600 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	10,000 - 30,600	30,600	30,600	Withheld	Vacant	Negotiable

SALE

Last Sale:	Sold on Oct 25, 2010 for \$5,300,000 (\$173.20/SF) at 9.80% Cap
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AMENITIES

Signage

TRAFFIC & FRONTAGE

Traffic Volume:	30,029 on W Peoria Ave & N Apartment (2022)
	31,789 on W Peoria Ave & N 47th Dr (2022)
Frontage:	197' on W Peoria

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	122 Surface Spaces are available; Ratio of 3.99/1,000 SF
Airport:	31 minute drive to Phoenix Sky Harbor International
Walk Score ®:	Somewhat Walkable (62)
Transit Score ®:	Some Transit (36)