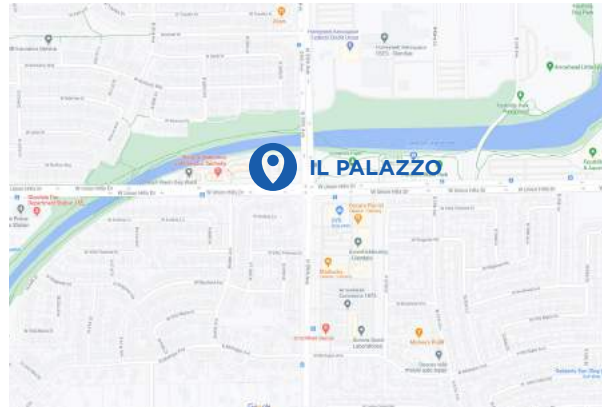




# IL PALAZZO

5940 W Union Hills | Glendale, AZ



## CO-TENANTS



## AT A GLANCE



ESTIMATED POPULATION  
(5 MILE RADIUS)  
310,205



AVERAGE INCOME  
(5 MILE RADIUS)  
\$91,190



YEAR BUILT  
2006

## PROPERTY HIGHLIGHTS

- A 49,962 SF neighborhood center consisting of a mix of office, service & restaurant concepts.
- Strategically located within quick access to Loop 101, just blocks of Honeywell, which has 1,300 on-site employees & 1-mile from Abrazo Arrowhead Campus.

## AVAILABLE UNITS

SUITE A120	1,692 SF	Retail
SUITE D170	1,934 SF	Office/Retail
SUITE D200/210	993-2,253 SF	Office

Il Palazzo is nestled within the Arrowhead Ranch area, one of the most sought-after master-planned communities in metropolitan Phoenix. This shopping center has a variety of retail & office tenants & is anchored by one of the nation's top JP Morgan Chase branches.

For more information please contact:

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# IL PALAZZO

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FLOOR PLANS

## SUITE A120

5940 W Union Hills | Glendale, AZ



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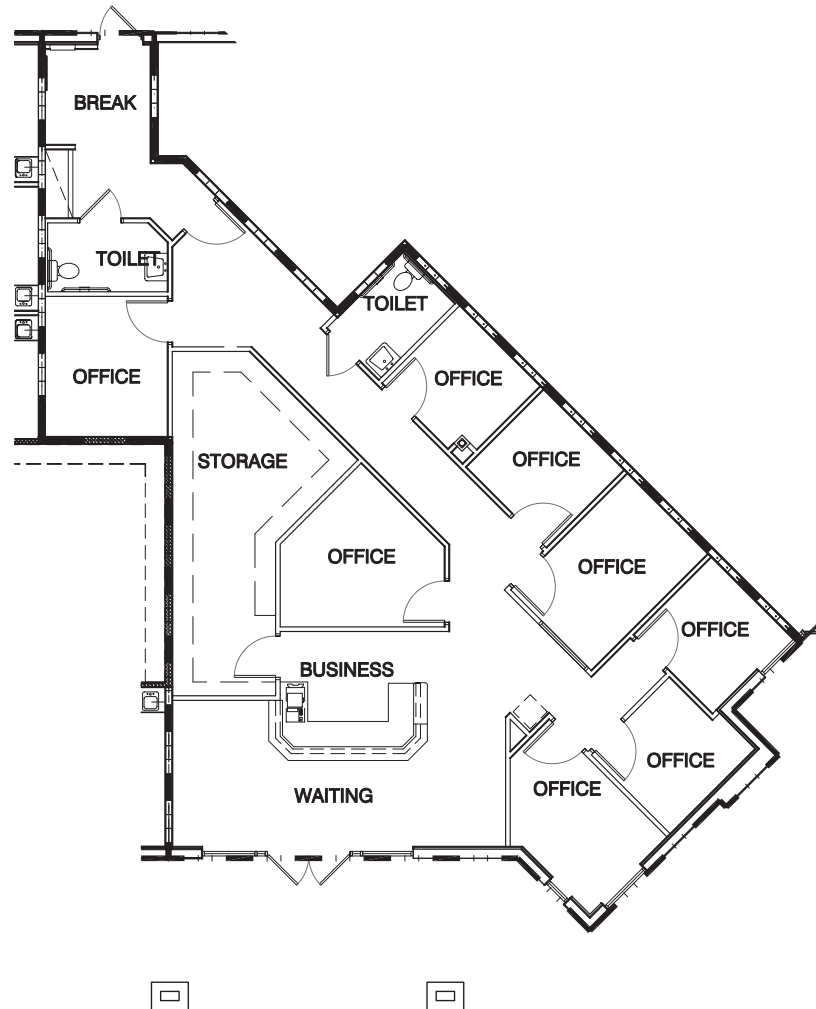
# IL PALAZZO

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## FLOOR PLANS

### SUITE D170

5940 W Union Hills | Glendale, AZ



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# IL PALAZZO

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FLOOR PLANS

## SUITE D170

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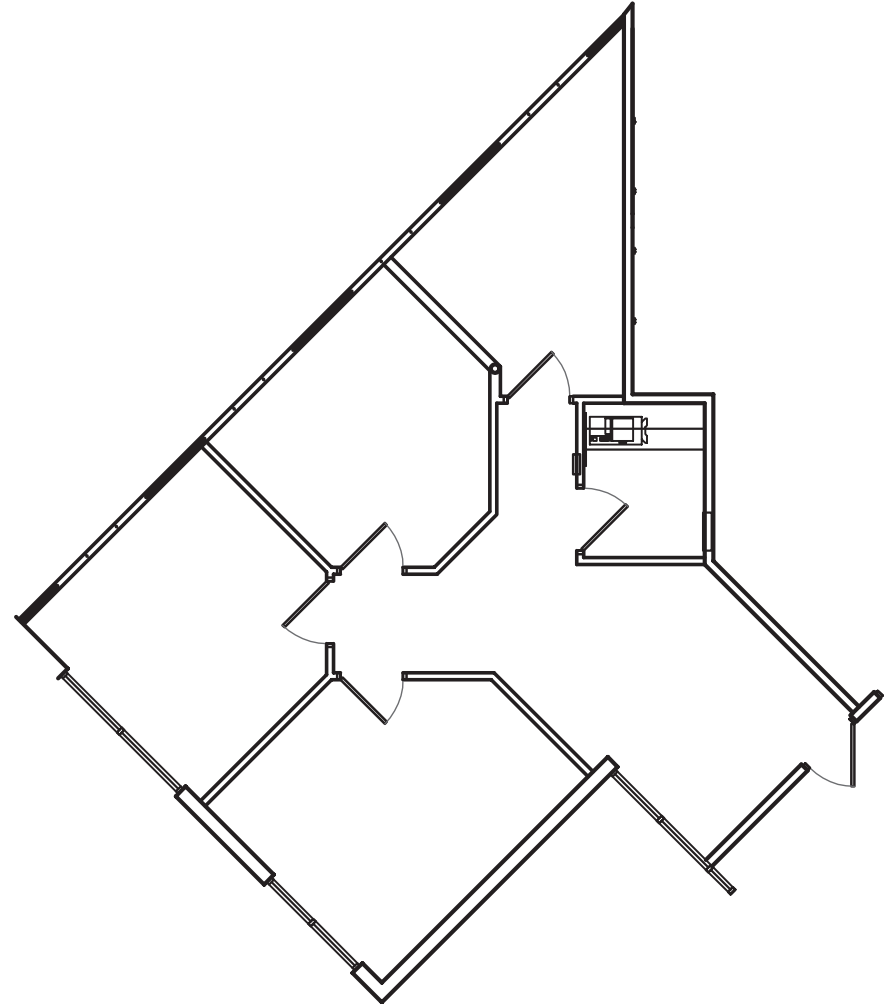
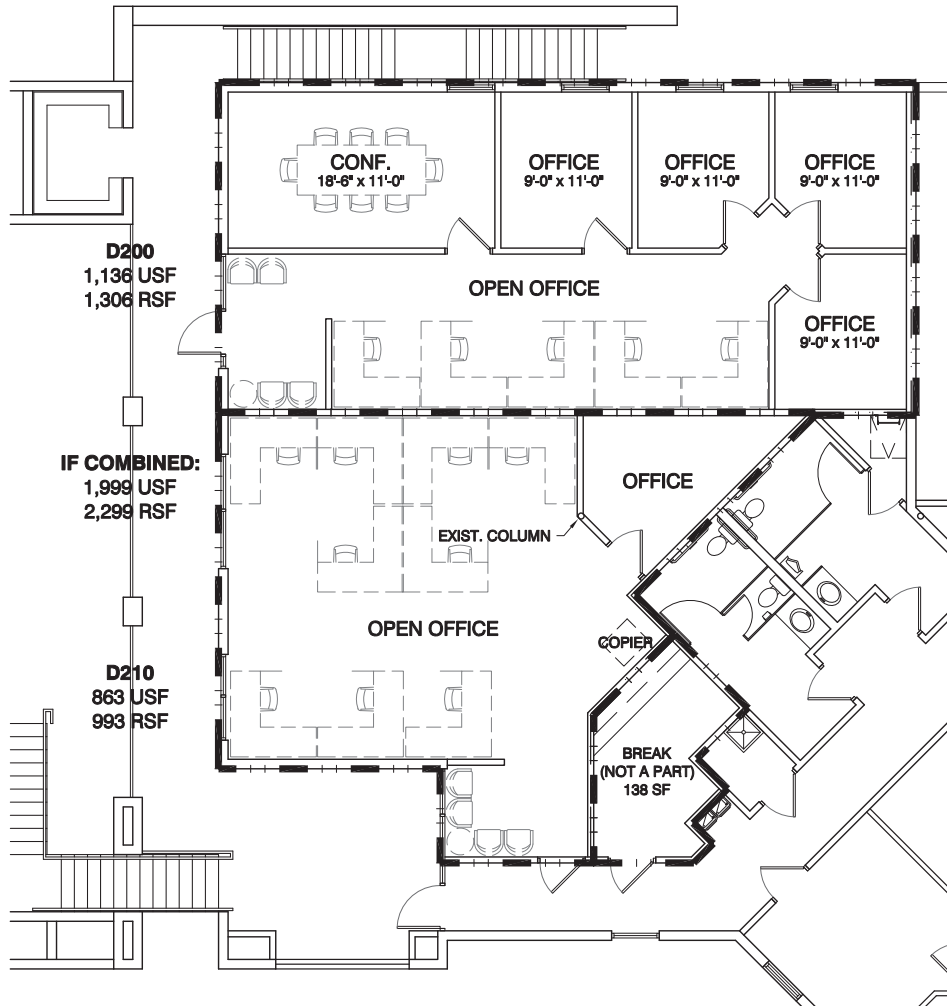
# IL PALAZZO

5940 W Union Hills | Glendale, AZ

FLOOR PLANS

## SUITE D200/210

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# IL PALAZZO

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FLOOR PLANS

## SUITE D200/210

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# IL PALAZZO

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PHOTOS



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# IL PALAZZO

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## DEMOGRAPHICS

Radius	1 mile		3 mile		5 mile	
<b>Population</b>						
2025 Population	13,447		110,415		330,214	
2020 Estimate	12,636		103,902		310,205	
2010 Census	11,782		97,792		288,605	
Growth 2020 - 2025	6.42%		6.27%		6.45%	
Growth 2010 - 2020	7.25%		6.25%		7.48%	
<b>Population by Hispanic Origin</b>	<b>1,479</b>		<b>14,035</b>		<b>49,580</b>	
<b>2020 Population</b>	<b>12,636</b>		<b>103,902</b>		<b>310,205</b>	
White	10,653	84.31%	89,622	86.26%	266,883	86.03%
Black	436	3.45%	3,524	3.39%	12,013	3.87%
American Indian & Alaskan	91	0.72%	1,233	1.19%	4,546	1.47%
Asian	1,102	8.72%	6,275	6.04%	16,763	5.40%
Hawaiian & Pacific Island	23	0.18%	192	0.18%	705	0.23%
Other	331	2.62%	3,056	2.94%	9,295	3.00%
U.S. Armed Forces	38		117		417	

Radius	1 mile		3 mile		5 mile	
<b>Households</b>						
2025 Projection	4,996		19,008		60,482	
2020 Estimate	4,691		17,608		56,241	
2010 Census	4,334		14,719		45,415	
Growth 2020 - 2025	6.50%		7.95%		7.54%	
Growth 2010 - 2020	8.24%		19.63%		16.16%	
Owner Occupied	3,151	67.17%	12,133	68.91%	39,121	69.56%
Renter Occupied	1,540	32.83%	5,475	31.09%	17,120	30.44%
<b>2020 Households by HH Income</b>	<b>4,690</b>		<b>17,609</b>		<b>56,240</b>	
Income: <\$25,000	553	11.79%	3,830	10.01%	14,176	12.01%
Income: \$25,000 - \$50,000	770	16.42%	6,478	16.99%	22,655	19.20%
Income: \$50,000 - \$75,000	703	14.99%	7,247	18.37%	23,311	19.75%
Income: \$75,000 - \$100,000	845	18.02%	6,740	16.12%	19,289	16.34%
Income: \$100,000 - \$125,000	633	13.50%	5,213	11.13%	13,833	11.72%
Income: \$125,000 - \$150,000	353	7.53%	3,066	9.90%	8,190	6.94%
Income: \$150,000 - \$200,000	405	8.64%	3,564	8.38%	9,251	7.84%
Income: \$200,000+	428	9.13%	3,040	9.09%	7,320	6.20%
<b>2020 Avg Household Income</b>	<b>\$101,309</b>		<b>\$99,860</b>		<b>\$91,190</b>	
<b>2020 Med Household Income</b>	<b>\$84,437</b>		<b>\$85,544</b>		<b>\$73,673</b>	

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