

NORTH BAY PLAZA

6150 | NORTH PORT
WASHINGTON
ROAD

GLENDALE, WI

retail

FOR LEASE



MARIANNE BURISH, MBA

direct 414.270.4109

cell 414.305.3070

marianne.burish@transwestern.com



JOHN DULMES

direct 414.270.4132

cell 414.520.2576

john.dulmes@transwestern.com



TRANSWESTERN

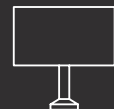
REAL ESTATE
SERVICES

6150 | **NORTH PORT
WASHINGTON
ROAD****Property Specifications**

GLENDALE, WI

BUILDING SIZE	13,200 SF
AVAILABLE SPACE	1,600 SF
LEASE RATE	\$30.00 NNN
RET & CAM	\$13.20/SF
TENANT IMPROVEMENTS	This space is being offered as is

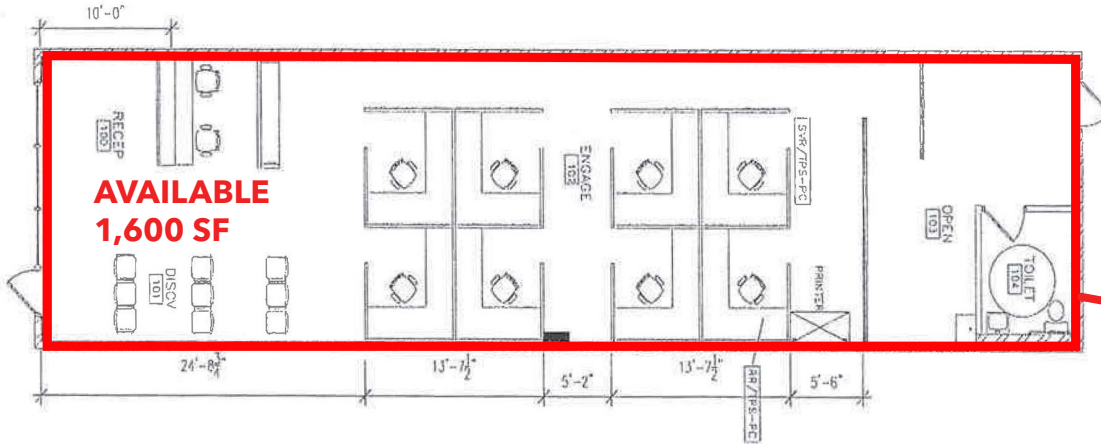
MINIMUM LEASE TERM	5 Years
UTILITIES Gas - Heat: Electric - A/C: Electric - Lights & Outlets: Water & Sewer: Premises Janitorial:	Separately metered; payable by Tenant Separately metered; payable by Tenant Separately metered; payable by Tenant Separately metered; payable by Tenant Separately metered; payable by Tenant
PARKING	67 Surface Spaces
EXTERIOR SIGNAGE	Building Facade

Building AttributesExcellent
DemographicsWalkable
LocationPrime Glendale
Location with Freeway
Accessibility

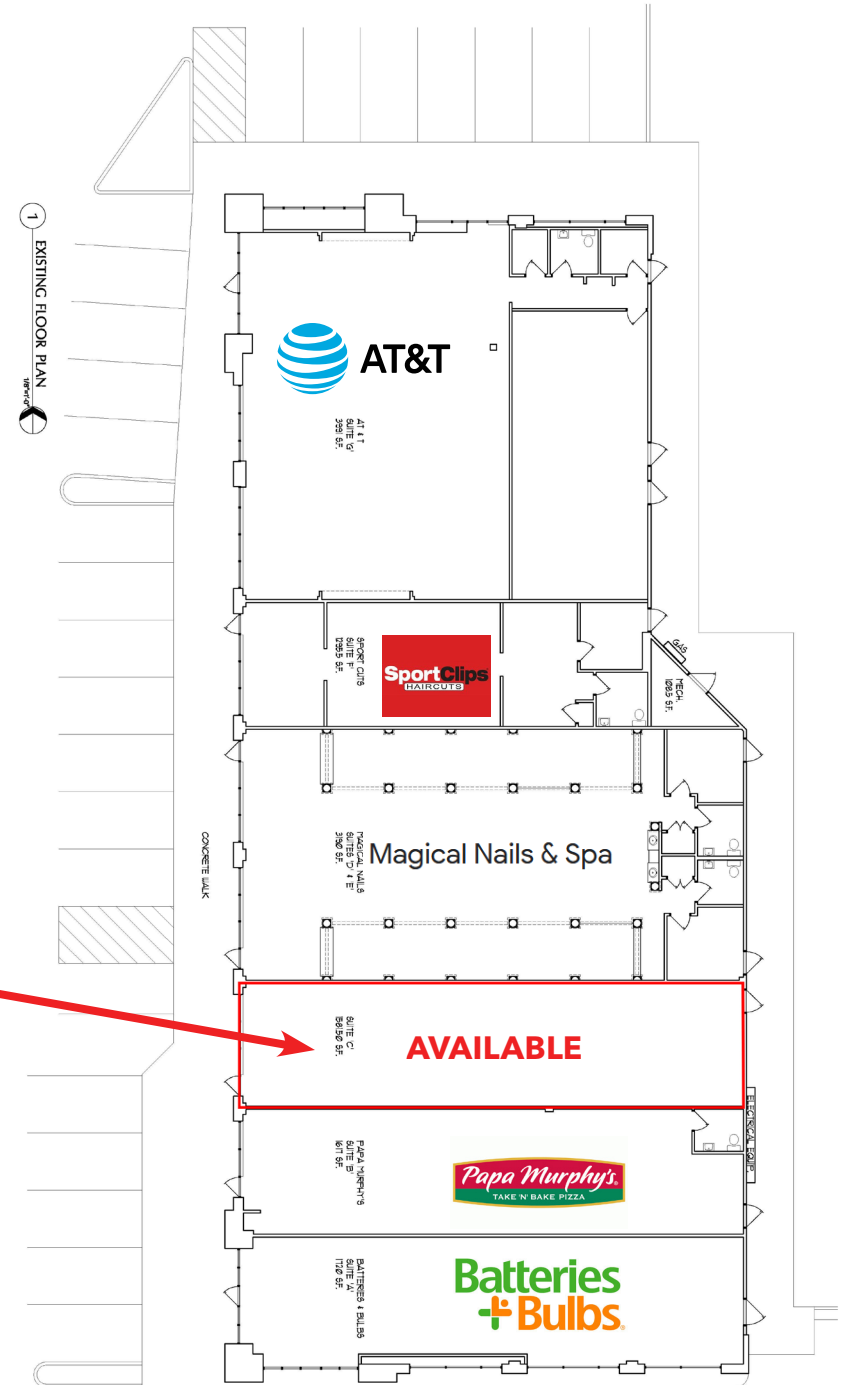
Building Facade

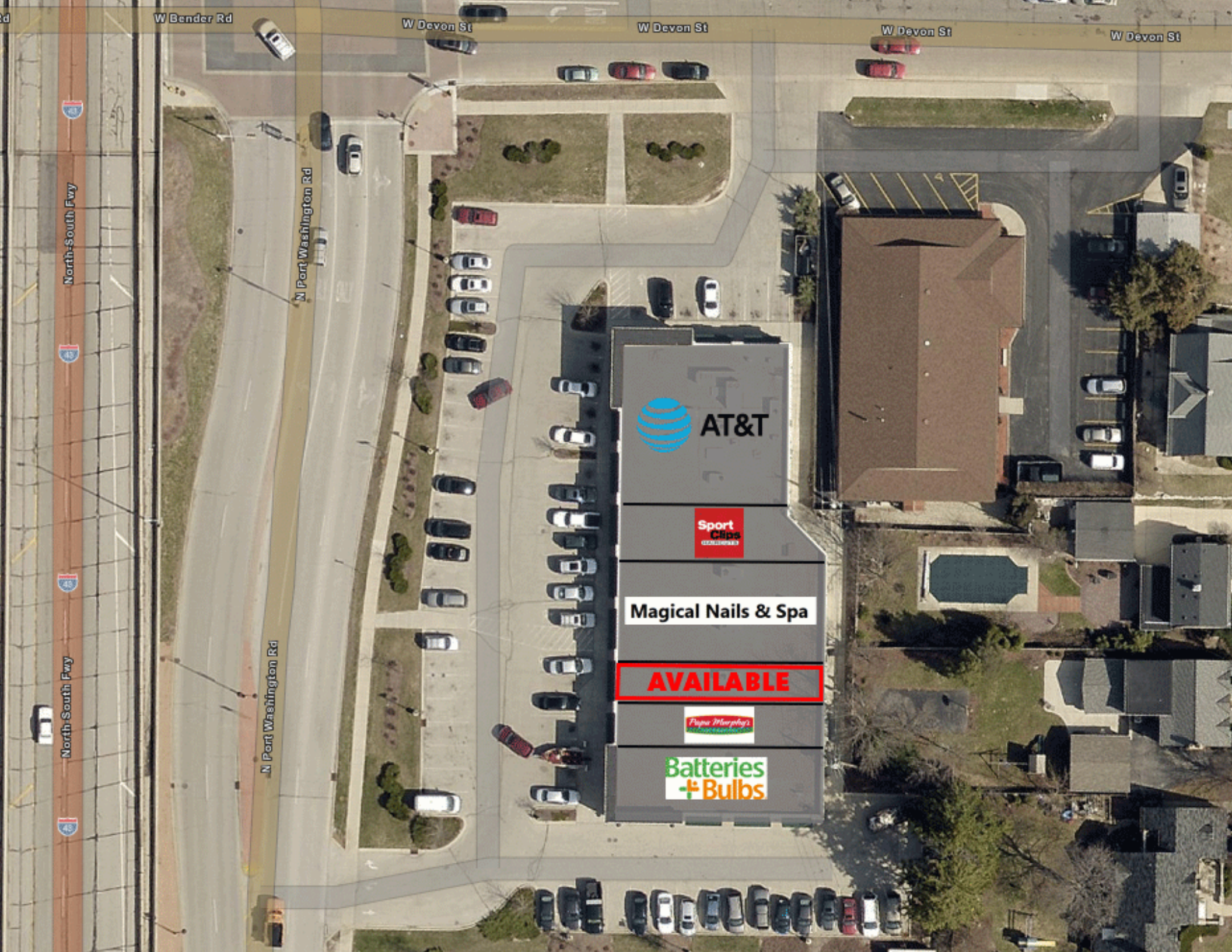
6150 NORTH PORT WASHINGTON ROAD

FLOOR PLAN



SITE PLAN





W Bender Rd

W Devon St

W Devon St

W Devon St

W Devon St

North-South Fwy

North South Fwy

N Port Washington Rd

N Port Washington Rd



AT&T

Sport
Clips

Magical Nails & Spa

AVAILABLE

Papa Murphy's

Batteries
+ Bulbs

2,985

Population

41.5

Median Age



107

Total Businesses



2,607

Total Employees



2.66

Average
Household Size



\$105,721

Median Household Income



\$55,506

Per Capita Income



\$546,101

Median Net Worth

Source: U.S. Census Bureau. Esri forecasts



9,534

Population

45.4

Median Age



565

Total Businesses



11,420

Total Employees



2.51

Average
Household Size



\$106,681

Median Household Income



\$57,087

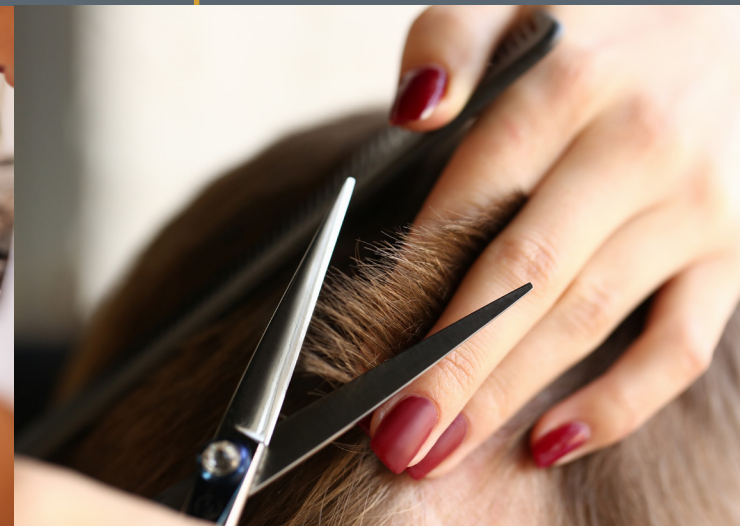
Per Capita Income



\$482,471

Median Net Worth

Source: U.S. Census Bureau. Esri forecasts





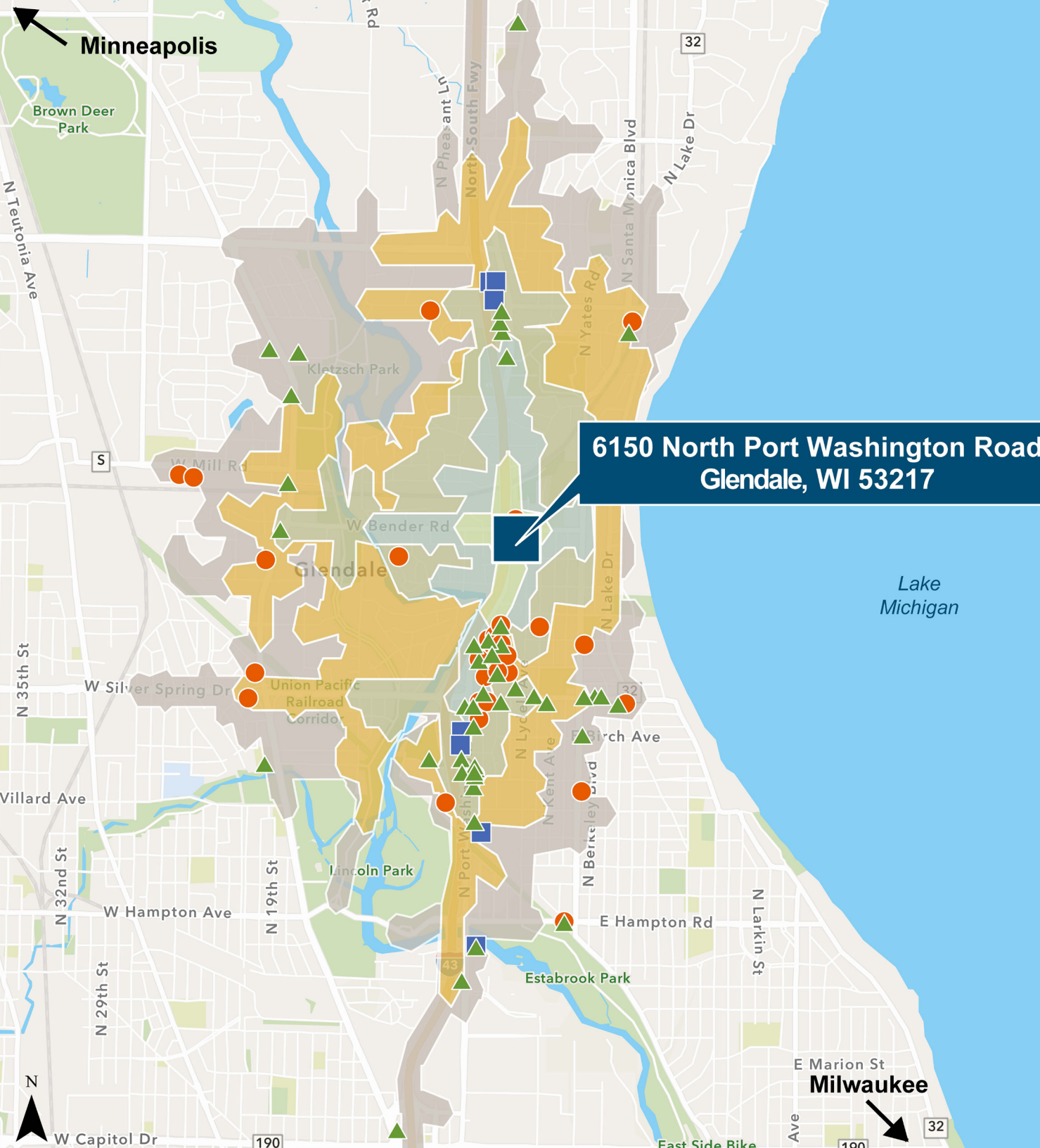
Traffic Count Profile

Traffic Count Profile

Prepared by Esri
Latitude: 43.12894
Longitude: -87.91238

Rings: 0.5, 1, 3 mile radii

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	North Port Washington Avenue	W Bender Rd (0.05 miles N)	2019	13,300
0.04	W Devon St	W Bender Rd (0.01 miles W)	2019	5,900
0.08	N Lydell Ave	W Monrovia Ave (0.03 miles S)	2019	930
0.09	W Devon St	N Lydell Ave (0.03 miles W)	2019	5,600
0.10	N Port Washington Ave	W Bender Rd (0.13 miles N)	2016	14,400
0.15	West Bender Road	N PkRd (0.01 miles W)	2019	7,700
0.17	W Bender Rd	N PkRd (0.01 miles E)	2016	9,700
0.18	N Jean Nicolet Rd	W Fairfield Ct (0.09 miles N)	2019	1,500
0.22	I- 43	W Bender Rd (0.18000001 miles S)	2019	92,700
0.30	N Santa Monica Blvd	E Devon St (0.03 miles N)	2016	4,600
0.39	N Santa Monica Blvd	School Rd (0.05 miles N)	2019	1,700
0.44	School Rd	N Santa Monica Blvd (0.02 miles W)	2016	2,000
0.46	N Lake Dr	School Rd (0.12 miles N)	2019	8,000
0.49	E Day Ave	N Shoreland Ave (0.02 miles E)	2019	340
0.51	N Lydell Ave	W Day Ave (0.06 miles N)	2019	1,500
0.54	W Apple Tree Rd	N Port Washington Ave (0.0 miles)	2003	15,000
0.56	North Santa Monica Boulevard	E Acacia Rd (0.02 miles S)	2019	2,500
0.59	N Port Washington Ave	W Northshore Dr (0.05 miles S)	2016	3,900
0.60		W Northshore Dr (0.05 miles SE)	2019	3,400
0.62	N Santa Monica Blvd	E Daphne Rd (0.04 miles S)	2010	4,100
0.64	N Port Washington Ave	W Northshore Dr (0.01 miles N)	2016	18,400
0.67		W Northshore Dr (0.1 miles E)	2019	7,600
0.68	North Port Washington Avenue	W Northshore Dr (0.05 miles N)	2019	16,900
0.69		(0.0 miles)	2016	7,800
0.70		I- 43 (0.08 miles SW)	2019	7,500
0.71	N Jean Nicolet Rd	W Daphne Rd (0.07 miles S)	2016	94,300
0.71	N Santa Monica Blvd	E Beaumont Ave (0.01 miles N)	2019	4,200
0.71	North Port Washington Avenue	W Coventry Ct (0.02 miles NE)	2019	11,000
0.72	N Port Washington Ave	W Coventry Ct (0.01 miles N)	2016	10,500
0.73	W Silver Spring Dr	N Iroquois Ave (0.01 miles E)	2019	20,600



Drive Time

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities

(Within Driving Distances)

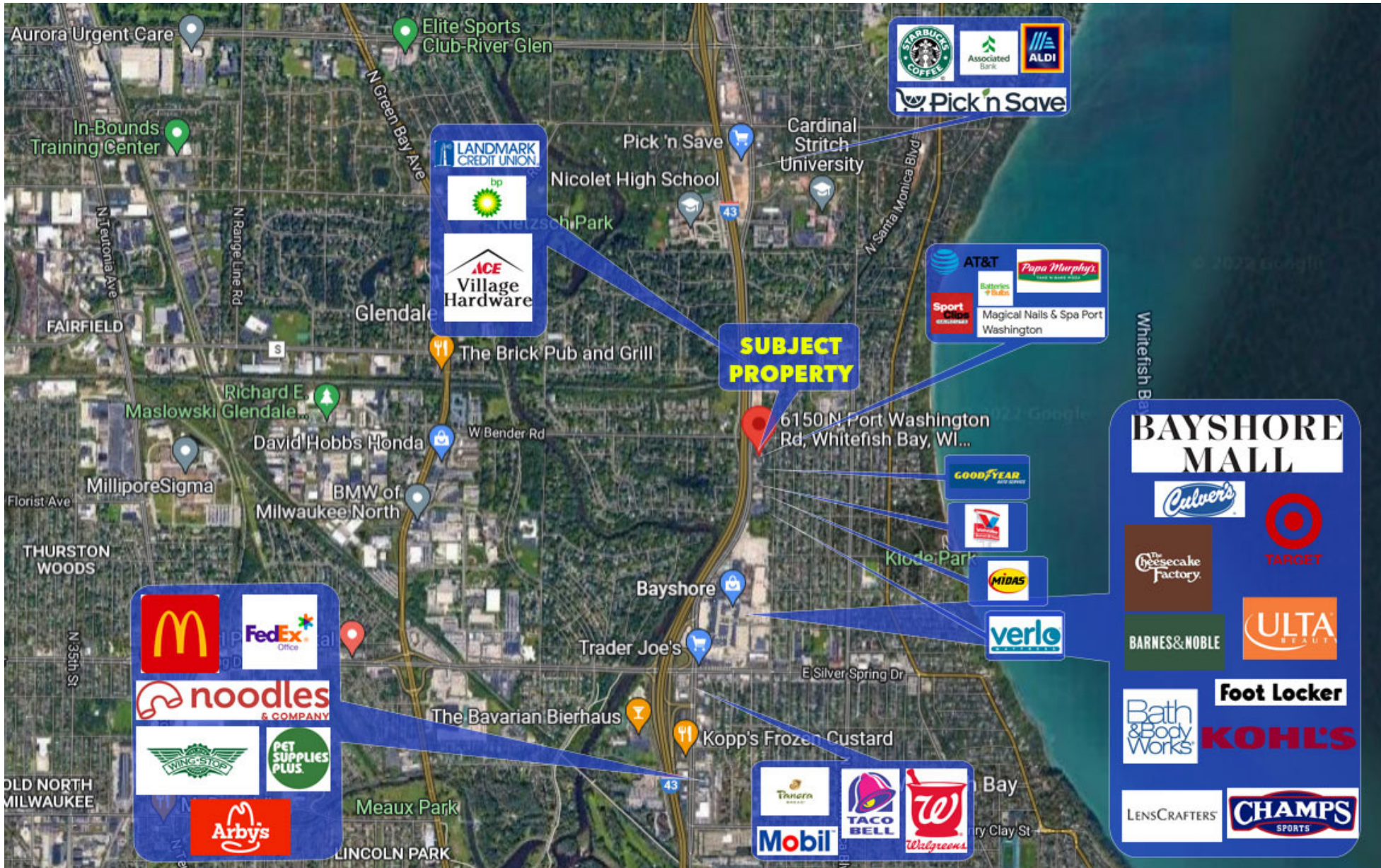
- Retail Shops (44)
- Lodging (9)
- Restaurants & Bars (57)



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2022 Transwestern.

6150 | **NORTH PORT
WASHINGTON
ROAD**

GLENDALE, WI



NORTH BAY PLAZA

6150 | NORTH PORT
WASHINGTON
ROAD

GLENDALE, WI



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.