

1 ACRE



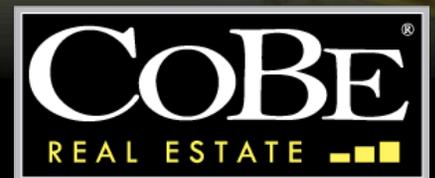
FOR SALE | LAND & GRAY SHELL

6146 W GLENDALE AVE

Glendale, AZ 85301

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## PROPERTY SUMMARY

Sale Price:	\$1,195,000
Lot Size:	1.00 Acres
APN:	143-37-066
Zoning:	C-2
Cross Streets:	Glendale Ave & 61st Ave
Buildout:	Gray Shell with 6 Auto Bays
Distance To Grand Ave:	1.0 Mile

## PROPERTY OVERVIEW

Freestanding gray-shell building sitting on 1 AC and located along Glendale Avenue with excellent visibility and easy access. The property offers prominent street frontage, making it a great fit for businesses that benefit from strong drive-by exposure and clear signage. This space provides flexibility for an owner-user or an investor looking for value-add potential. Set within an established Glendale trade area, the location is surrounded by a solid mix of retailers and residential neighborhoods, supported by strong local demographics and steady daily traffic.

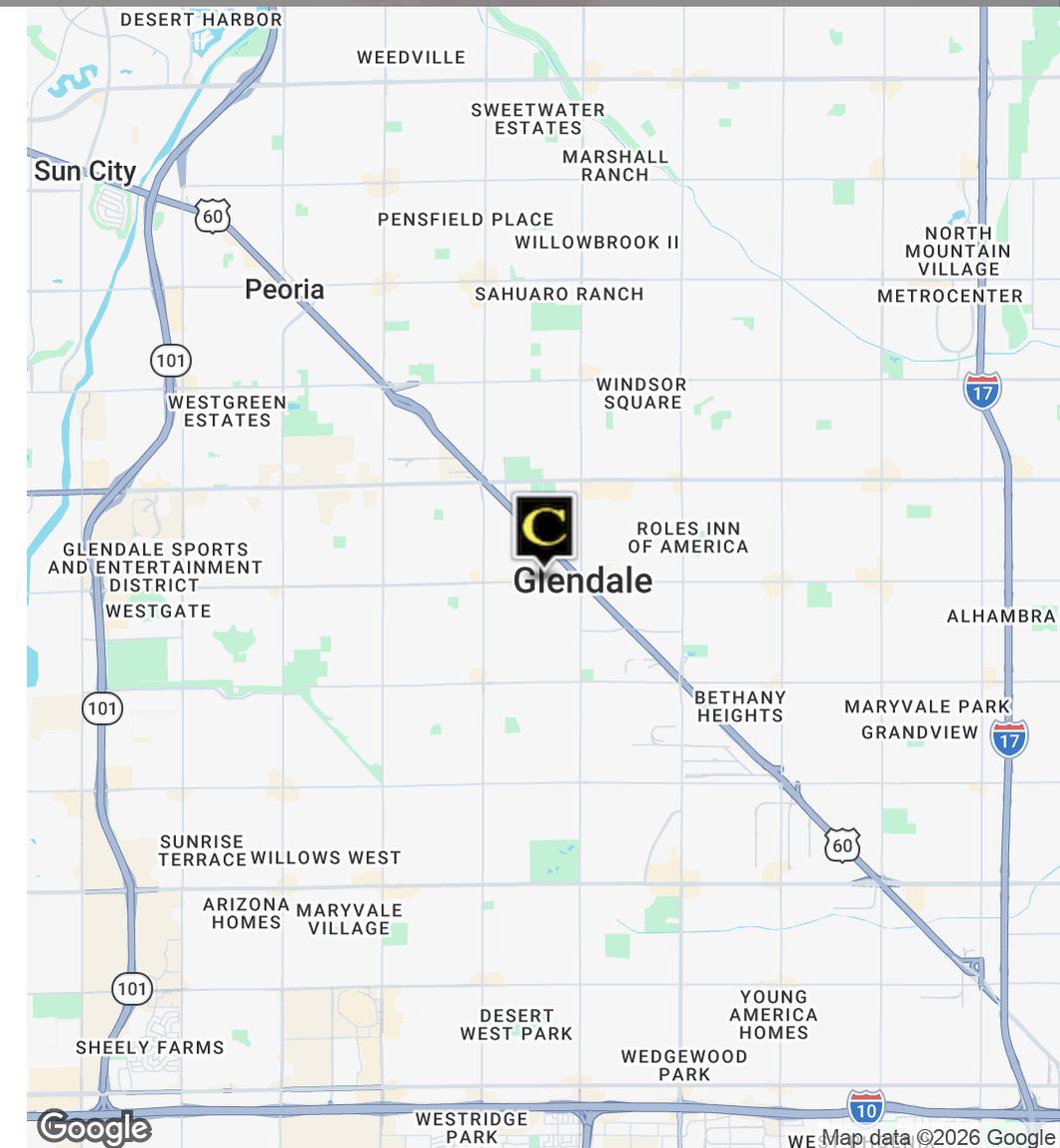
## PROPERTY HIGHLIGHTS

- Prominent Glendale Ave frontage
- Freestanding building
- Strong visibility and access
- Ideal for owner-user or value-add investor
- Established Glendale trade area

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# Retail-Office-Flex Property in Glendale

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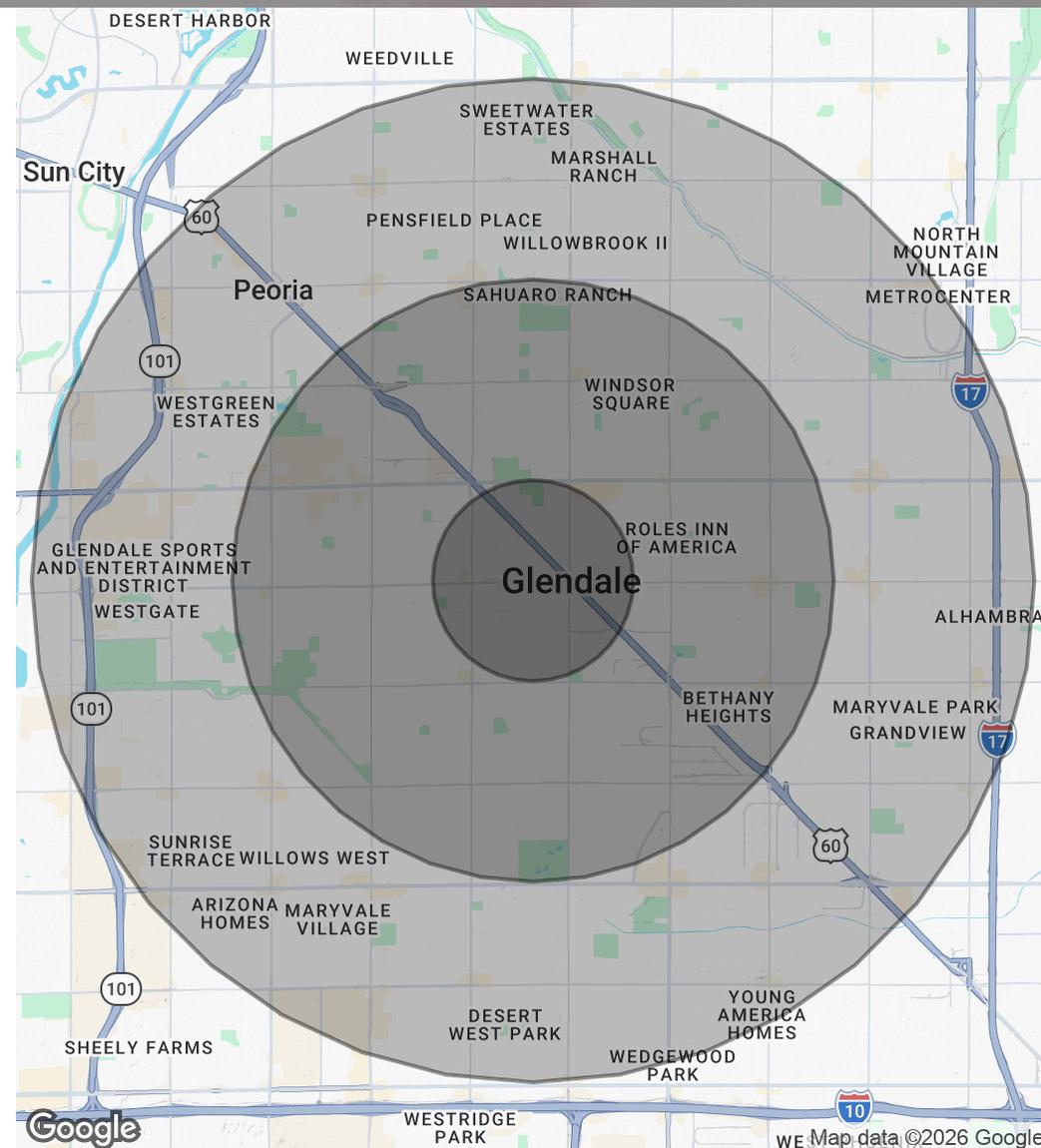
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	22,604	188,740	503,822
Average Age	33	35	35
Average Age (Male)	32	34	34
Average Age (Female)	34	36	36

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,317	61,273	157,513
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$58,710	\$75,732	\$78,785
Average House Value	\$260,074	\$305,352	\$324,297

Demographics data derived from AlphaMap



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