

# MULTI-TENANT RETAIL BLDG FOR SALE IN GLENDALE – FLEXIBLE LEASE TERMS

5601 W GLENDALE AVE | GLENDALE, AZ 85301



## FOR SALE

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# MULTI-TENANT PEDESTRIAN FRIENDLY LOCATION IN OLDTOWN GLENDALE

5601 W GLENDALE AVE, GLENDALE, AZ 85301

## FOR SALE



### OFFERING SUMMARY

|                    |             |
|--------------------|-------------|
| Sale Price:        | \$1,350,000 |
| Price/SF:          | \$97.12/SF  |
| Building Size:     | 13,900 SF   |
| Proforma Cap Rate: | 10%         |
| Lot Size:          | 17,500 SF   |
| Zoning:            | C-TC        |

### PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a multi-tenant inline retail building prominently located on Glendale Avenue in the heart of Oldtown Glendale. This highly walkable, pedestrian-friendly location benefits from strong foot traffic and is situated within a well-established, commercially zoned district with consistently high occupancy rates. The property features a diverse tenant mix with long-term occupants currently operating under below-market lease rates, providing significant upside potential. All leases include landlord-favorable early termination clauses, offering flexibility for repositioning or redevelopment.

### PROPERTY HIGHLIGHTS

- 180 Day Lease Terminations, Providing Upside to Replace Current Income (est. 5.41% cap) with Conservative Proforma Cap of 12%
- Multi-Tenant Retail Investment or Owner User Property In Oldtown Glendale
- Low Basis Price Per Square Foot, Great Investment Opportunity

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# MULTI-TENANT RETAIL INVESTMENT OR OWNER USER OPPORTUNITY

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# WITHIN OLDTOWN GLENDALE, RARE MULTI-TENANT RETAIL FOR SALE

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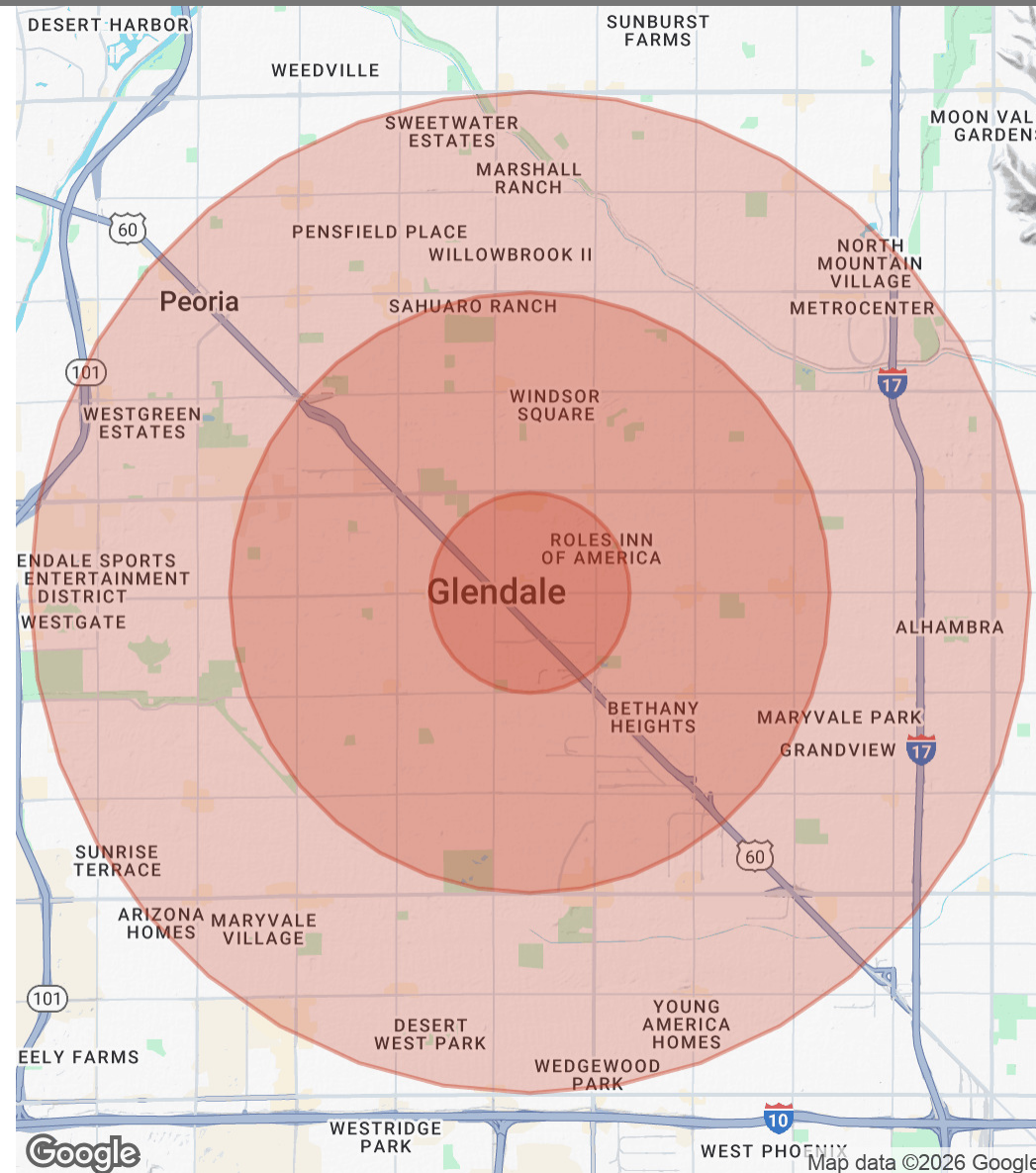
# STRONG DEMOGRAPHICS AND PEDESTRIAN FRIENDLY SHOPPING / DINING AREA

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## FOR SALE

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 19,124 | 202,667 | 563,806 |
| Average Age          | 36     | 35      | 35      |
| Average Age (Male)   | 35     | 34      | 34      |
| Average Age (Female) | 37     | 36      | 36      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,473     | 65,345    | 178,759   |
| # of Persons per HH | 3         | 3.1       | 3.2       |
| Average HH Income   | \$57,525  | \$73,891  | \$77,785  |
| Average House Value | \$249,404 | \$298,531 | \$323,173 |



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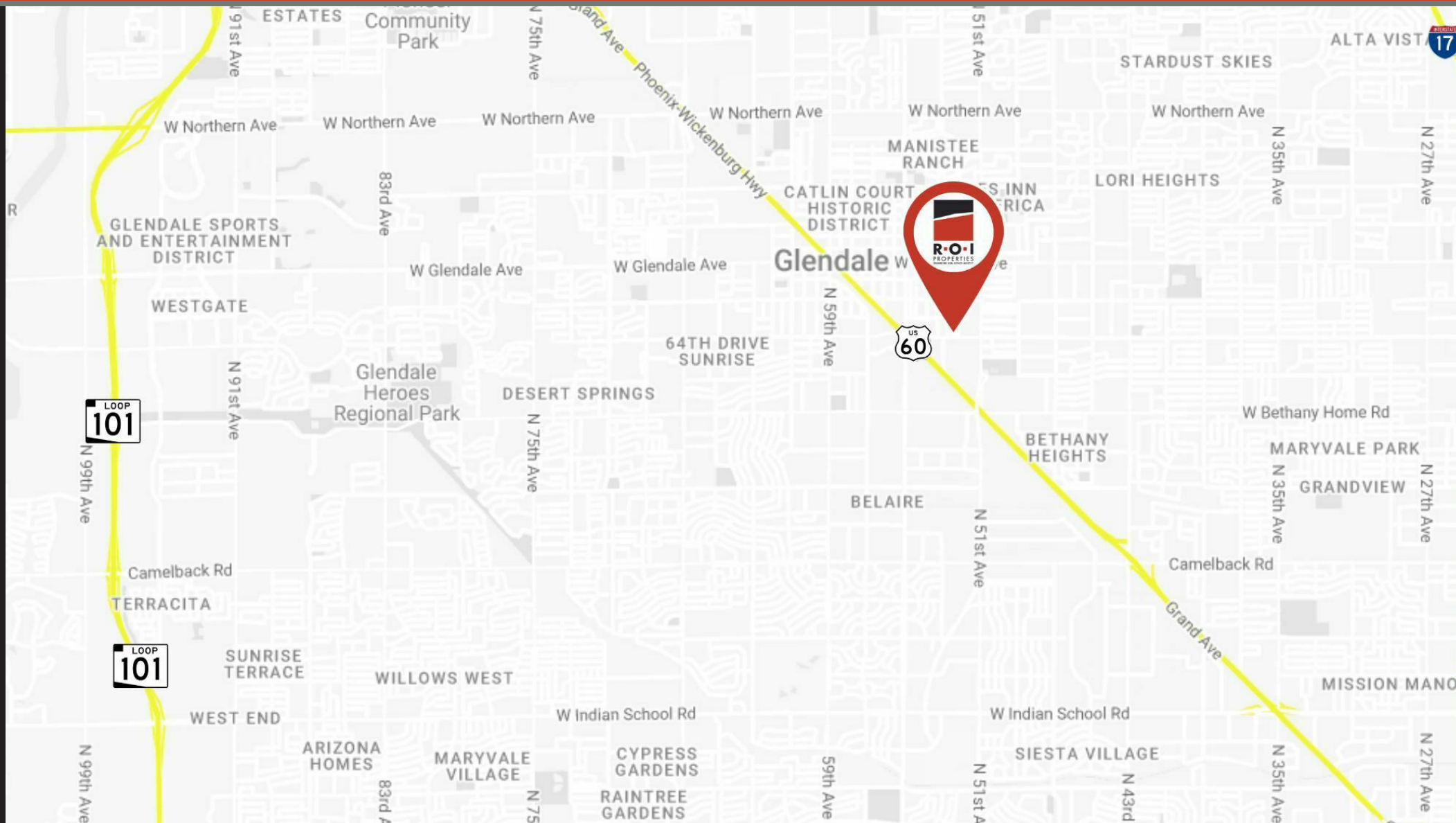
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# CENTRALLY LOCATED IN OLDTOWN GLENDALE, AND NEAR GRAND AVENUE

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