

NWC 19TH AVE & GLENDALE | FOR SALE

1940 W GLENDALE AVENUE & 7080 N 19TH AVENUE, PHOENIX, AZ 85021

TWO FREESTANDING BUILDINGS—AVAILABLE INDIVIDUALLY OR TOGETHER



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1940
W GLENDALE
AVENUE





THE OFFERING

Lee & Associates is pleased to present an income producing owner/user or redevelopment play — two freestanding retail buildings totaling $\pm 20,664$ SF on a signalized hard corner in established West Phoenix. Built in 2008 on ± 1.95 acres with ± 432 feet of frontage along Glendale and 19th Avenues, the property combines modern construction, strong visibility, and flexible C-3 zoning in a dense infill location.

Consisting of a $\pm 13,969$ SF building at 1940 W Glendale Avenue and a $\pm 6,695$ SF building at 7080 N 19th Avenue. Both sit on separate parcels and are offered individually or combined. The larger building carries in-place absolute-NNN income from Urgent Care Extra, while the balance of the property delivers vacant, offering flexibility to occupy, lease, or reconfigure.

OFFERING SUMMARY

	SIZE	LIST PRICE	PRICE / SF
Big Box - 1940 W Glendale	±13,969 SF	\$2,933,000	\$210
Former Lexington - 7080 N 19th	±6,695 SF	\$1,840,000	\$275
Combined	±20,664 SF	\$4,773,000	\$231

PROPERTY FACTS

Total Building Size	±20,664 (two buildings)
Total Site Size	±1.95 AC (84,942 SF)
Year Built	2008 (both buildings)
Zoning	C-3, City of Phoenix (both parcels)
Configuration	Hard-corner, signalized; two freestanding buildings on separate parcels
Frontage	±432' along Glendale & 19th Avenues
Parking	±82 surface spaces
Signage	Monument signage
Parcels	157-17-039L (Big Box) • 157-17-039K (Shop Building)





INVESTMENT HIGHLIGHTS

◆ INCOME IN PLACE

Absolute-NNN income from Urgent Care Extra in the larger building, with no landlord maintenance obligation.

◆ NEWER CONSTRUCTION

Built in 2008, both buildings offer modern improvements and infrastructure that are increasingly scarce in this established infill corridor.

◆ HIGH TRAFFIC AND VISIBILITY

±72,414 combined vehicles per day at the intersection, with strong exposure along two of West Phoenix's primary arterials.

◆ FLEXIBLE C-3 ZONING

City of Phoenix C-3 zoning accommodates a wide range of retail, medical, restaurant, and service uses, and supports single- or multi-tenant configurations.

◆ TWO BUILDINGS - BUY ONE OR BOTH

±20,664 SF across two separately parceled buildings (±13,969 SF and ±6,695 SF), offered individually or as a combined corner.

◆ SIGNALIZED HARD CORNER

Two freestanding buildings command a signalized hard corner at Glendale & 19th Avenues, with ±432' of combined arterial frontage and monument signage.

◆ AMPLE PARKING

±82 surface parking spaces across the ±1.95-acre site

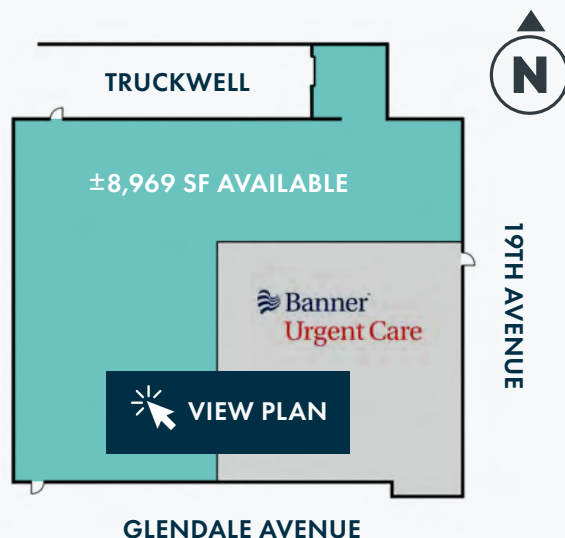
◆ ESTABLISHED INFILL TRADE AREA

203,866 residents within 3 miles and a 508,656 daytime population within 5 miles, with direct access to Interstate 17 (Black Canyon Freeway).

PROPERTY OVERVIEW

1940 W. Glendale Avenue *The Big Box*

The larger of the two buildings, 1940 W Glendale Avenue is a $\pm 13,969$ SF freestanding building on ± 1.44 acres at the signalized corner. Originally built in 2008 as a Fresh & Easy Neighborhood Market, it offers an open, column-light floor plate, dedicated loading, and abundant parking — well suited to grocery, medical, fitness, or general retail reuse. Prominent corner visibility and monument signage round out the building. Urgent Care Extra occupies $\pm 5,000$ SF under an absolute-NNN lease; the remaining $\pm 8,969$ SF is available, with flexibility for single- or multi-tenant use.



Building GLA	$\pm 13,969$ SF
Available	$\pm 8,969$ SF
Prior Use	Former Fresh & Easy Neighborhood Market
Land Area	1.44 AC (62,726 SF)
Year Built	2008
Zoning	C-3, City of Phoenix
Parcel	157-17-039L
List Price	\$2,933,000 (\$210/SF)

Income In Place

Absolute-NNN income from Urgent Care Extra within the building.

Tenant	Urgent Care Extra (UCXTRA Services, LLC)
Premises	$\pm 5,000$ SF — within 1940 W Glendale
Lease Type	Absolute NNN — no landlord maintenance obligation
Current Rent	\$12,833/mo (\$30.80/SF)
Rent Step	\$14,117/mo (\$33.88/SF) effective 6/1/2027
Lease Expiration	May 31, 2029





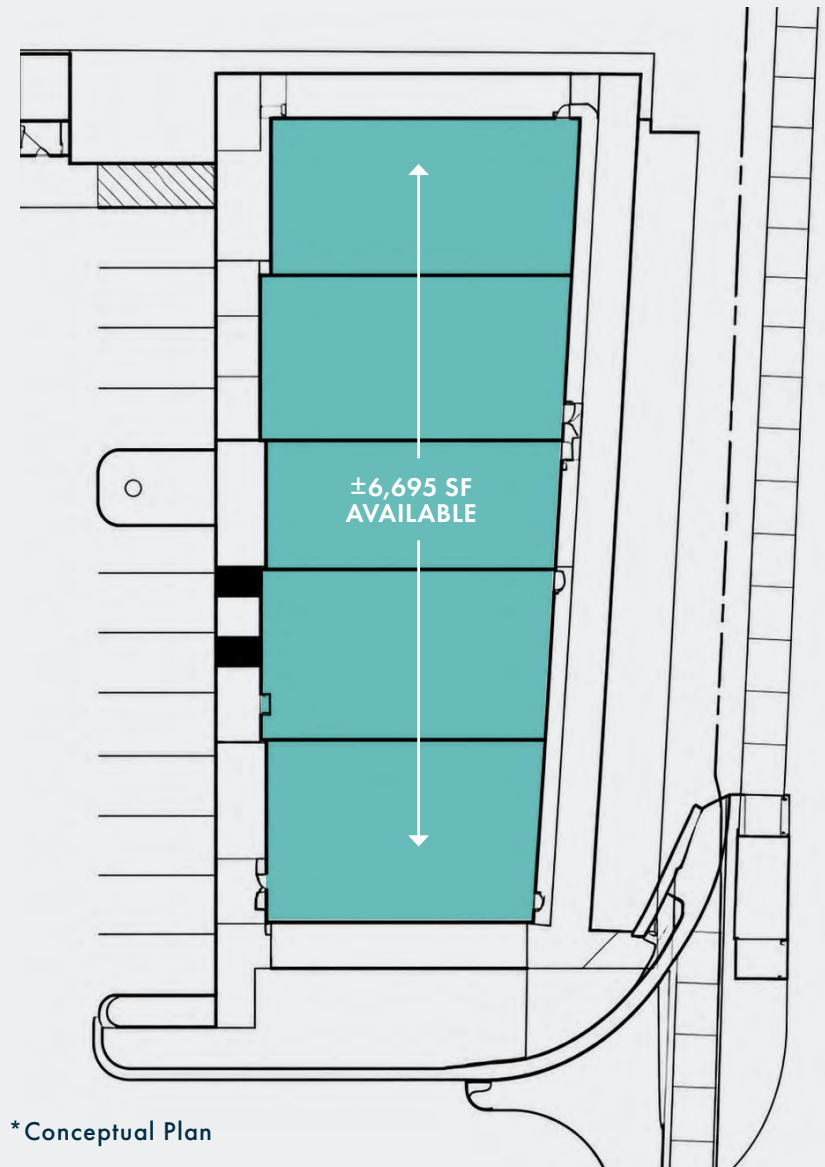
PROPERTY OVERVIEW

7080 N 19th Avenue

Former Lexington

7080 N 19th Avenue is a $\pm 6,695$ SF freestanding building on ± 0.51 acres fronting 19th Avenue. Built in 2008 and delivered vacant, the building offers a flexible floor plate suited to a single user or a multi-tenant configuration, with frontage and visibility along one of Phoenix's primary north-south arterials. Its size and corner position lend the building to a multi-tenant repositioning.

Building GLA	$\pm 6,695$ SF
Occupancy	Vacant
Land Area	0.51 AC (22,216 SF)
Year Built	2008
Zoning	C-3, City of Phoenix
Parcel	157-17-039K
List Price	\$1,840,000 (\$275/SF)

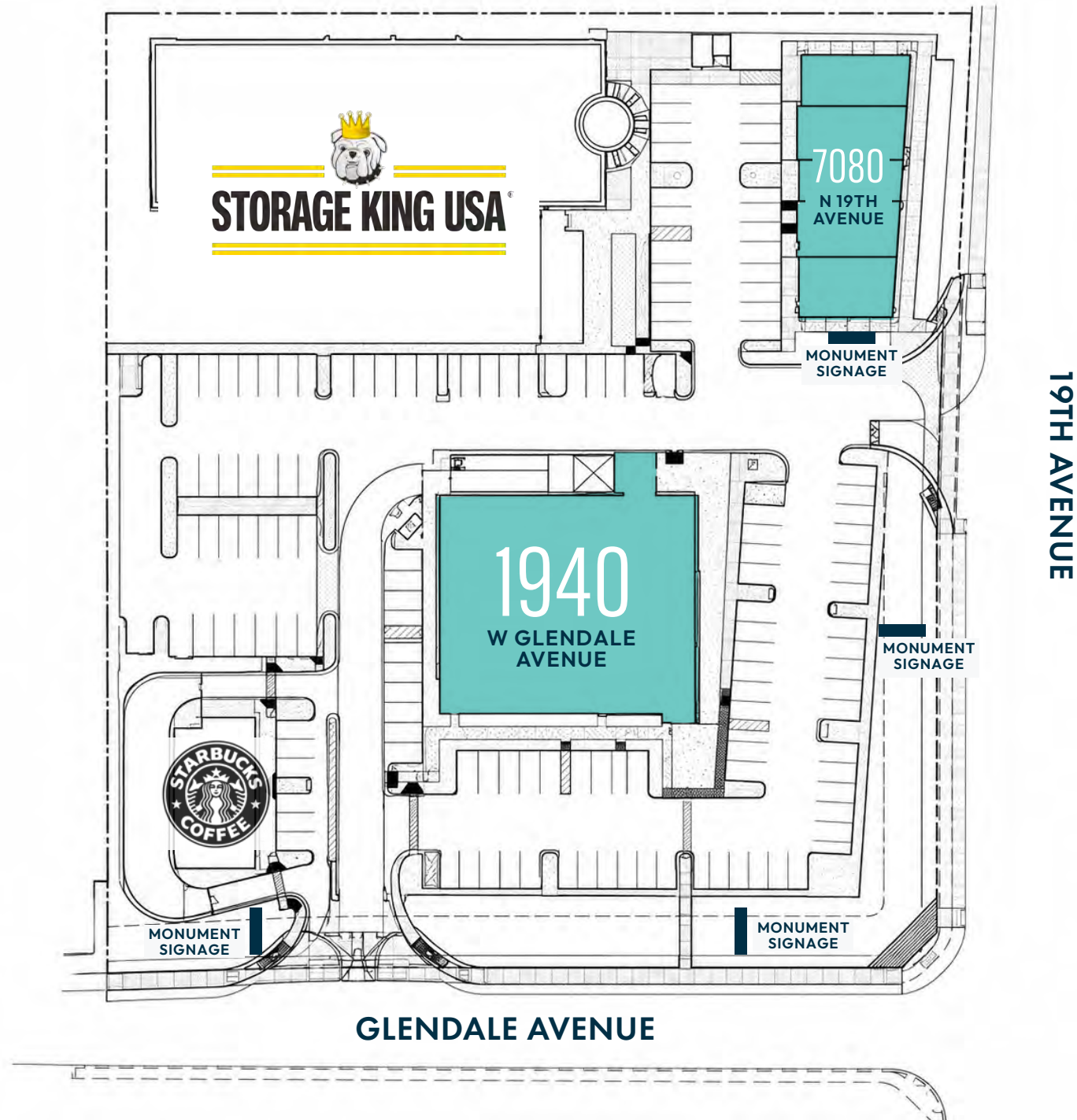


*Conceptual Plan





SITE PLAN



1940

W GLENDALE
AVENUE

7080

N 19TH
AVENUE



GLENDALE AVE — 36,023 VPD

19TH AVE — 36,391 VPD



TRADE AREA



SHAW BUTTE

NORTH MOUNTAIN

ORANGEWOOD ELEMENTARY
SCHOOL

1940

W GLENDALE
AVENUE

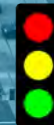
7080

N 19TH
AVENUE

STORAGE KING USA



GLENDALE AVE — 36,023 VPD





AREA DEMOGRAPHICS

Source: Esri, 2025 estimates

	1 MILE	3 MILES	5 MILES
2025 Population	25,300	203,866	446,326
2025 Households	10,232	76,247	174,622
Average Household Income	\$88,935	\$100,763	100,483
Median Household Income	\$61,831	\$67,017	\$68,892
Daytime Population	21,245	190,255	508,656
Median Home Value	\$455,504	\$424,769	\$416,563

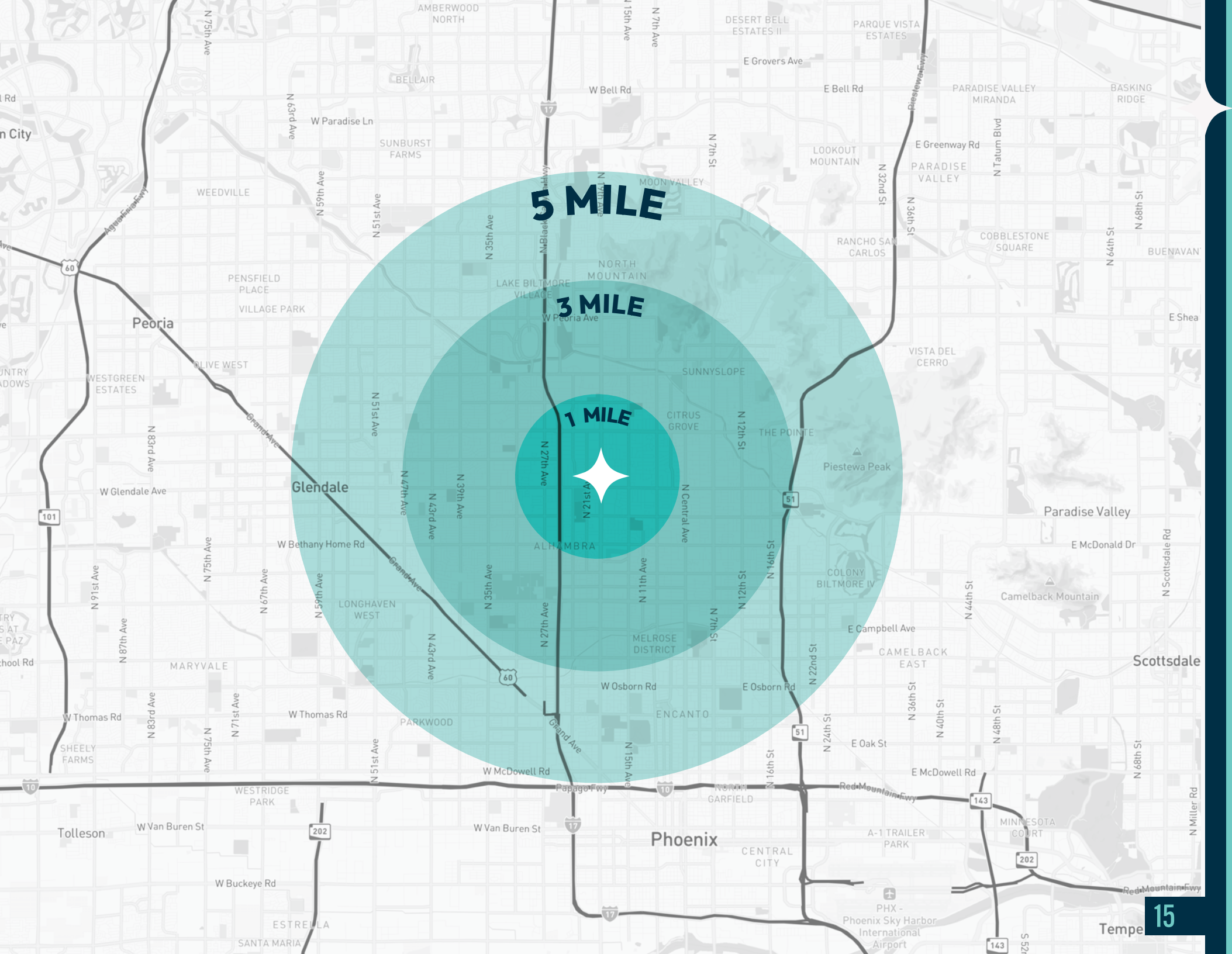
Within the 5-mile trade area, annual consumer spending includes:

\$1.1B

HEALTH CARE

\$658M

FOOD AWAY FROM HOME



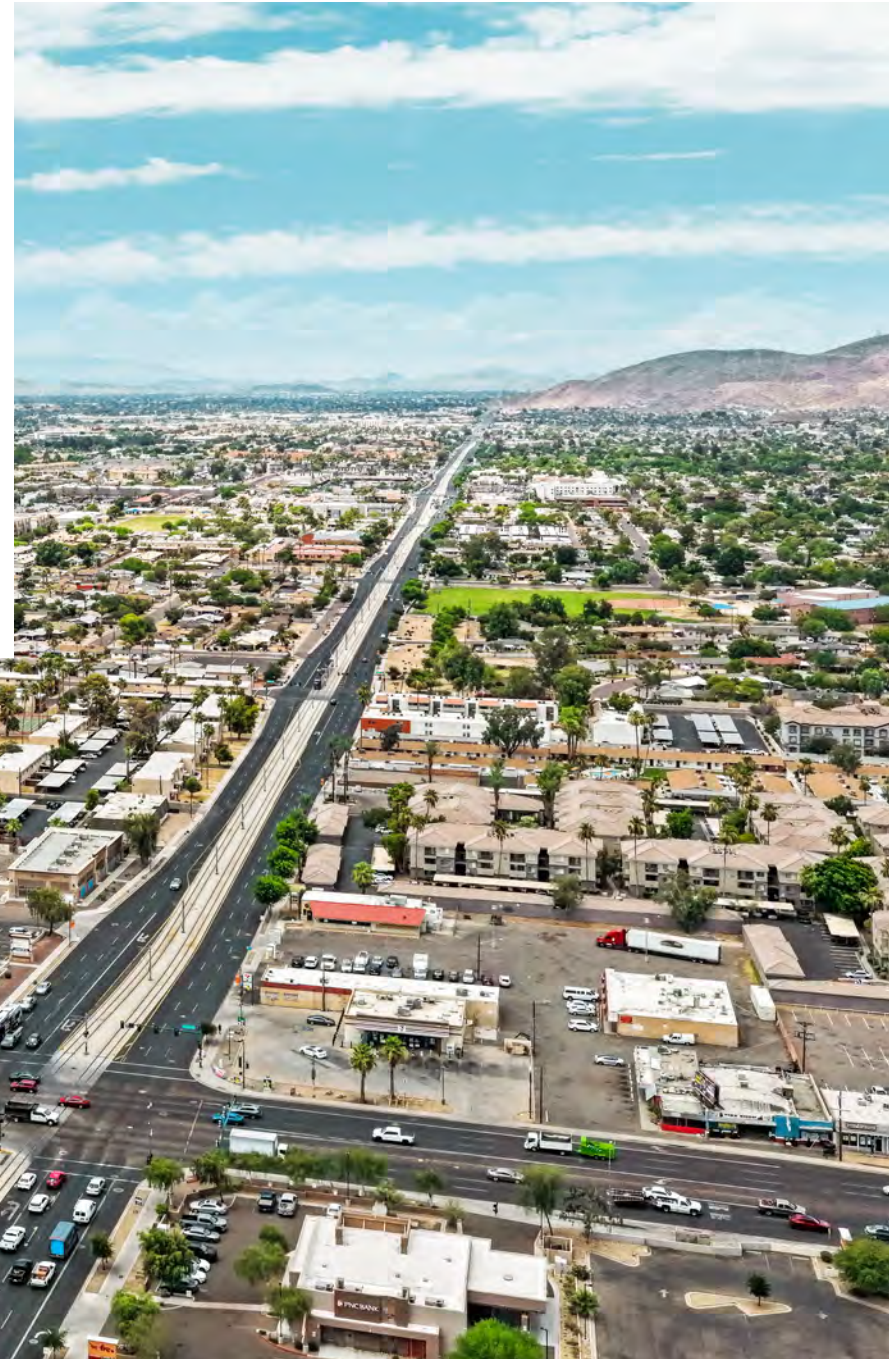
5 MILE

3 MILE

1 MILE

WEST PHOENIX OVERVIEW

The property occupies an established West Phoenix infill location at the signalized intersection of Glendale and 19th Avenues, which are two of the area's primary arterials — with direct connectivity to Interstate 17 (the Black Canyon Freeway) and central access to Downtown Phoenix and the wider metro. The surrounding trade area is built-out and densely populated, with more than 446,000 residents and a daytime population exceeding 508,000 within five miles supporting neighborhood retail, medical, and service uses.



PHOENIX

32

PERCENT WITH
GREATER THAN
\$100K INCOME

34.5

MEDIAN AGE

20%

OF RESIDENTS HAVE
BACHELOR'S
DEGREES

**OVER
100K**

BUSINESSES

517

SQUARE MILES
OF THRIVING CITY

1.62M

POPULATION
870K
EMPLOYEES

CITY OVERVIEW

Phoenix is the capital city of Arizona and is located in the central region of the state. People may know it for its year-round sun, desert beauty, and world-class resorts and golf, but as the fifth-largest city in the U.S., it also offers sophisticated urban landscapes, southwest culture and lots of outdoor adventure.

Sometimes, bigger really is better. Phoenix (the “Valley of the Sun” to locals) invites you to enjoy major destinations for recreation and relaxation, must-visit venues in the culinary and cocktail kingdoms, and long-standing arts, civic and cultural institutions. And that just scratches the surface of things to do in Phoenix.

KEY INDUSTRIES



ADVANCED BUSINESS
SERVICES



MANUFACTURING



HEALTHCARE &
BIOSCIENCE



TECHNOLOGY &
INNOVATION



AEROSPACE, AVIATION &
DEFENSE CONTRACTING

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Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions to the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

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The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

