

FOR SALE

5805 WEST MCLELLAN ROAD

GLENDALE, ARIZONA 85301

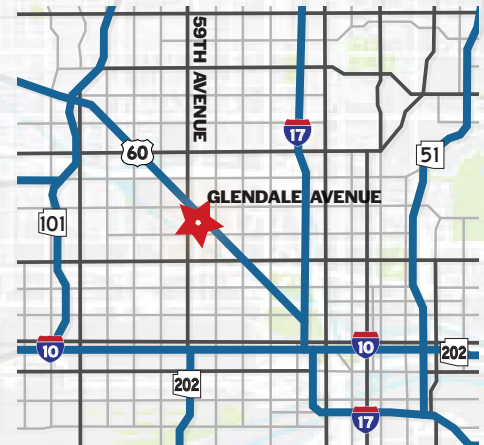
**PRIME
OWNER/USER
OPPORTUNITY**



MCLELLAN ROAD

13,622 SQUARE FEET TWO (2) 6,811 SQUARE FOOT WAREHOUSES

- Contact Brokers for Pricing
- 0.6 Acre Lot
- M-1 Zoning, City of Glendale
- Block Construction
- Large Paved & Gated Yard
- Fire Sprinklered
- All Tenant Leases are Month-to-Month
- Infrastructure in Place to Divide into 1,250 Square Foot Bays
- Owner/User can Occupy Entire Property or a Portion & Lease Remaining for Income



Chad Kirkorsky, SIOR

Partner
480.330.2824
chad@citywidecre.com

Nick DePaul

Vice President
480.414.3818
nick@citywidecre.com

Preston Brimhall

Sales & Leasing
602.619.9350
preston@citywidecre.com

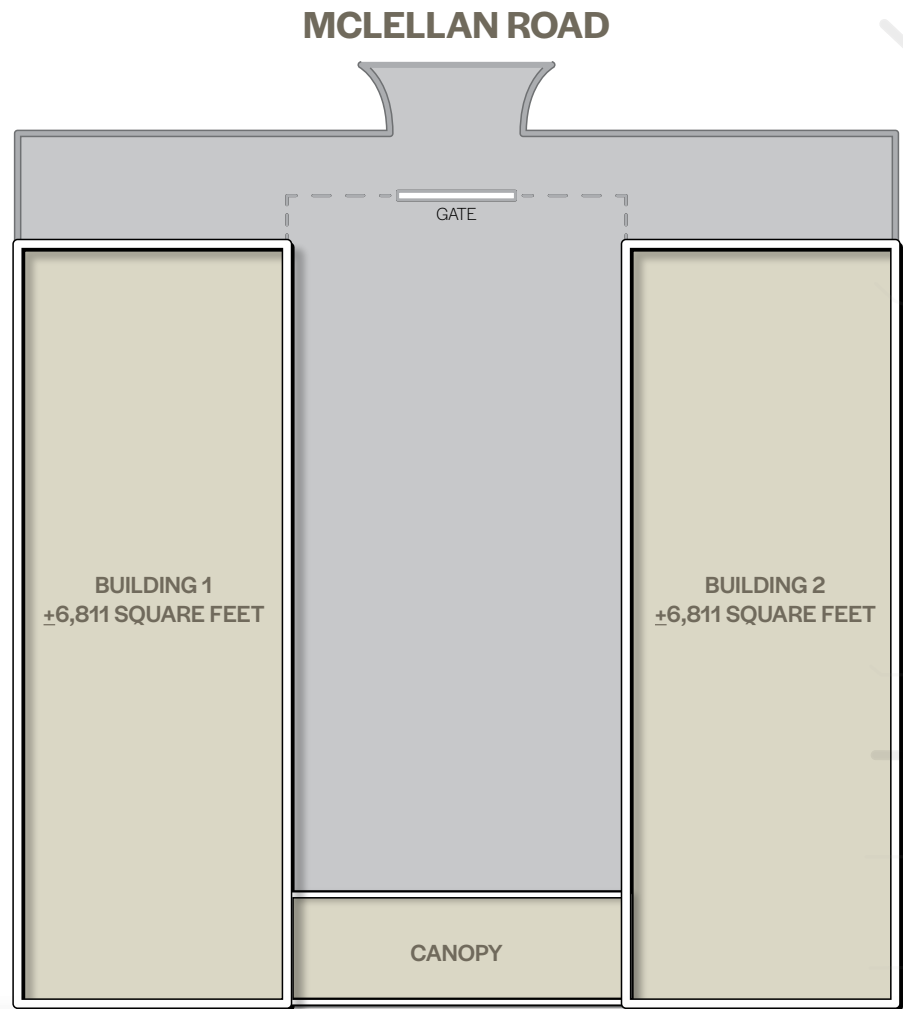
citywide
COMMERCIAL REAL ESTATE

2122 EAST HIGHLAND AVENUE, SUITE 225 • PHOENIX, ARIZONA 85016 • 602.313.1000 • CITYWIDECRE.COM

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AREA DEMOGRAPHICS

3-MILE RADIUS, 2024 ESTIMATED

The area demonstrates robust business activity, with approximately 5,000 businesses situated within a 3-mile radius of the site. The region is highly dense, with a population of 21,000 people within a 1-mile radius and 200,000 people within a 3-mile radius. Notably, the area exhibits positive projected growth, which is somewhat rare for historically established areas, growing at a rate of 1% or more annually. The average income within a 3-mile radius is \$80,000, indicating a relatively affluent demographic. The location is conveniently situated just 0.25 miles off US HWY 60 and 1.5 miles from a major BNSF Railway facility, making it highly accessible.



4,511

Total Businesses



197,219

Population



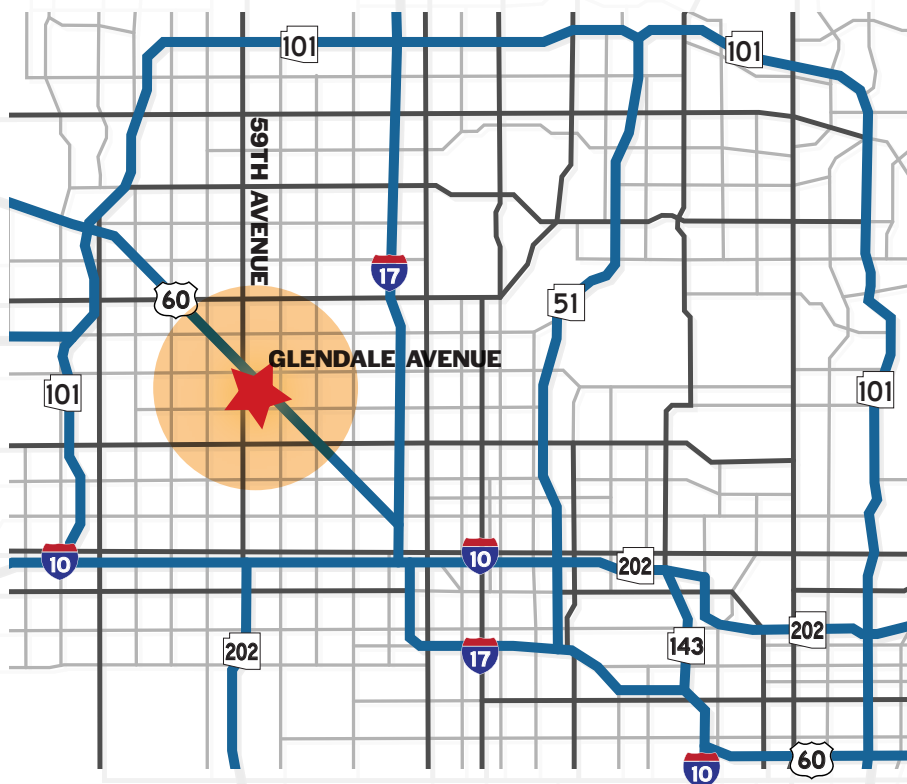
0.9%

Annual Growth



\$81,199

Median HH Income



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