

LAND FOR SALE

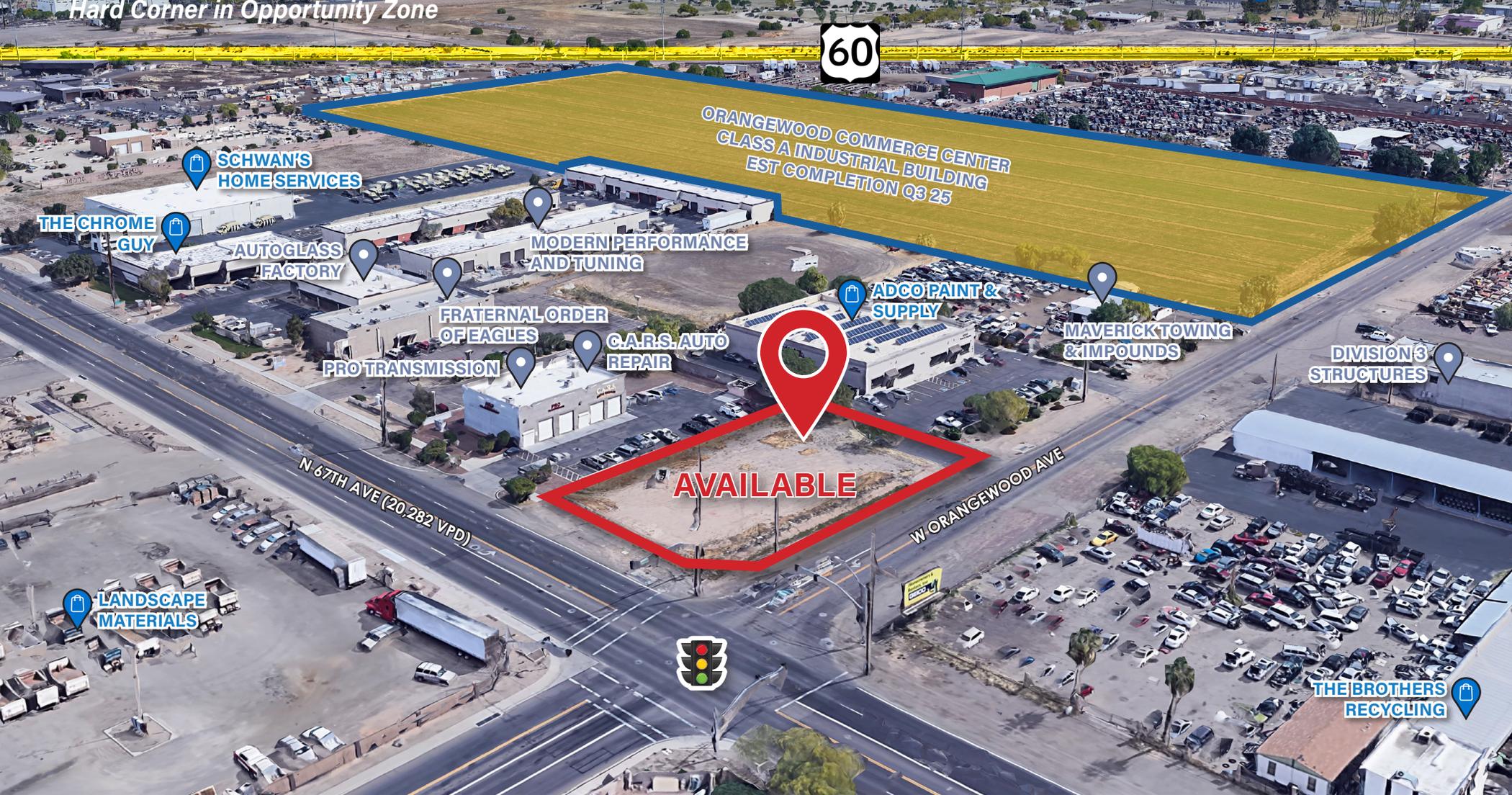
Investor or Owner-User Opportunity

NEC of N 67th Ave & W Orangewood Ave | Glendale, AZ 85301
Hard Corner in Opportunity Zone

0.5 ACRES

\$335,000.00 (\$15.38 PSF)

Seller Financing Available



CRAIG TRBOVICH
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 02 6 26

COMMERCIAL PROPERTIES INC.
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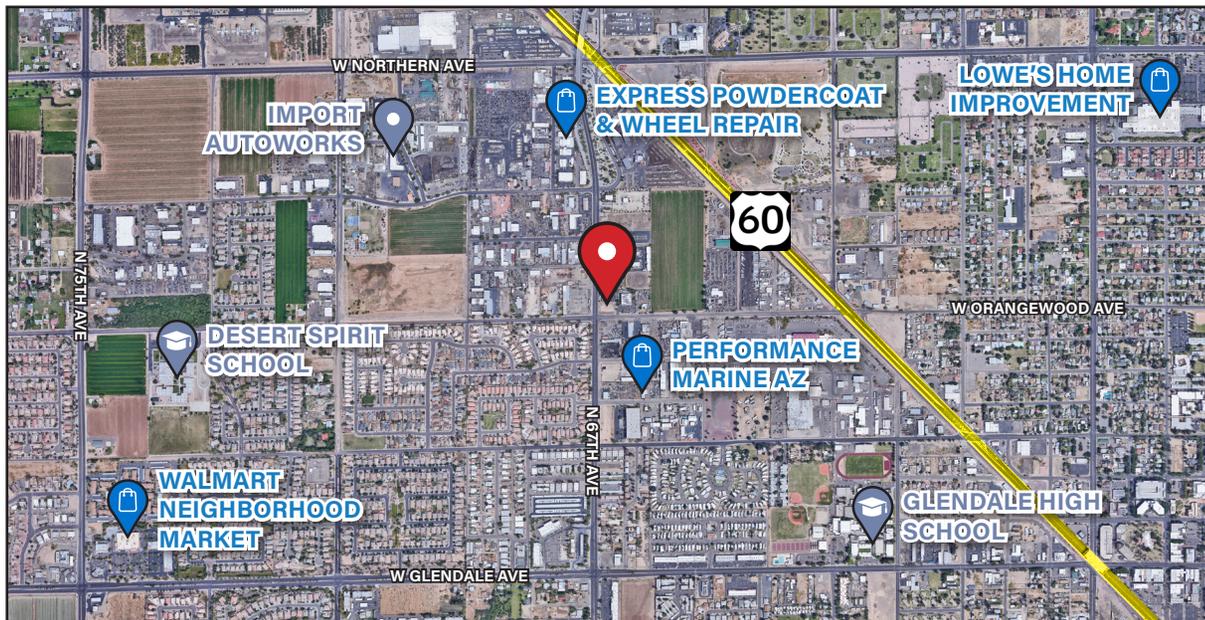
Investor or Owner-User Opportunity

Property Summary

Project Size	±0.5 Acres (±21,780 SF)
Sale Price	\$335,000 (\$15.38 PSF)
Address	NEC of N 67th Ave & W Oranewood Ave Glendale, AZ 85301
Parcel	143-31-002R
Zoning	M-1, City of Glendale
Power	SRP
Water/Sewer	City of Glendale

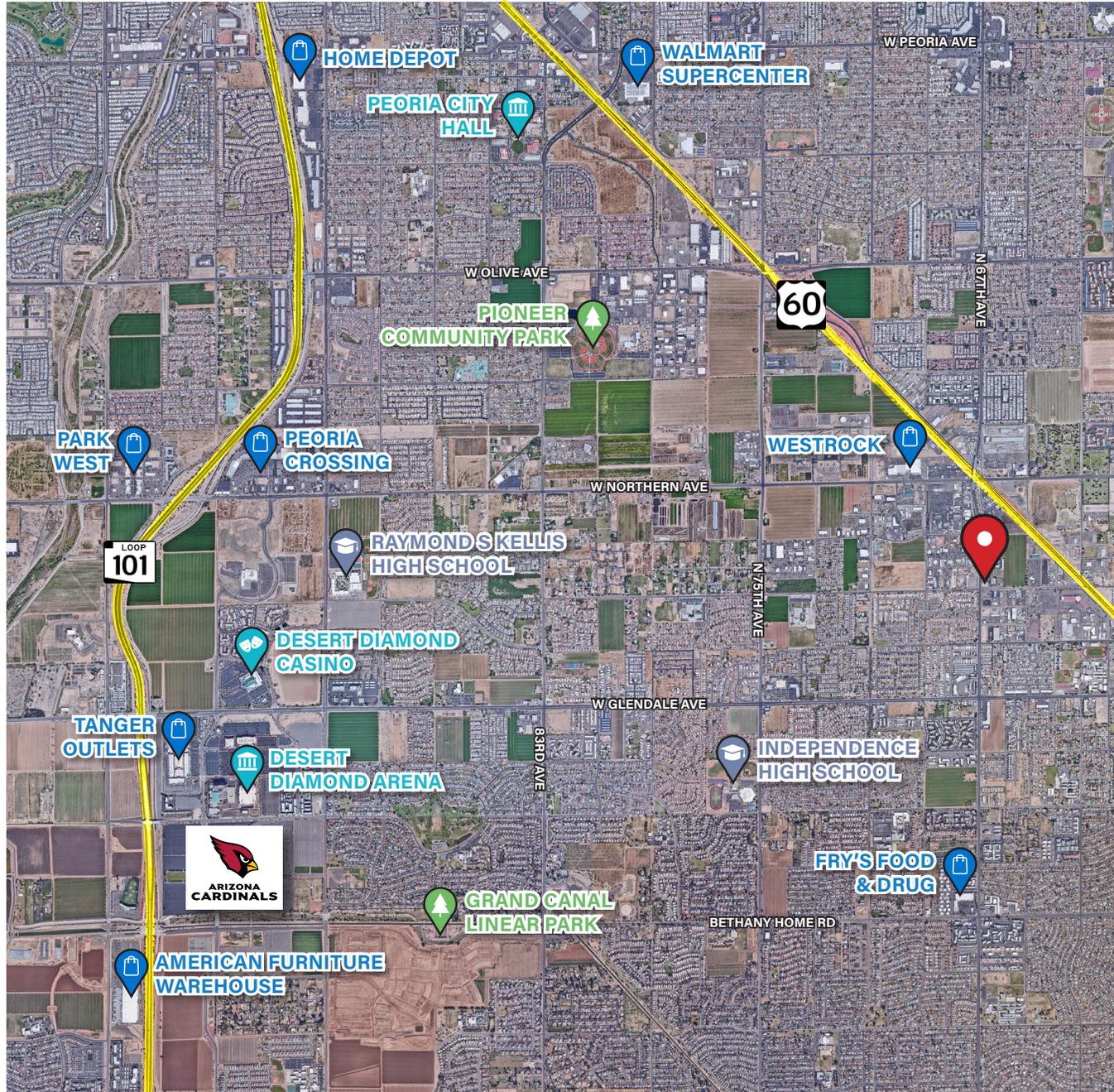
PROPERTY HIGHLIGHTS

- Investor or Owner-User Opportunity on the Signalized Hard Corner of N 67th Ave & W Oranewood Ave
- Opportunity Zone
- Good Traffic Counts
- M-1 Zoning allows for a wide range of uses like vehicle repair, laundry/dry cleaning, wholesalers, contractor yard, recycling center, storage, manufacturing and assembly, etc. In addition, commercial retail sales, kennels and veterinary hospitals are allowed, subject to conditional use permit.



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Investor or Owner-User Opportunity



Miles To...

US-60 Phoenix-Wickenburg Highway

0.5 miles



Glendale Sports & Entertainment District

4.3 miles



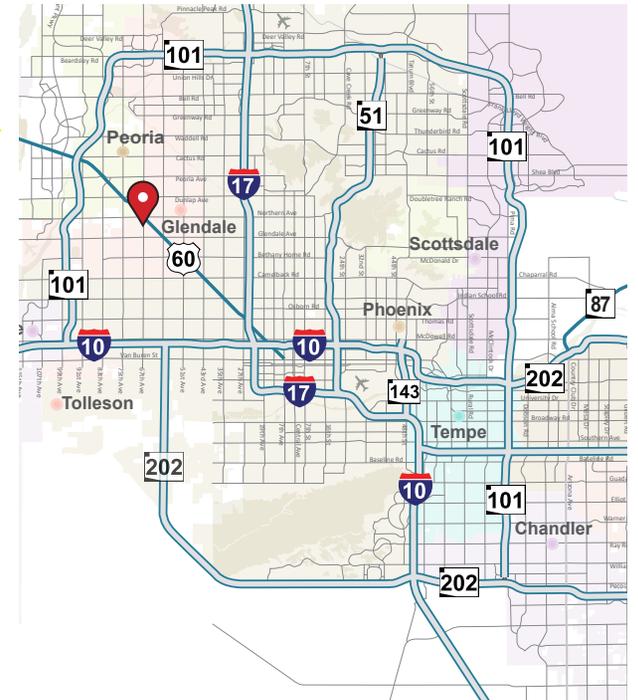
Phoenix Sky Harbor International Airport

14.6 miles



Las Vegas

279 miles



Glendale

A R I Z O N A

Get ready for an unforgettable experience filled with memory-making moments by heading to Glendale. From the nation's finest sports and entertainment district to top-notch accommodations and one of the most renowned shopping areas in America, Glendale has a blend of historic charm, and sports and entertainment year around.



HOTELS AND VENUES

Glendale is the perfect environment for your next meeting. From small, intimate gatherings to large conferences, we can accommodate any group. Our hotels and event venues offer a unique experience.

CONVENTION SERVICES

Our local connections and experts will go to extraordinary lengths to help make your meeting a success. Services include coordinating site tours, access to preferred vendors, marketing collateral, off-site-selection services and more.

REASONS TO CHOOSE GLENDALE

Whether you are interested in a day trip or staying in town for a few nights, Glendale, Arizona, is the perfect hub for your trip. With over 16 hotels to choose from ranging from boutique style to modern, Glendale has what you need!

GETTING HERE

Located West of Phoenix, the City of Glendale is only 20 minutes from Sky Harbor International Airport. Accessible by all major freeways and Grand Avenue, it is easy to get to Glendale whether you are flying in or driving in.

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DEMOGRAPHIC SUMMARY

N 67th Ave & W Oranewood Ave, Glendale, Arizona, 85301

Ring of 3 miles

KEY FACTS

175,452

Population



58,045

Households

31.7

Median Age

\$45,818

Median Disposable Income

EDUCATION

20%

No High School Diploma



32%

High School Graduate



31%

Some College



16%

Bachelor's/Grad/Prof Degree

INCOME



\$53,287

Median Household Income



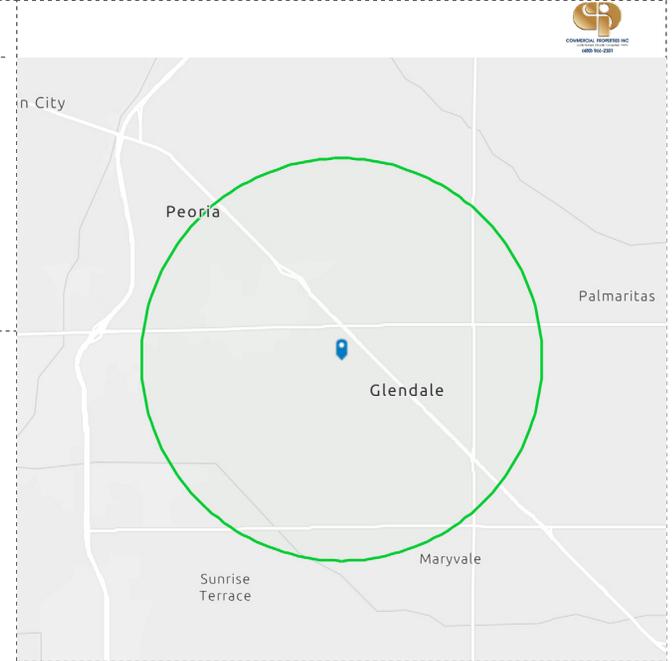
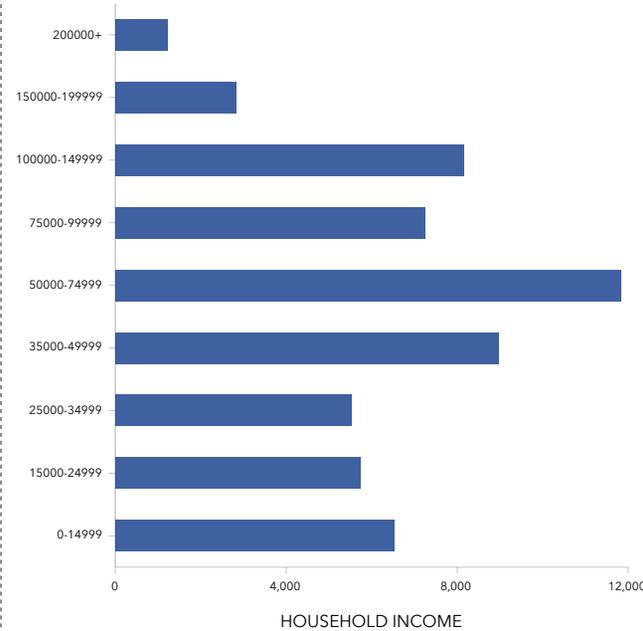
\$23,361

Per Capita Income



\$58,156

Median Net Worth



EMPLOYMENT



53%

White Collar



31%

Blue Collar



20%

Services

4.0%

Unemployment Rate

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Exclusively represented by:

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