

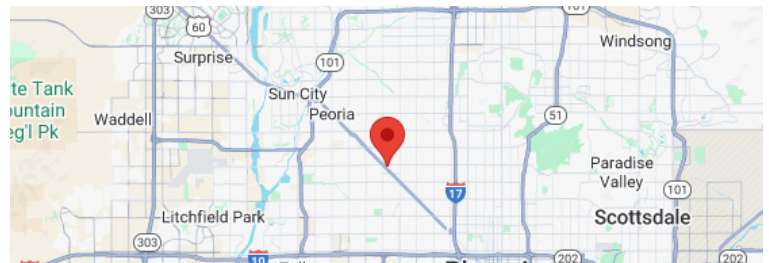


**\$15.00 PSF + NNN**

**7018 N. 57th Ave.,**  
 Glendale, Arizona 85301

### Property Features

- Property upgraded in 2019
- 600 Amps of power
- 12' ceiling heights
- 12x10 roll-up door
- Fully sprinklered
- Unique interior “cargotecture” design
- Flexible Glendale Centerline Overlay Zoning



| Demographics     | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Population       | 17,460   | 194,962  | 539,811  |
| Household Income | \$62,081 | \$77,944 | \$81,981 |
| Age              | 33.9     | 32.8     | 32.4     |

### Location Features

- Over 1.6 million yearly visitors to Downtown Glendale
- Over 150 unique independently owned shops, boutiques, restaurants and services.
- Located in the heart of Historic Downtown Glendale
- Close proximity to the Glendale Civic Center, \$70 million renovation of Glendale City Hall, Murphy Park and outdoor concert venue with 150+ performances per year and the future site of Hilton’s LivSmart Studios

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# Photos

57th Ave & Glendale Ave  
Freestanding 6,822 SF Building  
Available for Lease



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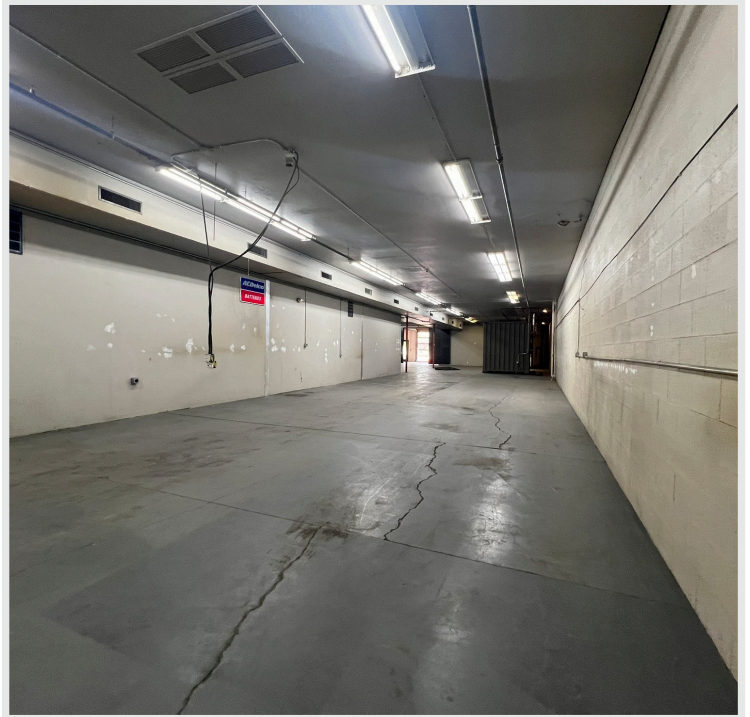
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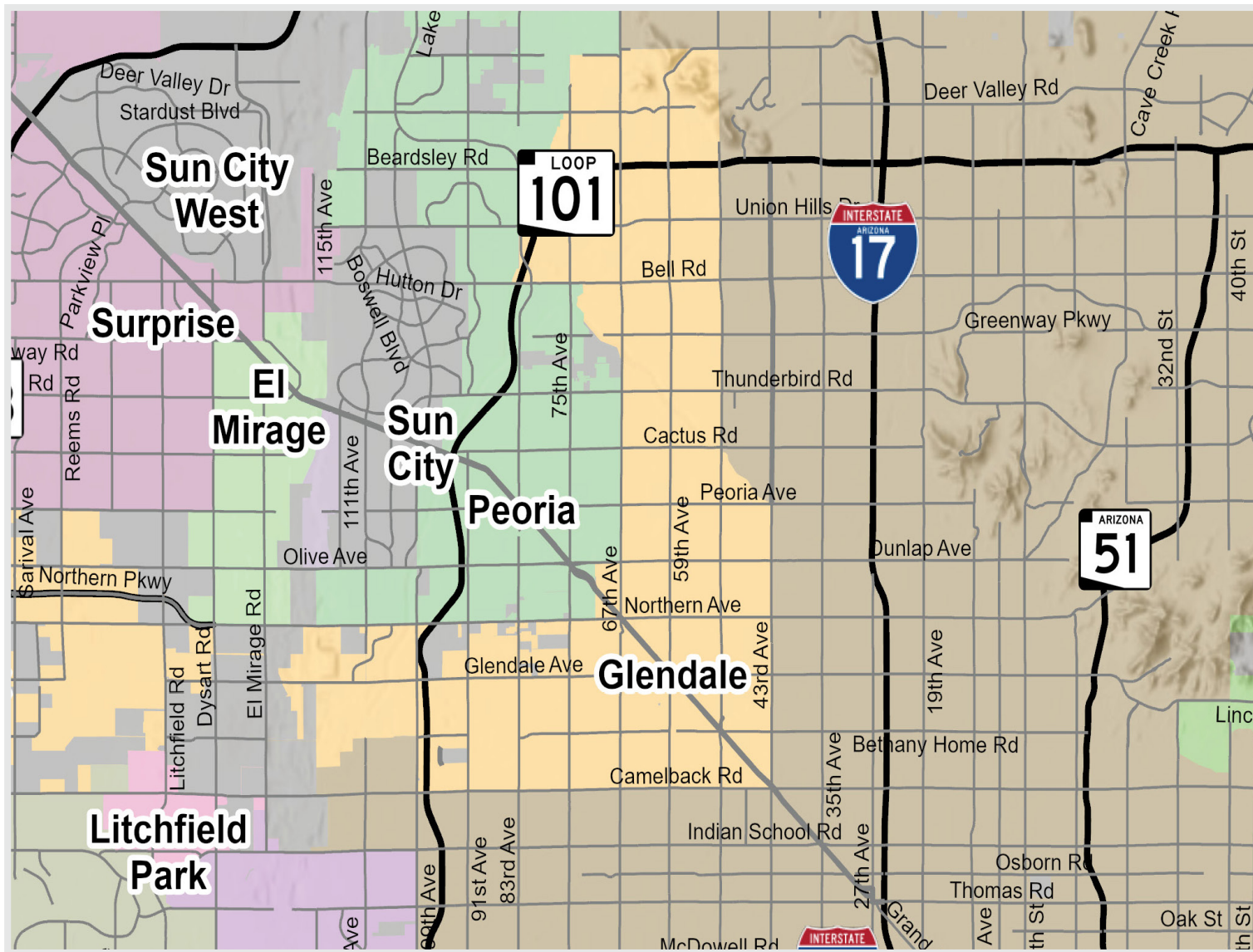
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# Aerial Maps

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