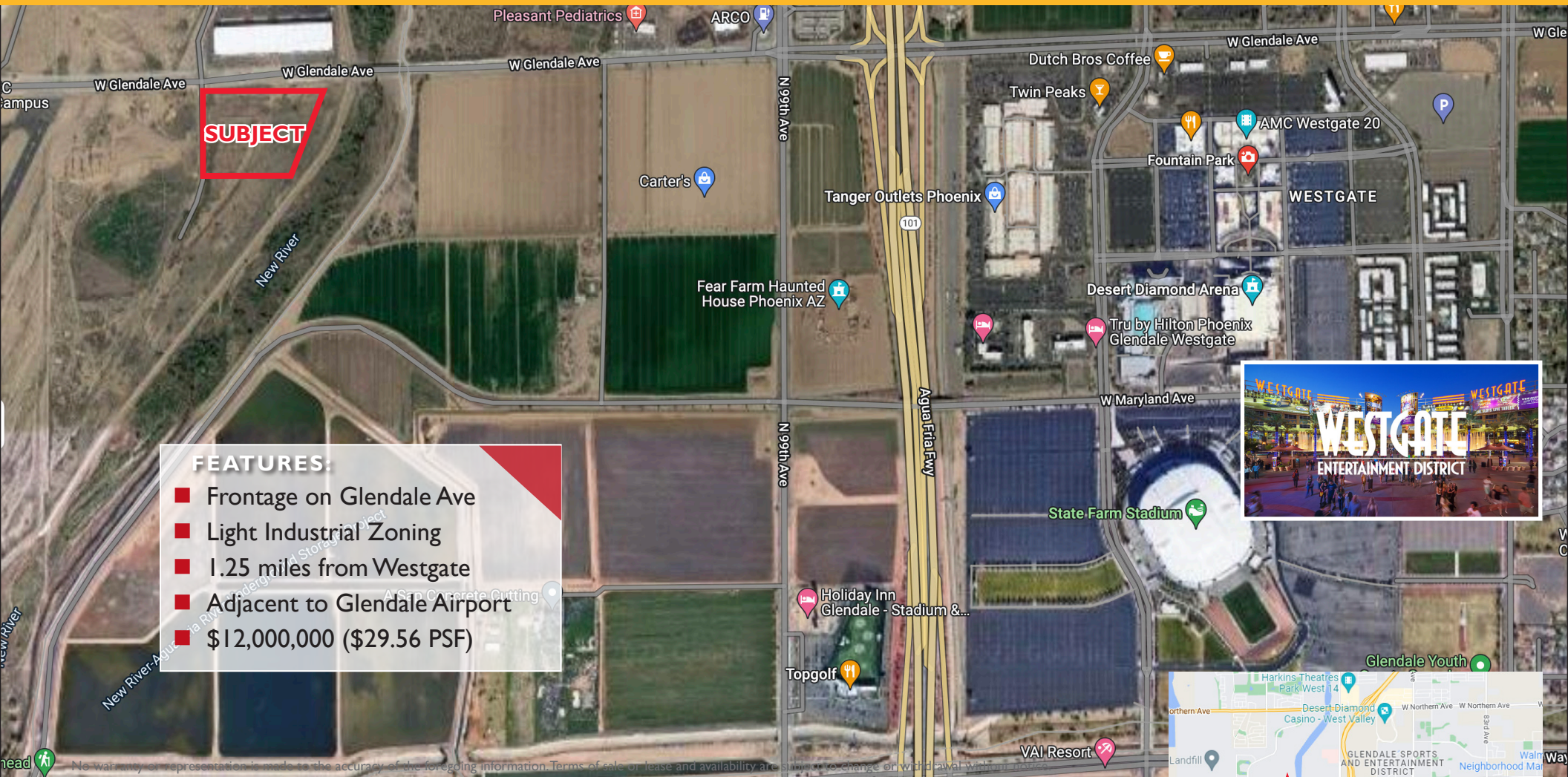


FOR SALE - ±9.31 acres INDUSTRIAL LOT - GLENDALE

SEC GLENDALE AVE & NEW RIVER RD. (WEST OF WESTGATE ENTERTAINMENT DISTRICT)

PROPERTY INFO:

- ±405,916 SF
- Zoning: M-1 Light Industrial (City of Glendale)
- APN: 102-60-035



FEATURES:

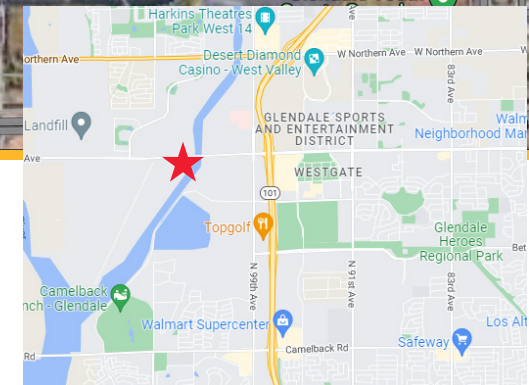
- Frontage on Glendale Ave
- Light Industrial Zoning
- 1.25 miles from Westgate
- Adjacent to Glendale Airport
- \$12,000,000 (\$29.56 PSF)



Chris Keeley

President
480.363.9333 Mobile
chris.keeley@phxcb.com

22849 N. 19th Ave.
Phoenix, AZ 85027
623.516.7744 Office

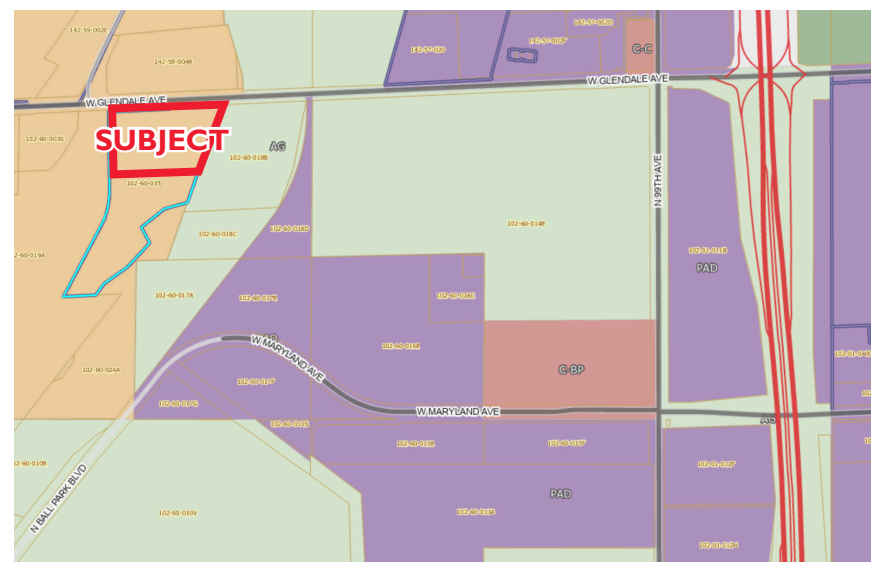
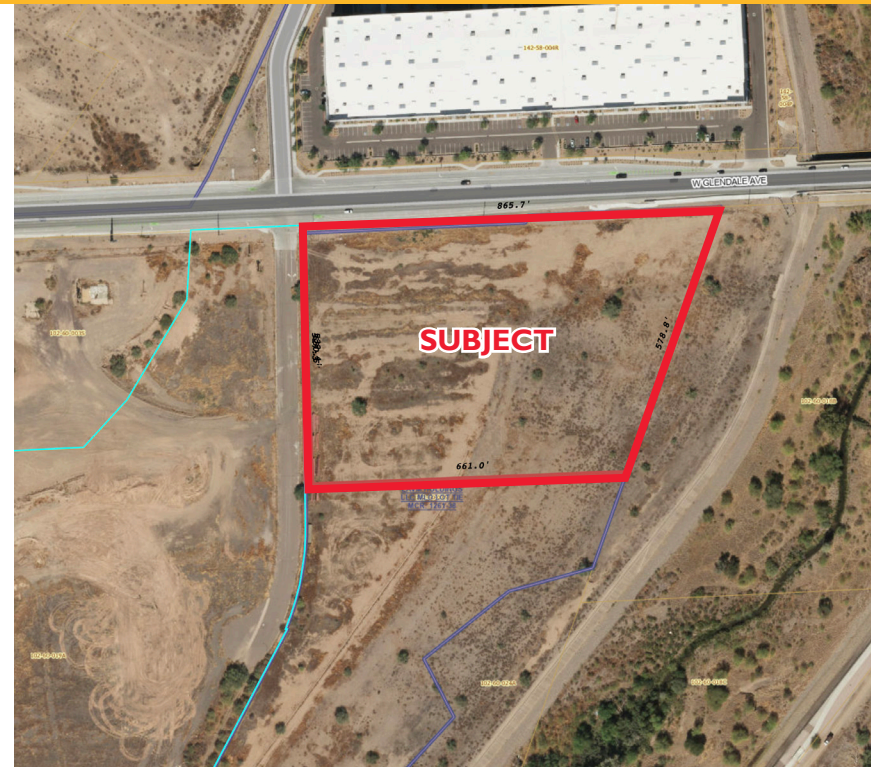


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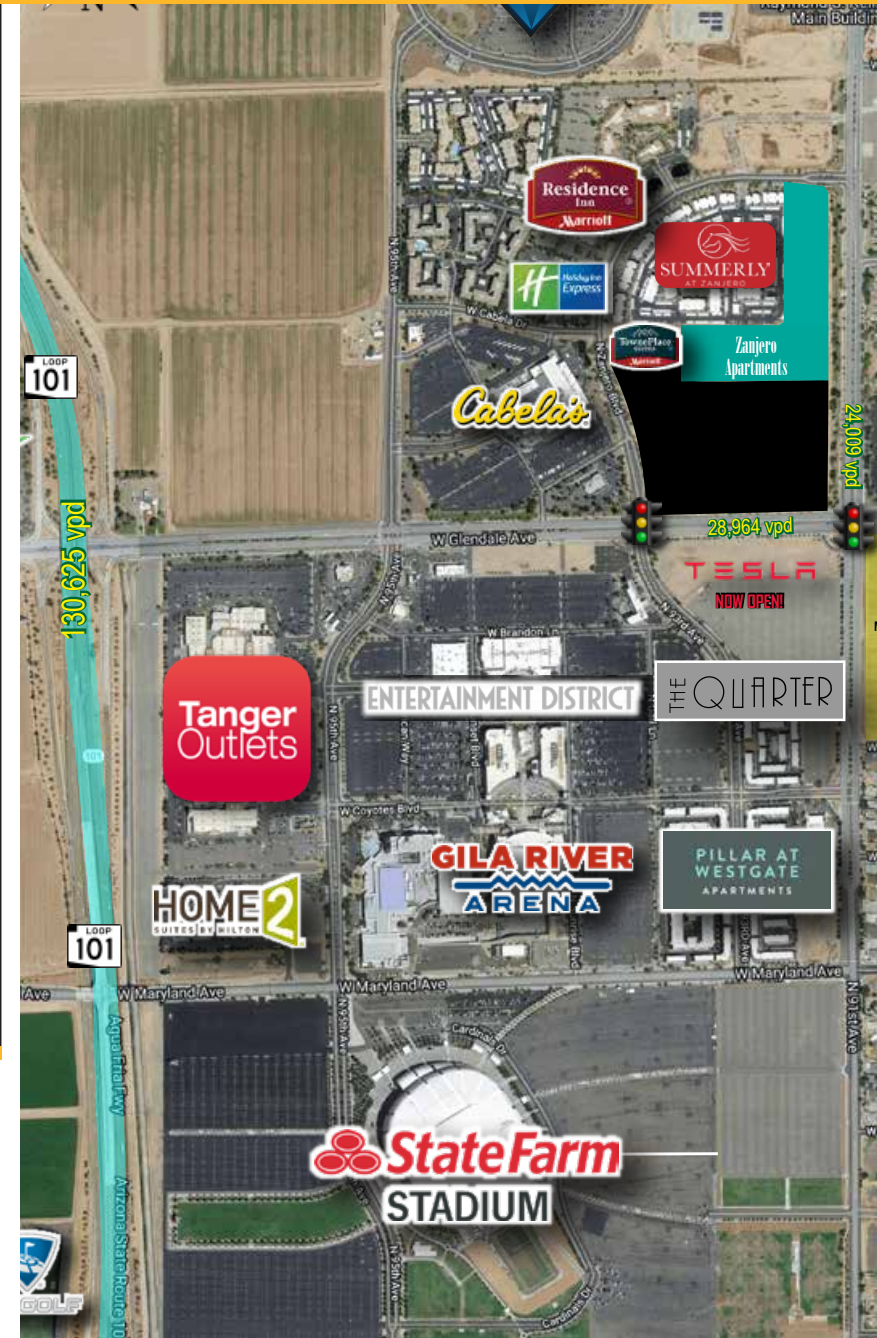
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FOR SALE - ±9.31 acres

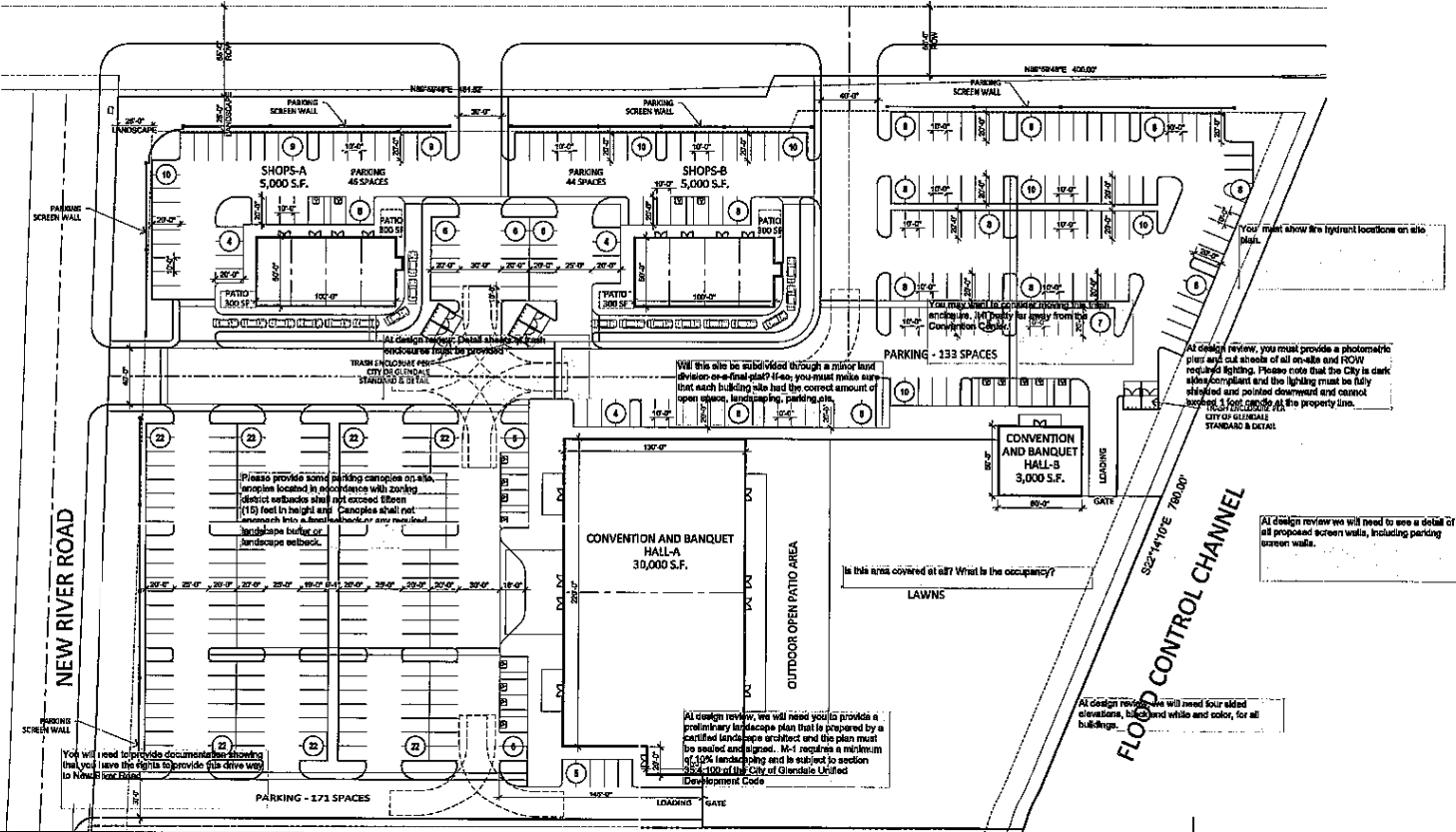
INDUSTRIAL LOT - GLENDALE

SEC GLENDALE AVE & NEW RIVER RD. (WEST OF WESTGATE ENTERTAINMENT DISTRICT)

PROPERTY INFO:

- ±405,916 SF
- Zoning: M-1 Light Industrial (City of Glendale)
- APN: 102-60-035

GLENDALE AVENUE



PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 102-60-035 (NORTH PART)
 EXISTING ZONING: M-1 (LIGHT INDUSTRIAL)
 PROPOSED NET SITE AREA: 9.31 ACRES (405,916 S.F.)
 MAX. HEIGHT PER CODE: 30'-0"
 MAX. F.A.R. PER CODE: 0.3
 PROPOSED USE: RETAIL / RESTAURANTS / COMMERCIAL

SITE DATA - RETAIL

PARCEL NUMBER: 102-60-035 (NORTH PART)
 EXISTING ZONING: M-1 (LIGHT INDUSTRIAL)
 PROPOSED NET SITE AREA: 2.43 ACRES (106,270 S.F.)
 PROPOSED USE: RETAIL / RESTAURANTS / COMMERCIAL

BUILDING AREA: 5,000 S.F.
 SHOPS A: BUILDING 5,000 S.F.
 SHOPS A: PATIO 500 S.F.
 SHOPS B: BUILDING 5,000 S.F.
 SHOPS B: PATIO 500 S.F.
 TOTAL AREA: 11,200 S.F.
 SITE COVERAGE: 10.53 %
 PROPOSED F.A.R.: 0.12

PARKING REQUIRED: 72 SPACES
 RESTAURANT 7,200 (REST + PATIO): 1 PER 100
 RETAIL: 1 PER 250
 TOTAL PARKING REQUIRED: 90 SPACES
 TOTAL PARKING PROVIDED: 90 SPACES
 ACCESSIBLE SPACES REQUIRED: 04 SPACES
 ACCESSIBLE SPACES PROVIDED: 04 SPACES

SITE DATA - CONVENTION & BANQUET

PARCEL NUMBER: 102-60-035 (NORTH PART)
 EXISTING ZONING: M-1 (LIGHT INDUSTRIAL)
 PROPOSED NET SITE AREA: 6.88 ACRES (299,646 S.F.)
 PROPOSED USE: RETAIL / RESTAURANTS / COMMERCIAL

BUILDING AREA: 30,000 S.F.
 CONVENTION & BANQUET HALL A: 30,000 S.F.
 CONVENTION & BANQUET HALL B: 3,000 S.F.
 TOTAL BUILDING AREA: 33,000 S.F.
 TOTAL CANOPY AREA: 6,000 S.F.
 TOTAL AREA: 39,000 S.F.
 SITE COVERAGE: 13.01 %
 PROPOSED F.A.R.: 0.13

PARKING REQUIRED: 285 SPACES
 CONVENTION & BANQUET HALL A: 1 PER 100
 CONVENTION & BANQUET HALL B: 1 PER 300
 OFFICE: 1 PER 300
 RR, LBV, OFF, STR, ETC.: 1 PER 300
 PARKING REQUIRED: 15 SPACES
 TOTAL PARKING PROVIDED: 304 SPACES

ACCESSIBLE SPACES REQUIRED: 13 SPACES
 ACCESSIBLE SPACES PROVIDED: 13 SPACES
 OVER ALL PARKING REQUIRED: 418 SPACES
 REDUCTION PER CODE: 70% OF PARKING REQUIRED
 TOTAL PARKING PROVIDED: 394 SPACES

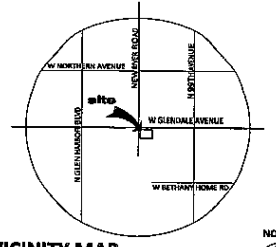
ACCESSIBLE SPACES REQUIRED: 13 SPACES
 ACCESSIBLE SPACES PROVIDED: 13 SPACES

Environmental Resources (Sydney Cisneros)

- 1) Air quality - For construction activities, refer to Maricopa County Air Quality Department's dust control requirements.
- 2) Stormwater - Use best management practices to minimize pollutants (including sediment) entering the City's stormwater system. Provide protection from accidental discharge of pollutants to the public storm drain system, and comply with cleanup and notification requirements in Sec 33-304 of City Code.
 - a) Ensure proper operation and maintenance of post-construction stormwater runoff control mechanisms at the site to control or direct stormwater runoff.
 - b) If stormwater drywell(s) will be installed, refer to EPA and ADEQ requirements for drywell registration. EPA currently has primary of the Underground Injection Control (UIC) program through which drywells must be registered in Arizona.
 - c) For disturbances of one acre or more, refer to ADEQ requirements for stormwater discharges under the Construction General Permit.
- 3) Property - (If applicable) A valid Phase I Environmental Site Assessment (ESA) report is required for land use/development dedications of right-of-way to the City. The report must list the City of Glendale as a User of the report, and a User Consent/Notice must be submitted to Environmental Performance at nfeaser@rkaa.com. For questions regarding Phase I ESAs, please contact Environmental Resources at 623-930-4119.

CITY OF GLENDALE REQUIRED PARKING: 12000
 GENERAL RETAIL @ 1750
 RESTAURANT / DRIVE THRU @ 1700
 GENERAL OFFICE @ 2300
 MEDICAL OFFICE @ 1250
 PUBLIC ASSEMBLY @ 1/100 OR 1 PER 5 SEATS

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES AND LOCATIONS ARE APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT MUST NOT BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



VICINITY MAP
 SCALE: N.T.S.

NEW RIVER RETAIL
 SEC OF NEW RIVER ROAD AND GLENDALE AVENUE
 GLENDALE ARIZONA
 DATE: 05-02-2024 (PRELIMINARY)

SP-1
 RKA# 24130.50

