

FULLY IMPROVED PADS AVAILABLE FOR GL OR BTS!

SWC 75th Ave & Bethany Home Rd
Glendale, AZ 85303



7339 E McDonald Dr
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcrc.com

DELANEY MCGROARTY
(c) 909.524.9669
delaney.mcgroarty@dpcrc.com

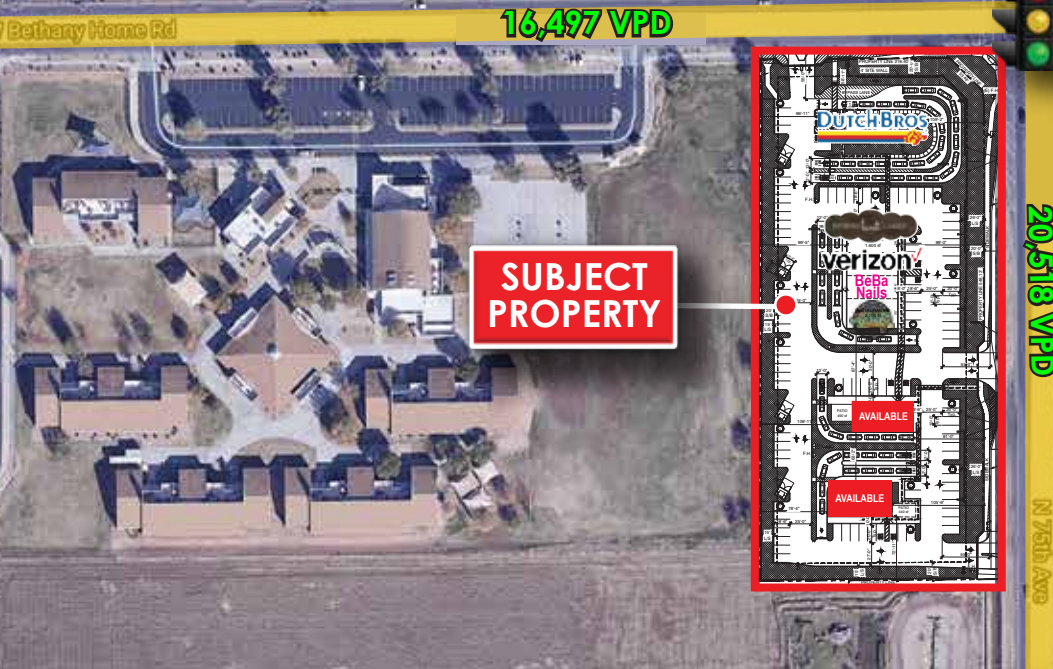
MAHDY ABDELJABER
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71-Lot
Single-Family
Residential
17.93 AC



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PROPERTY HIGHLIGHTS

- ▶ Fully improved PADs Available for GL or BTS at the SWC 75th Ave & Bethany Home Rd
- ▶ Pad C: $\pm 23,911$ SF with a proposed $\pm 1,890$ SF building plus a drive-thru
- ▶ Pad D: $\pm 39,579$ SF with a proposed $\pm 2,800$ SF building plus a drive-thru
- ▶ Pads can be leased separately or can be combined to accommodate a $\pm 8,000$ SF building
- ▶ Co-tenants include Dutch Bro's, Nothing Bundt Cakes, Verizon, Cali Tacos and Beba Nails
- ▶ Perfect for Chicken, Burgers, Asian Food, Daycares and Schools
- ▶ Site is PAD ready with offsites and onsites completed
- ▶ C-1 Zoning
- ▶ Contact Delaney McGroarty for more details!

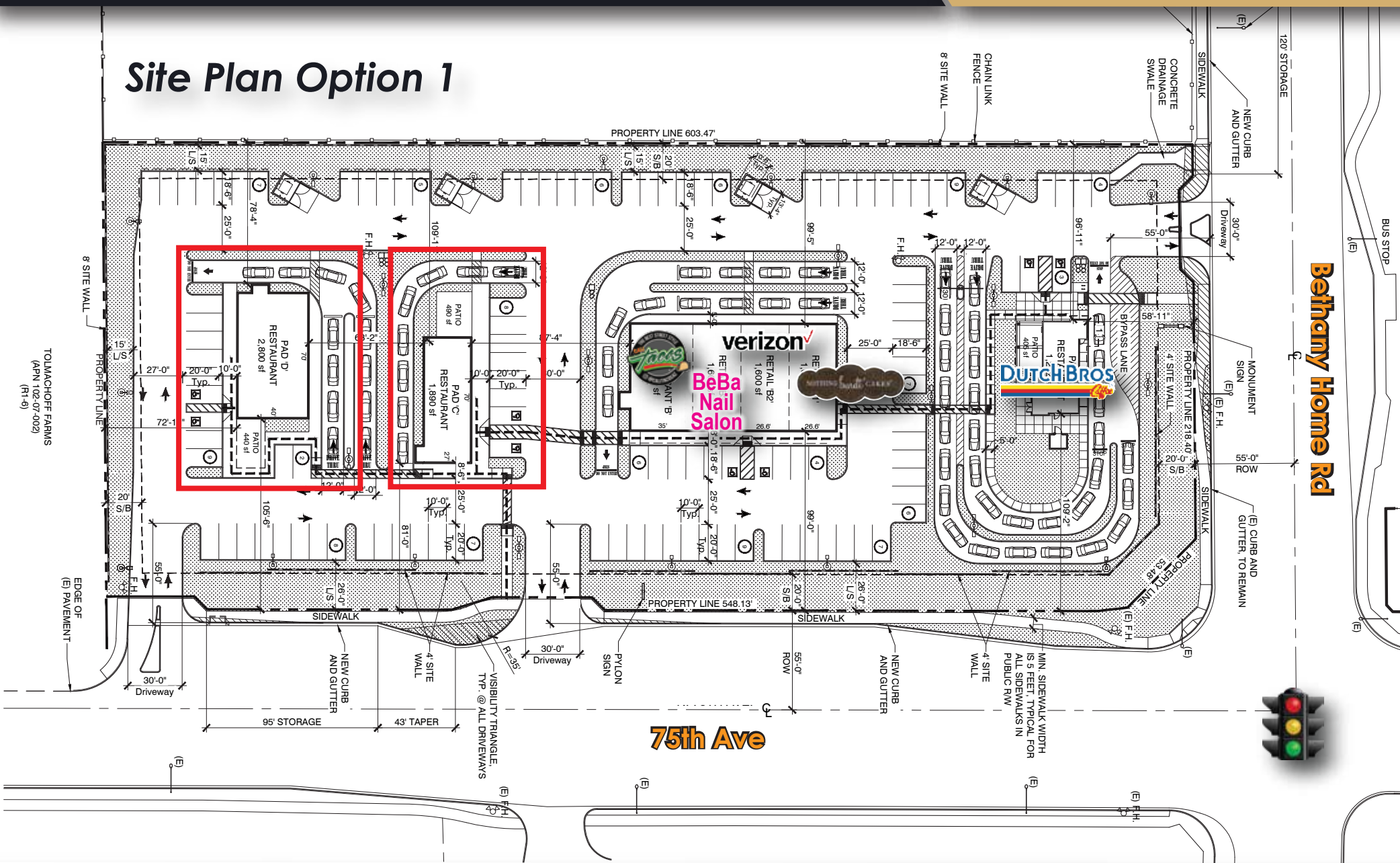
AREA ATTRACTIONS



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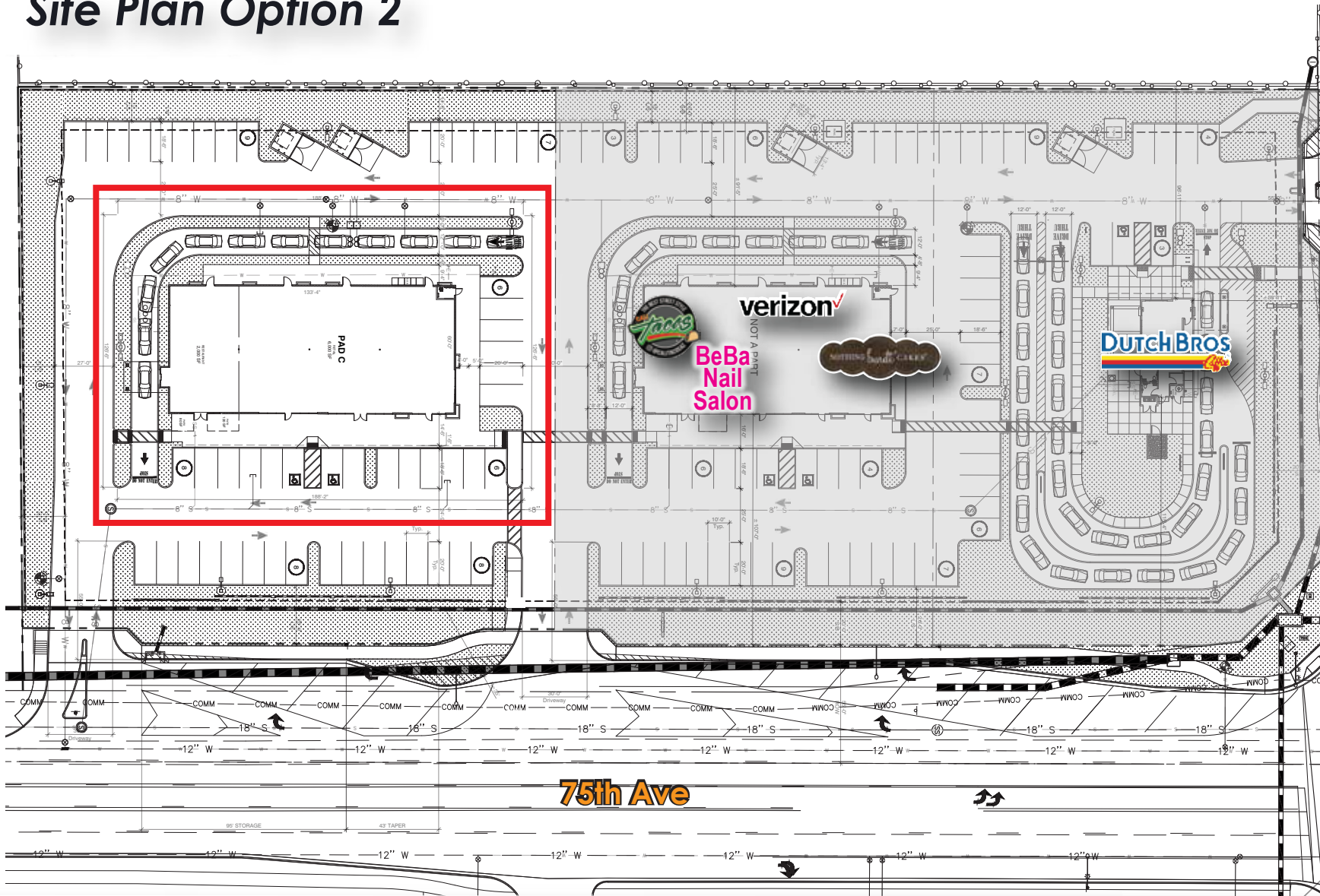
Site Plan Option 1



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Site Plan Option 2



Bethany Home Rd





demographics 2025



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$656.93 M	\$5.36 B	\$14.63 B
Total Non-Retail	\$321.41 M	\$2.65 B	\$7.17 B
Total Retail	\$335.52 M	\$2.72 B	\$7.46B
Entertainment	\$38.74 M	\$318.28 M	\$866.18 M
Food & Beverages	\$33.59 M	\$274.42 M	\$747.48 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$9,158	\$8,366	\$8,185
Total Non-Retail	\$4,480	\$4,127	\$4,010
Total Retail	\$4,677	\$4,238	\$4,175
Entertainment	\$540	\$496	\$485
Food & Beverages	\$468	\$428	\$418

DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	20,892	175,936	466,356
PROJECTED POPULATION (2030)	20,533	175,903	466,362
AVERAGE HOUSEHOLD INCOME	\$101,071	\$88,970	\$88,540
DAYTIME POPULATION	6,674	76,130	212,126
MEDIAN AGE	31.5	30.2	31.5
TOTAL BUSINESSES	237	3,857	10,482

Source: Sites USA

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