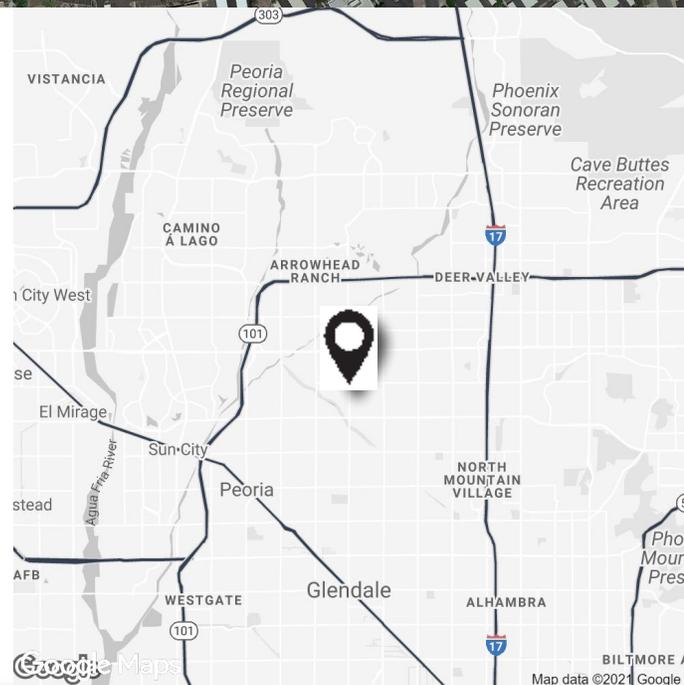




## 87,750 sf (±2.014 acres) of commercial land for ground lease (call for rate) or sale

- Land is divisible
- Buyer has the right to use adjacent water retention area for their water retention
- Property taxes: \$15,984
- Located across from Walmart and close to the Glendale Social Security Office, the Glendale DMV, The Phoenix Heart Cardiovascular Center, and many other medical offices
- Over ±32,000 cars per day on 59th Avenue



For further  
information

**Matt Schrauth**  
D 480 423 7953 | C 602 684 6209  
matt.schrauth@avisonyoung.com

avisonyoung.com

2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016

# Property overview

For ground lease or sale  
S/SWC Bell Rd & 59th Ave



## Offering summary

Size	87,750 sf (±2.014 acres)
Sale price	\$2,300,000 (\$26.21 psf)
Ground lease rate	Call for rate
APN	200-51-973A
Zoning	PAD, City of Glendale



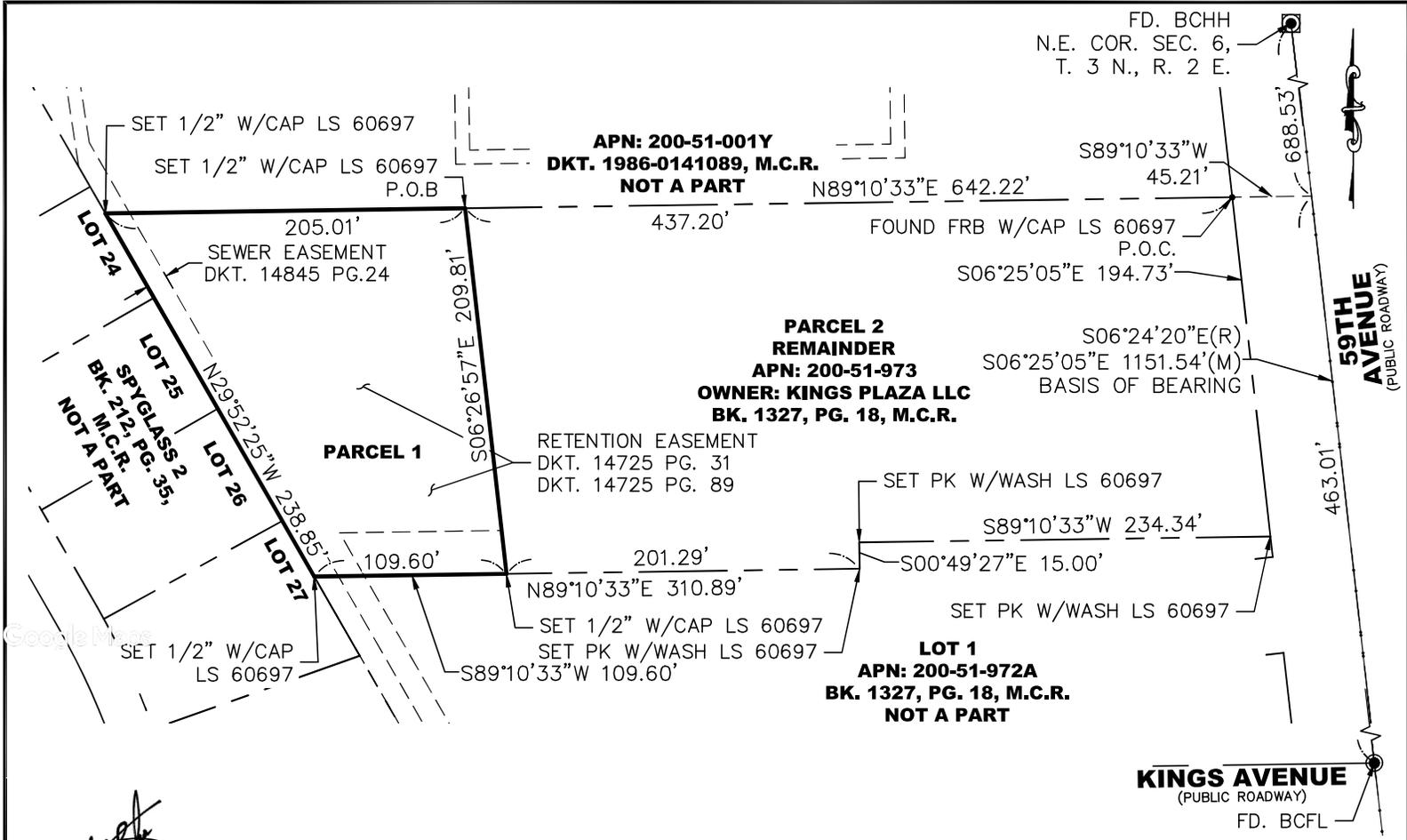
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**AVISON  
YOUNG**

# Property Survey

For ground lease or sale  
S/SWC Bell Rd & 59th Ave




**2401 W PEORIA AVE, SUITE 130**  
**PHOENIX, AZ 85029**  
**602-957-3350**  
**rickengineering.com**

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO  
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

**RICK**

<b>PARCEL 1</b>			
<b>KINGS PLAZA</b>			
<b>GLENDALE, ARIZONA</b>			
DRAWING: P7178_LOT_SPLIT			
JOB#	P7178	SCALE:	NTS SHT: 2 OF 2
DRAFTER:	NEA	CHK:	MAB DATE: 08/16/24

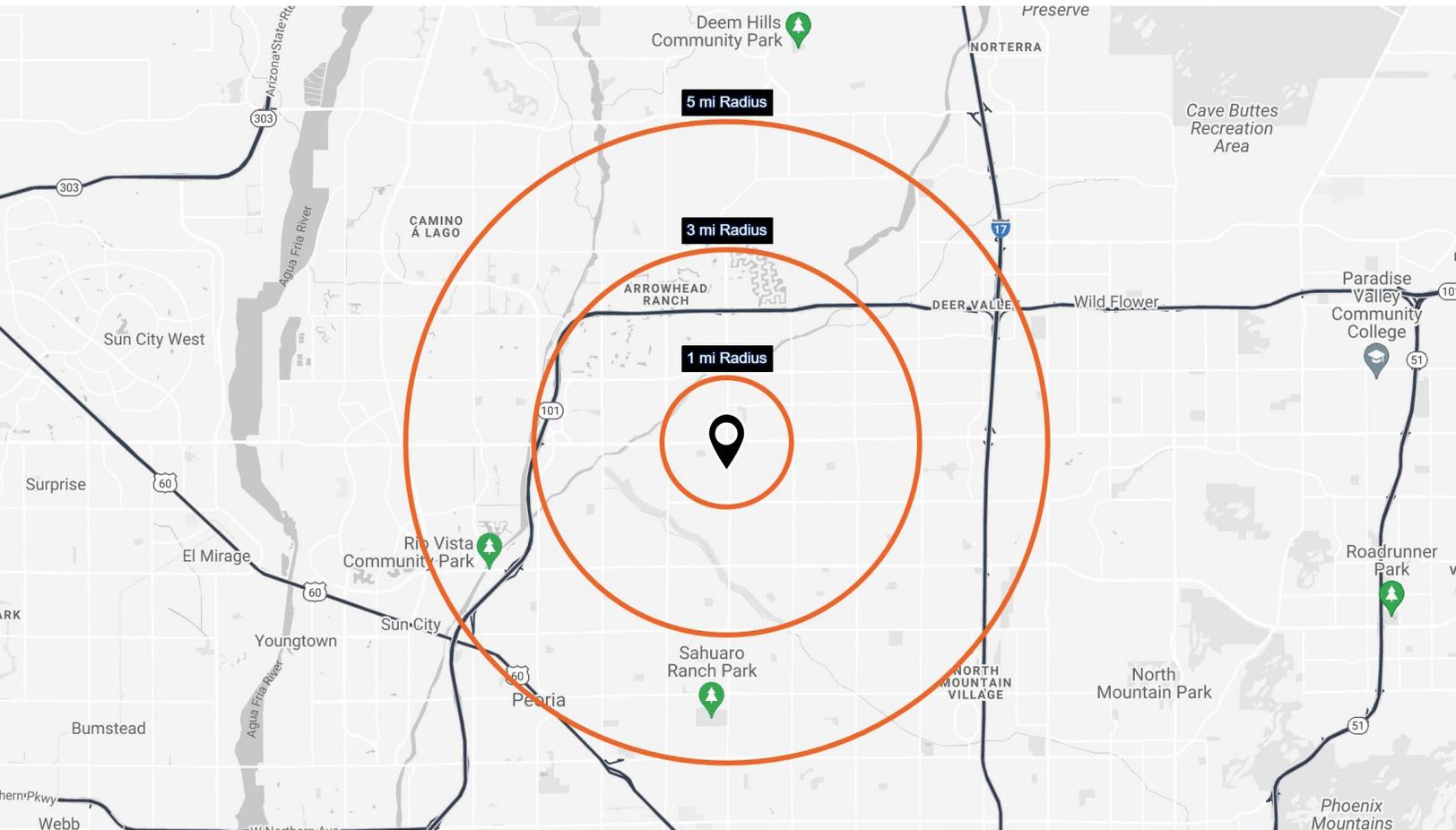
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# Demographics

For ground lease or sale  
S/SWC Bell Rd & 59th Ave



	1-mile	3-miles	5-miles
Population	12,043	110,939	324,943
Median age	41.2	39.3	39.6
Daytime employment	5,843	39,296	96,949
Avg. HH income	\$117,013	\$123,146	\$115,592
HH units	5,012	46,864	138,086

## Traffic counts

Bell Road	±66,491 vpd
59th Avenue	±45,487 vpd

For further  
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