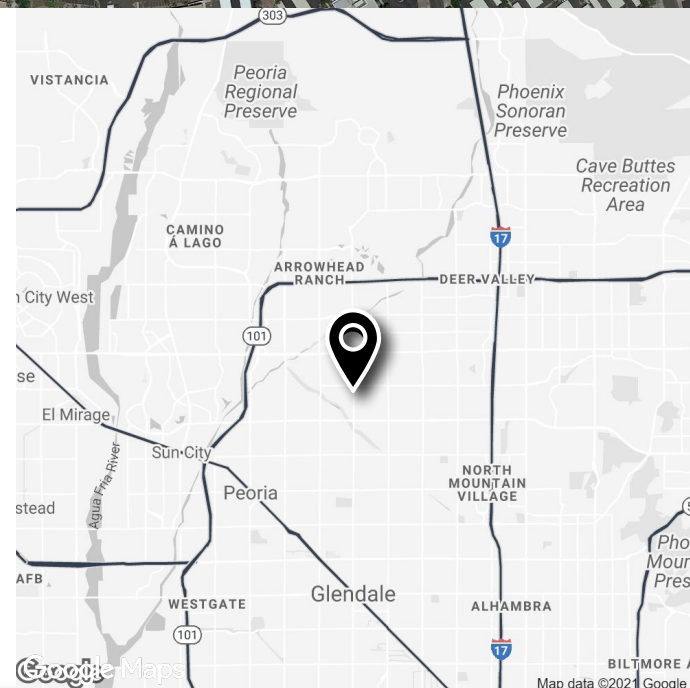




REDUCED PRICE! 87,750 sf (±2.014 acres) of commercial land for ground lease or sale

- 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
- More than ±111,000 cars at intersection



**For further
information**

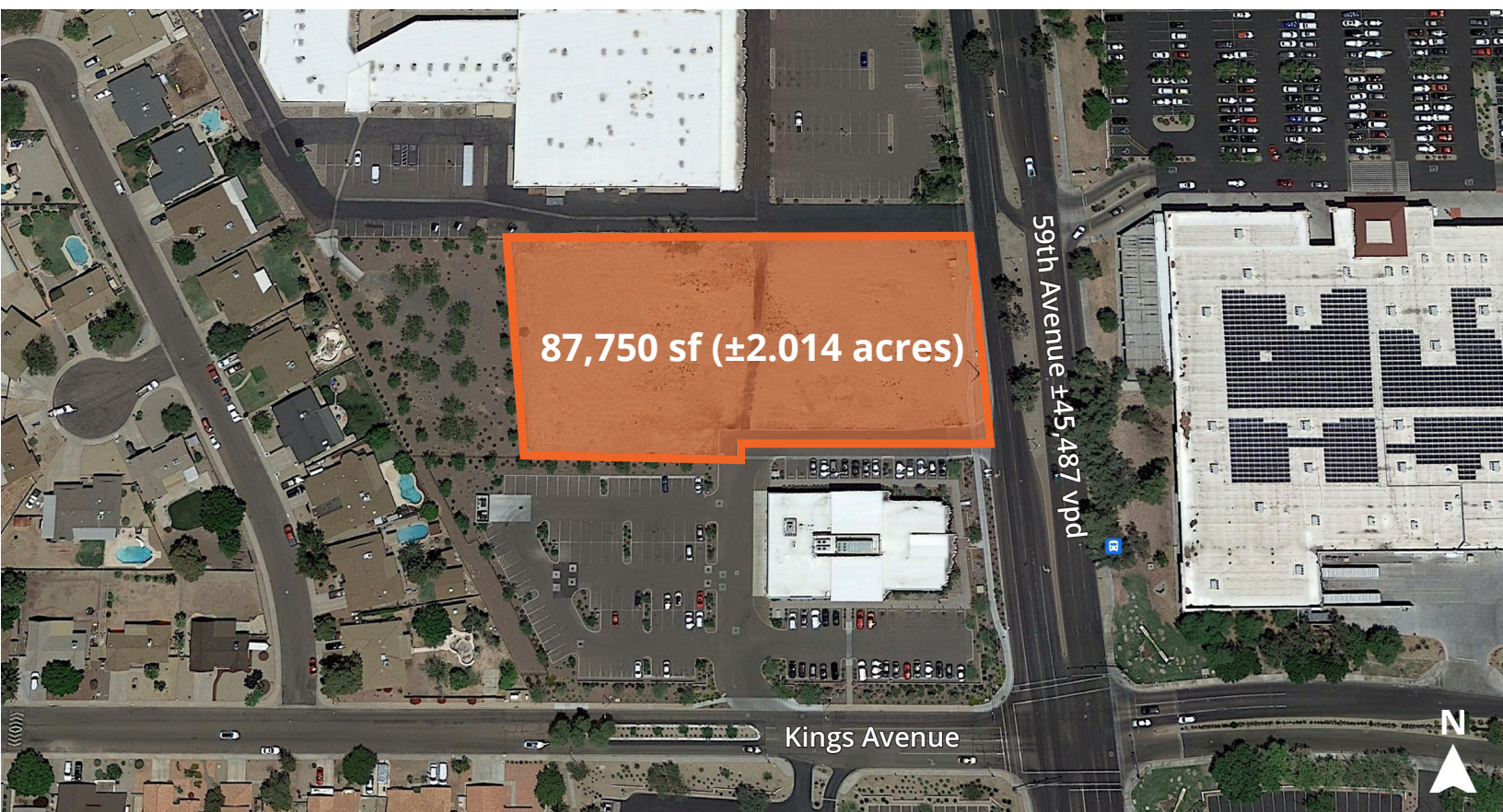
Matt Schrauth
D 480 423 7953 | C 602 684 6209
matt.schrauth@avisonyoung.com

avisonyoung.com

2720 E Camelback Road | Suite 210 | 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	\$1,930,000 (\$22 psf)
Ground lease rate	Call for rate
APN	200-51-973A
Zoning	PAD, City of Glendale

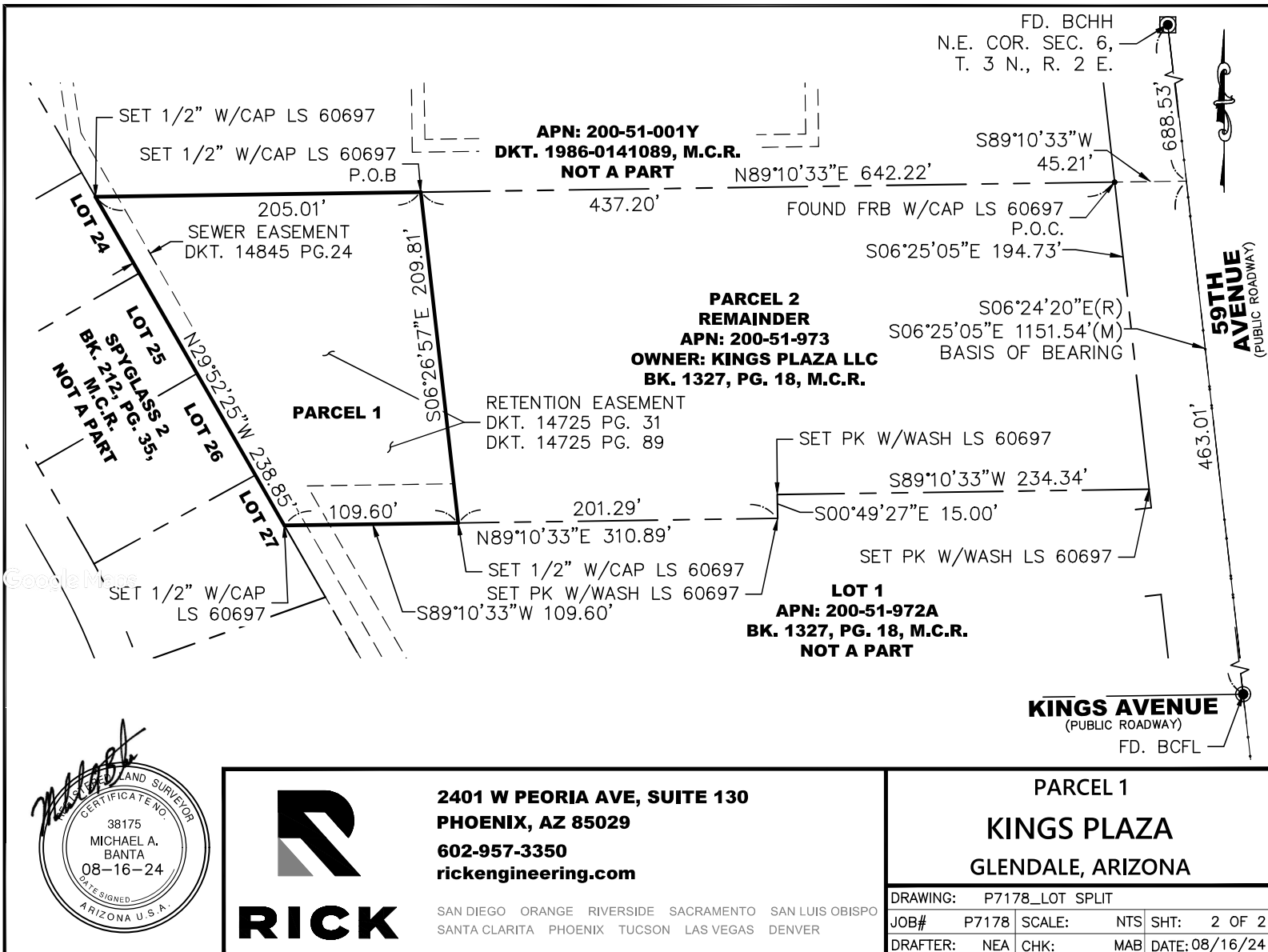


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**AVISON
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For ground lease or sale
S/SWC Bell Rd & 59th Ave



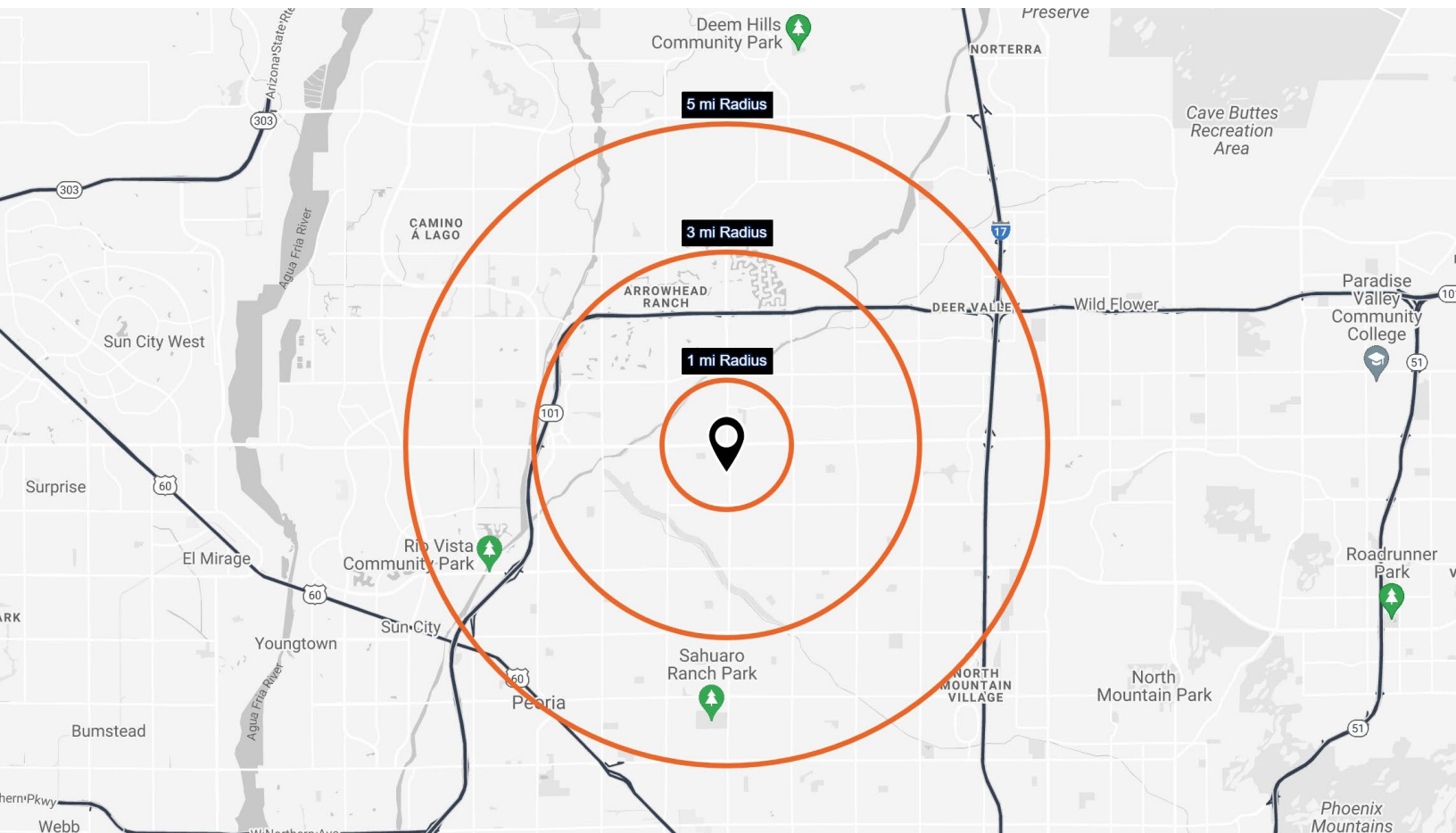
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**AVISON
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Demographics

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

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