

5912 W GLENDALE AVE | GLENDALE, AZ 85301  
SECOND GEN RESTAURANT - LUXURIOUS FINISHES

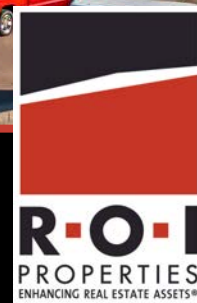
AVAILABLE FOR SALE



REUBEN NACH | 602.881.4724 | rnach@roiproperties.com

AARON GUTIERREZ | 602.396.8004 | agutierrez@roiproperties.com

R.O.I. Properties  
3333 E Camelback Rd., Ste 252  
Phoenix, AZ 85018  
www.roiproperties.com





# OFFERING SUMMARY

**Sale Price:** \$2,600,000

**Building Size:** 11,637 SF \*See note below

**Price/SF:** \$228.73/SF

**Parcel Size:** 21,273 SF (.48 AC)

**APN:** 143-44-074-A

**Zoning:** C-2

**Year Built/Renovated:** 1935 & 2018

**Build Out:** Existing Restaurant

**Submarket:** Glendale



\*The subject property comprises of two buildings - the main restaurant building (9,853 SF) and an excess storage building (1,784 SF)



## PROPERTY OVERVIEW

R.O.I. Properties is pleased to present an exceptional opportunity to acquire 5912 W Glendale Avenue, a beautifully improved restaurant property located in the heart of Downtown Glendale, Arizona. Currently operated by Mariscos El Dorado, one of the Valley's top-performing mariscos restaurants, this second-generation, turnkey asset offers an immediate and compelling opportunity for owner-users and investors alike.

## PROPERTY HIGHLIGHTS

- **Prime Downtown Glendale Location** – Surrounded by a dense mix of retail, restaurants, and residential neighborhoods with strong foot and vehicle traffic.
- **Fully Built-Out Restaurant Space** – Designed for efficiency and high-volume operations.
- **Extensive Capital Improvements** – Includes new plumbing, roofing, electrical, HVAC systems, and kitchen equipment.
- **Turnkey Acquisition Opportunity** – Ideal for restaurateurs looking to open quickly or investors seeking a highly improved restaurant space.
- **Optional Business Sale** – While the list price includes real estate only, ownership is open to including business assets—such as licensing, goodwill, furniture, and equipment—under a separate offer.

## INVESTMENT SUMMARY

This offering represents a rare opportunity to acquire a fully improved, second generation restaurant with high-end finishes in a dynamic and growing submarket. With its combination of strong location fundamentals, modern infrastructure, and proven restaurant performance, 5912 W Glendale Avenue offers an exceptional chance for an owner-user or investor to step into a turnkey operation within the heart of downtown Glendale's revitalized corridor.





## PROPERTY HIGHLIGHTS

Luxurious Finishes

Fully Built-Out Restaurant Space

Turnkey Acquisition Opportunity

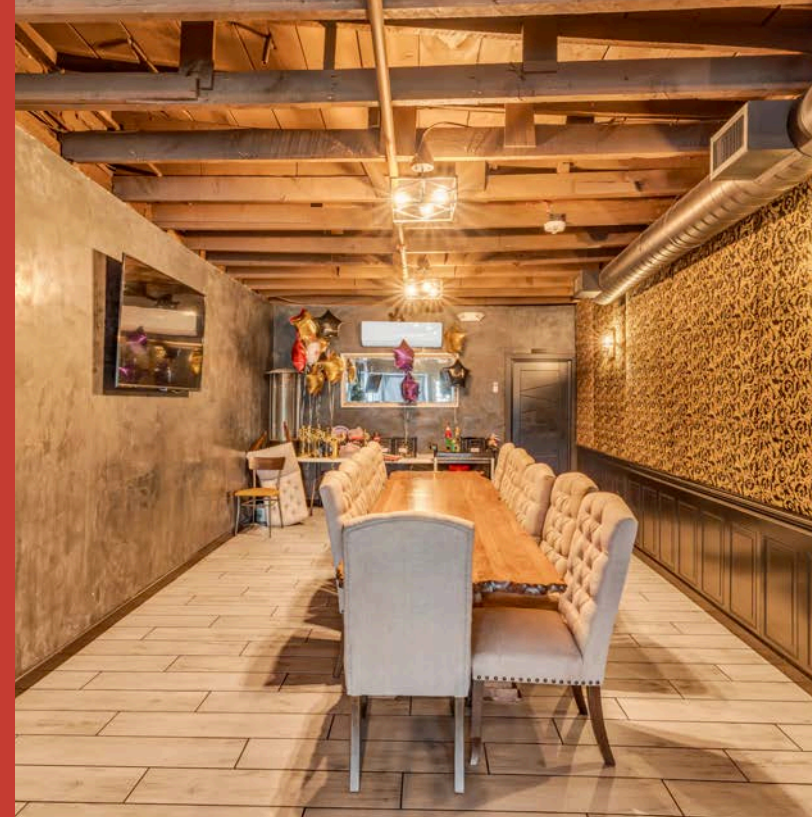
Prime Downtown Glendale Location

Free Standing Single Tenant Opportunity

Walking Distance to Glendale Civic Center

Optional Business Sale (Not currently included in price)





# INTERIOR PHOTOS





## LOCATION & MARKET SUMMARY - GLENDALE

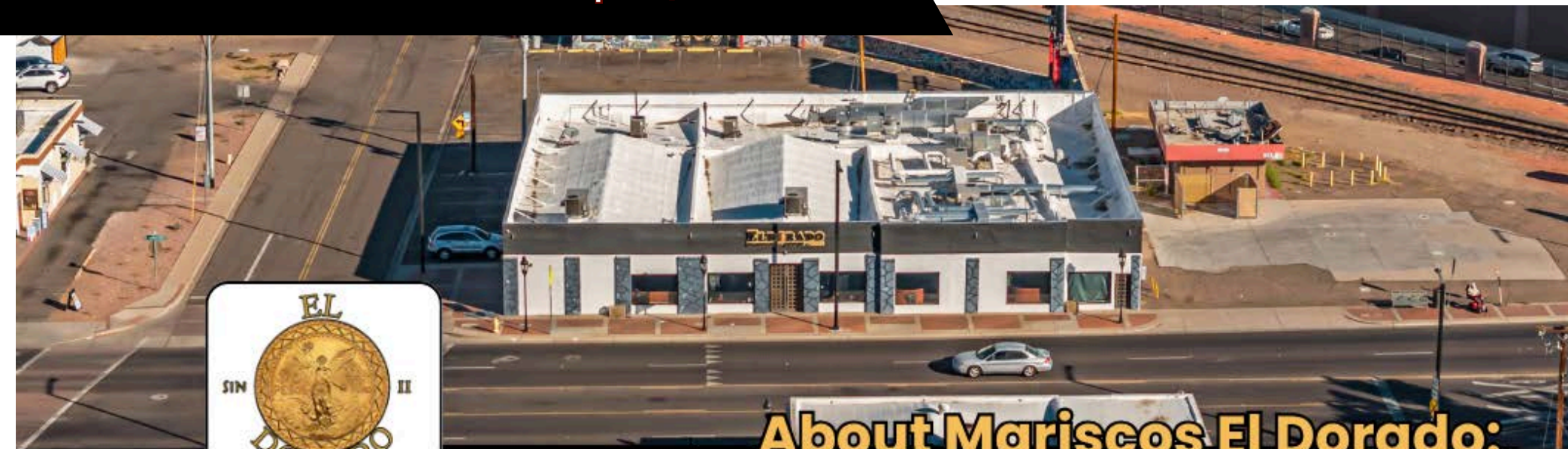
Glendale is a vibrant, welcoming city offering countless opportunities for everyone to thrive, connect, and experience Arizona's best. Founded in 1910, Glendale blends rich history with modern amenities, from iconic sites like Sahuaro Ranch Park to State Farm Stadium, home of the Arizona Cardinals. The city features beautiful natural preserves like Thunderbird Conservation Park and is a hub for high-tech manufacturers such as Conair and Honeywell Aerospace. Glendale is also home to Midwestern University, Arizona's only veterinary school, and Luke Air Force Base, which trains F-35 pilots. The Westgate Entertainment District offers Arizona's premier destination for dining, shopping, and entertainment in a vibrant outdoor setting, while Desert Diamond Arena hosts top concerts and events year-round. With 250,784 residents and nearly 2,000 city employees, Glendale is the community of choice for those looking to live, work, or play in metropolitan Phoenix. Our tagline, "You Belong Here," captures Glendale's mission to enhance lives with exceptional service and a high quality of life for residents, businesses, and visitors alike.





# ABOUT MARISCOS EL DORADO SIN II:

(Ownership is open to offers on business assets, but they are not included in the list price)



## About Mariscos El Dorado:

Mariscos El Dorado Sin is a sought-after dining spot specializing in authentic Sinaloa-style cuisine. The restaurant's menu offers a wide array of expertly prepared dishes, with seafood as a highlight. Using only the freshest ingredients, the seafood selection includes everything from succulent shrimp to tender octopus, crafted to delight every palate. In addition, the skilled sushi chefs create unique and flavorful rolls, sure to impress even the most discerning sushi fans. For meat lovers, Mariscos El Dorado Sin serves perfectly cooked cuts, from juicy steaks to tender chicken. Guests can also enjoy delicious cocktails and drinks, making this restaurant an ideal choice for both quick lunches and leisurely dinners. With a full bar, stage, and private rooms, Mariscos El Dorado is a great space for a variety of events.



**Brand Recognition**



**Multimillion Annual Revenue**



**Coveted Infill Downtown Glendale Location**



**In-Place Business and Liquor Licensing**





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