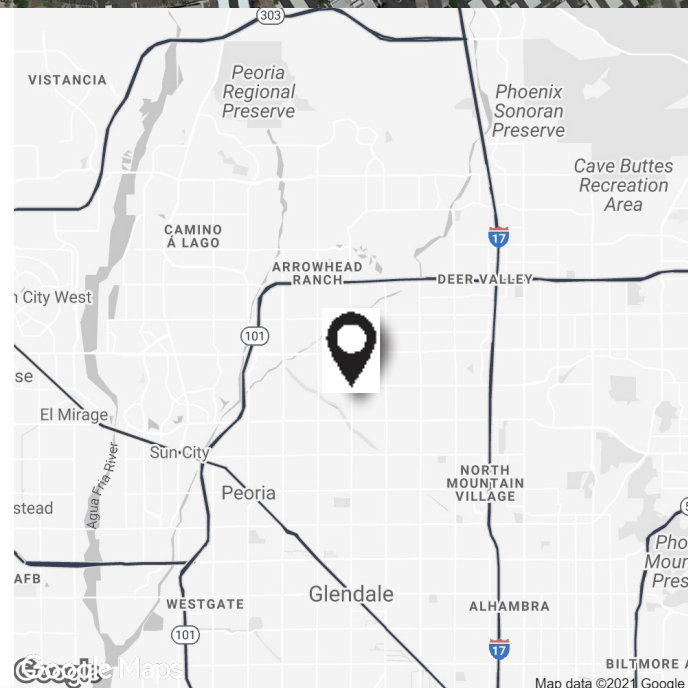




87,750 sf (±2.014 acres) of commercial land for ground lease (call for rate) or sale

- 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

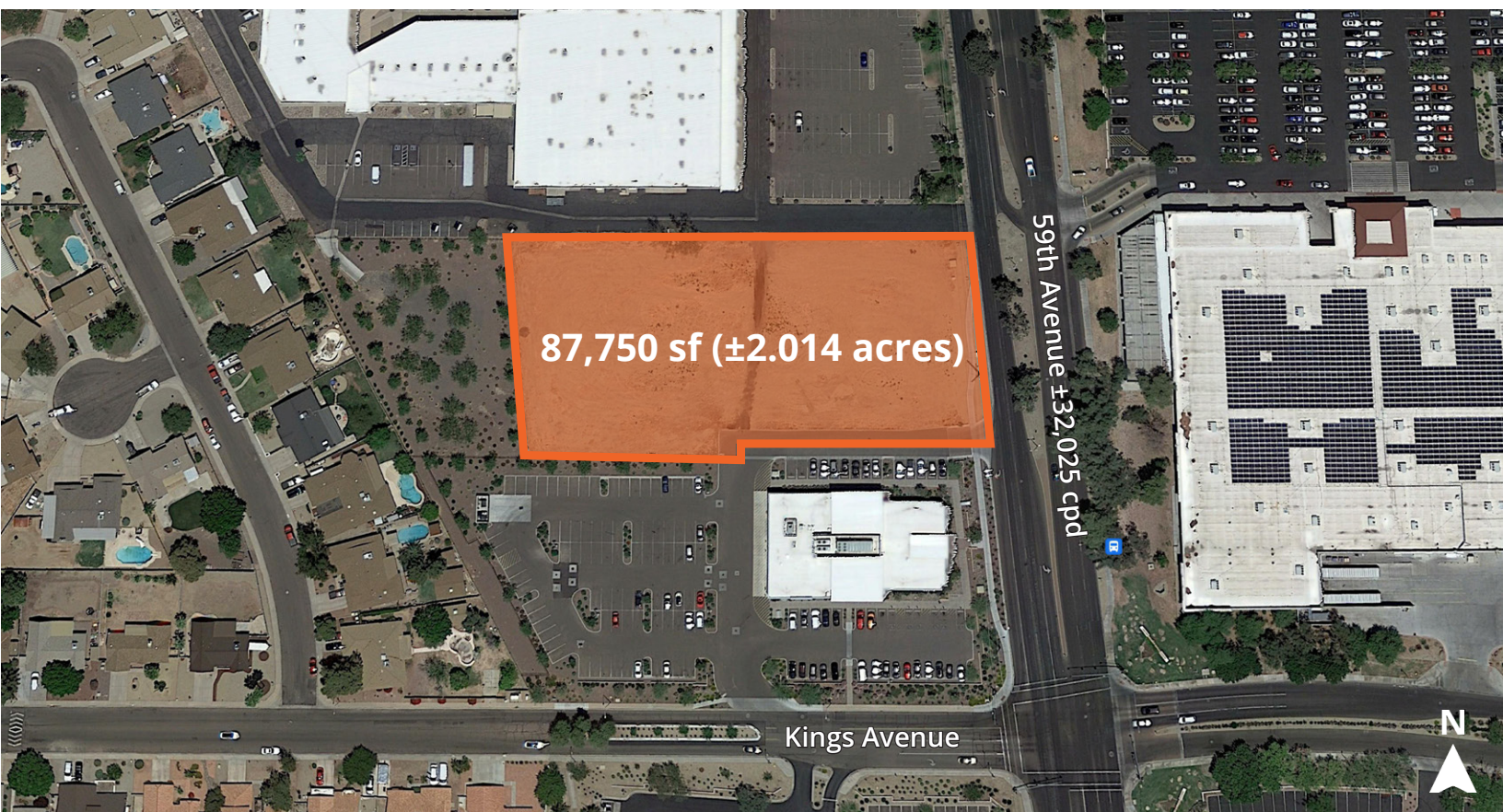
Matt Schrauth
D 480 423 7953 | C 602 684 6209
matt.schrauth@avisonyoung.com

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



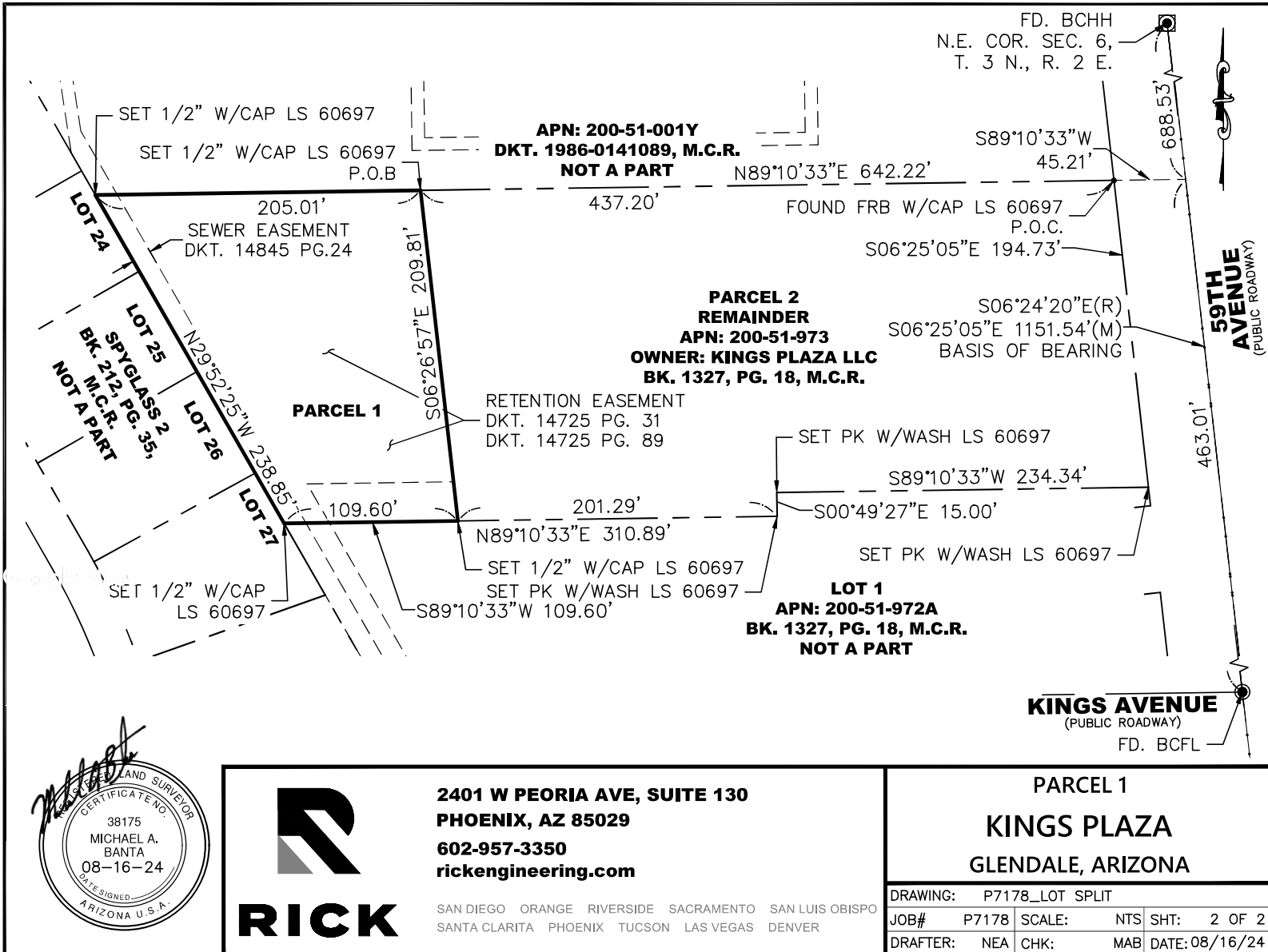
For further
information

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

**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

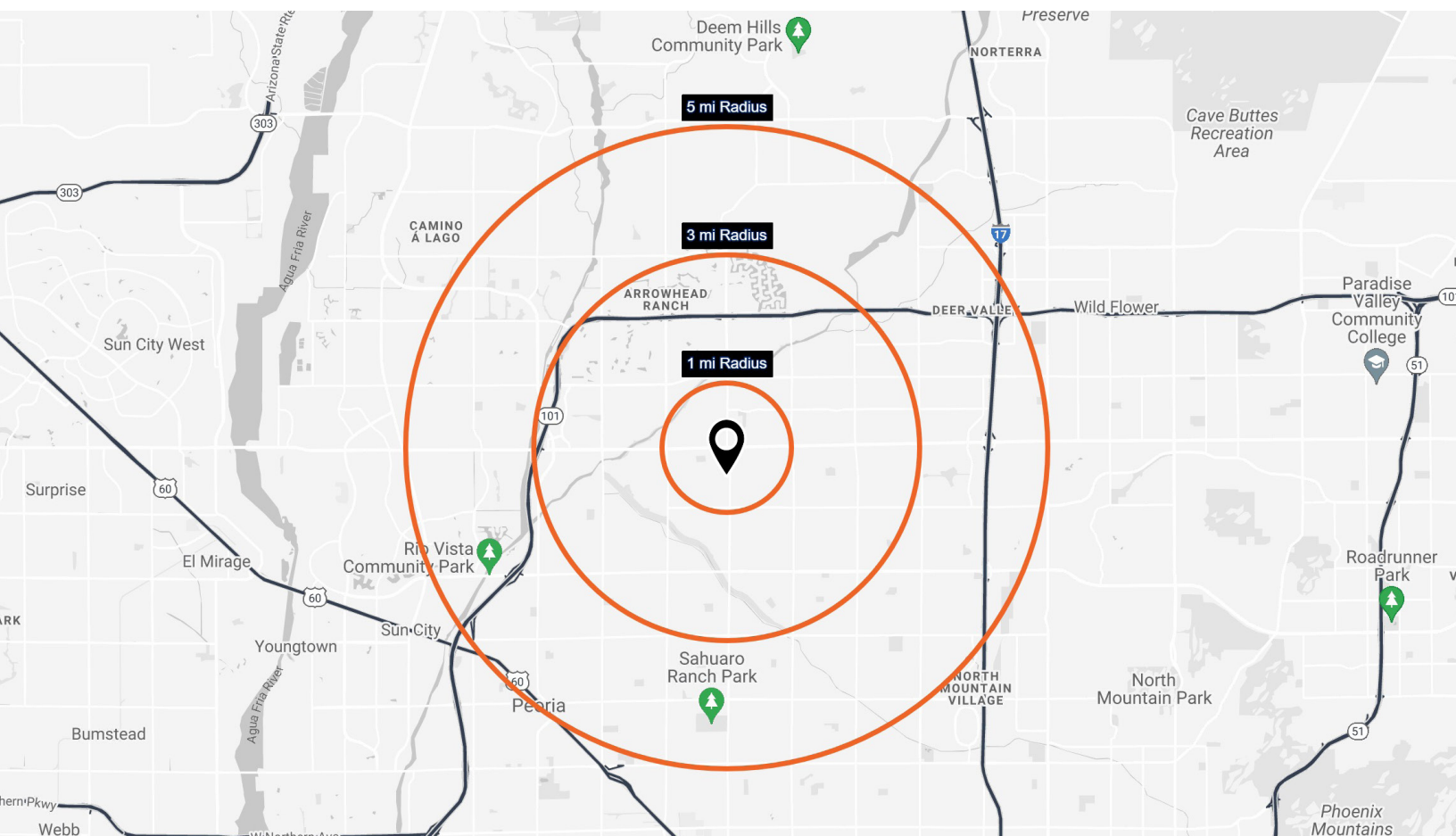
For further
information

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

**AVISON
YOUNG**

Demographics

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



	1-mile	3-miles	5-miles
Population	12,516	118,862	348,428
Median age	40.3	39.5	39.2
Daytime employment	6,376	44,265	110,038
Avg. HH income	\$90,172	\$98,719	\$92,078
HH units	4,679	45,950	138,537

Traffic counts

Bell Road	±41,703 cpd
59th Avenue	±30,500 cpd

**For further
information**

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

**AVISON
YOUNG**