

6305 W Glendale Avenue | Glendale, AZ 85031

Cardinal Pool

W Glenda

W Glendale Ave **22,432 VPD**

**0.84 AC
AVAILABLE**

17,777 VPD

N 63rd Ave



Sale, Lease, BTS, Ground Lease

Matt Harper, CCIM

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NAI Horizon

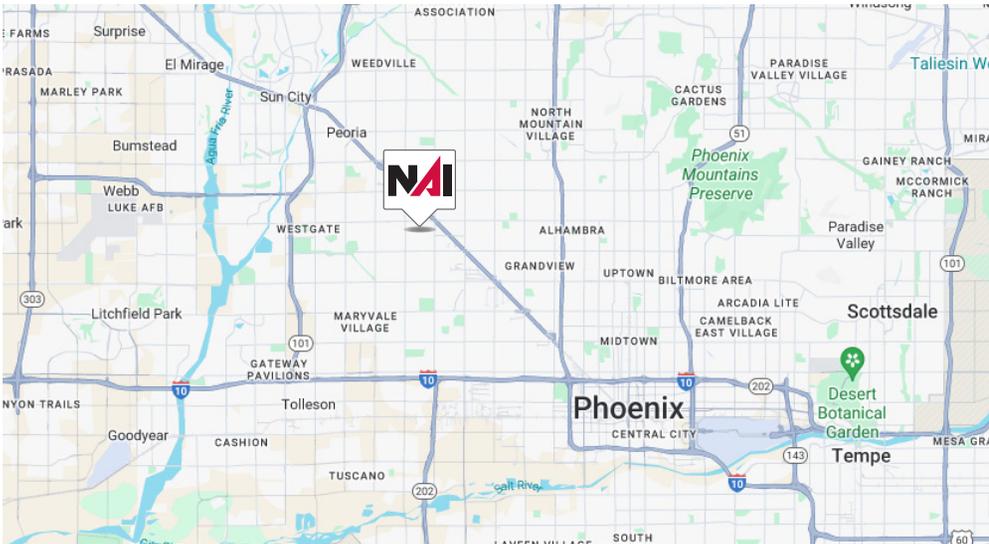
2944 N 44th St, Suite 200

Phoenix, AZ 85018

+1 602 955 4000

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Property Information



Property Type Land (Retail/Office)

Location: 6305 W. Glendale Avenue

Sale/Lease: Call for Rates

Sizes: 36,412 SF

Zoning: C-2 [Click Here for Zoning Ordinance](#)

Primary Use: General Commercial

Parcels 144-08-018

Property Features

- Over 155' of Glendale Avenue Frontage
- Across from Glendale High School
- Signalized Intersection
- Densely populated infill area

Site Features

- Near Grand Avenue and Loop 101
- Excellent proximity to Downtown Glendale & Westgate Entertainment District

| Demographics | 1 mile | 3 miles | 5 miles |
|-------------------|----------|----------|----------|
| Population | 24,059 | 185,922 | 519,039 |
| Average Age | 25.9 | 31.2 | 31.0 |
| Average HH Income | \$58,289 | \$73,926 | \$78,325 |

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Retail Map



24-04-025

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