



- **Location:** 7900 Block of West Beardsley Road
- **Zoning:** See page 6 for list of Permitted Uses under the Crossing at Arrowhead PAD
- **Utilities:** All to site
- **Price:** Call Broker
- **Comments:**
  - The site is adjacent and west of Advantage Self-Storage with high traffic counts and visibility on both directions of Loop 101 and Beardsley Road; all off-sites are in; allowed building height of 50 feet.
  - Seller is bringing site to a level grade.

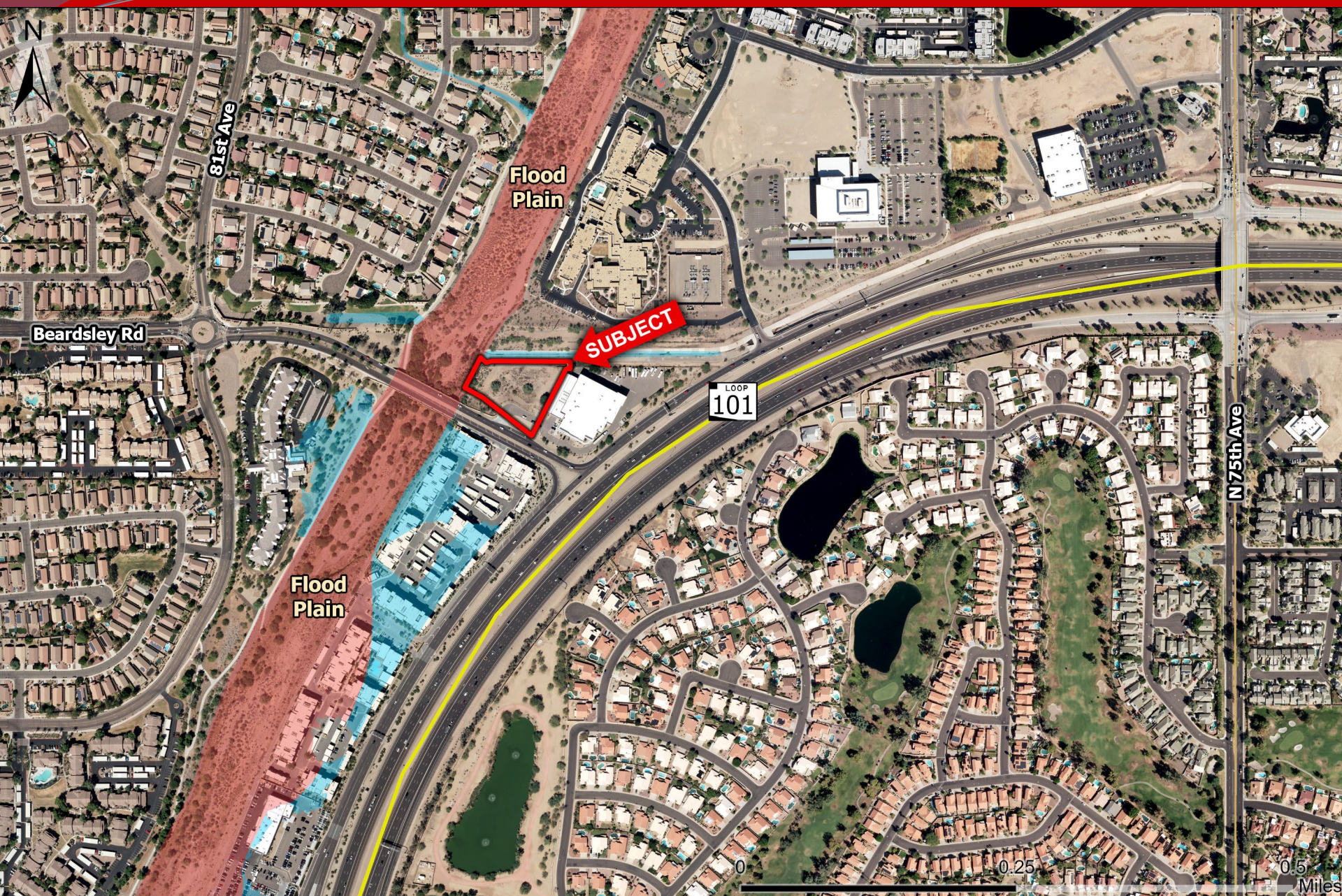
**Great Investment Opportunity | Exclusively Available**



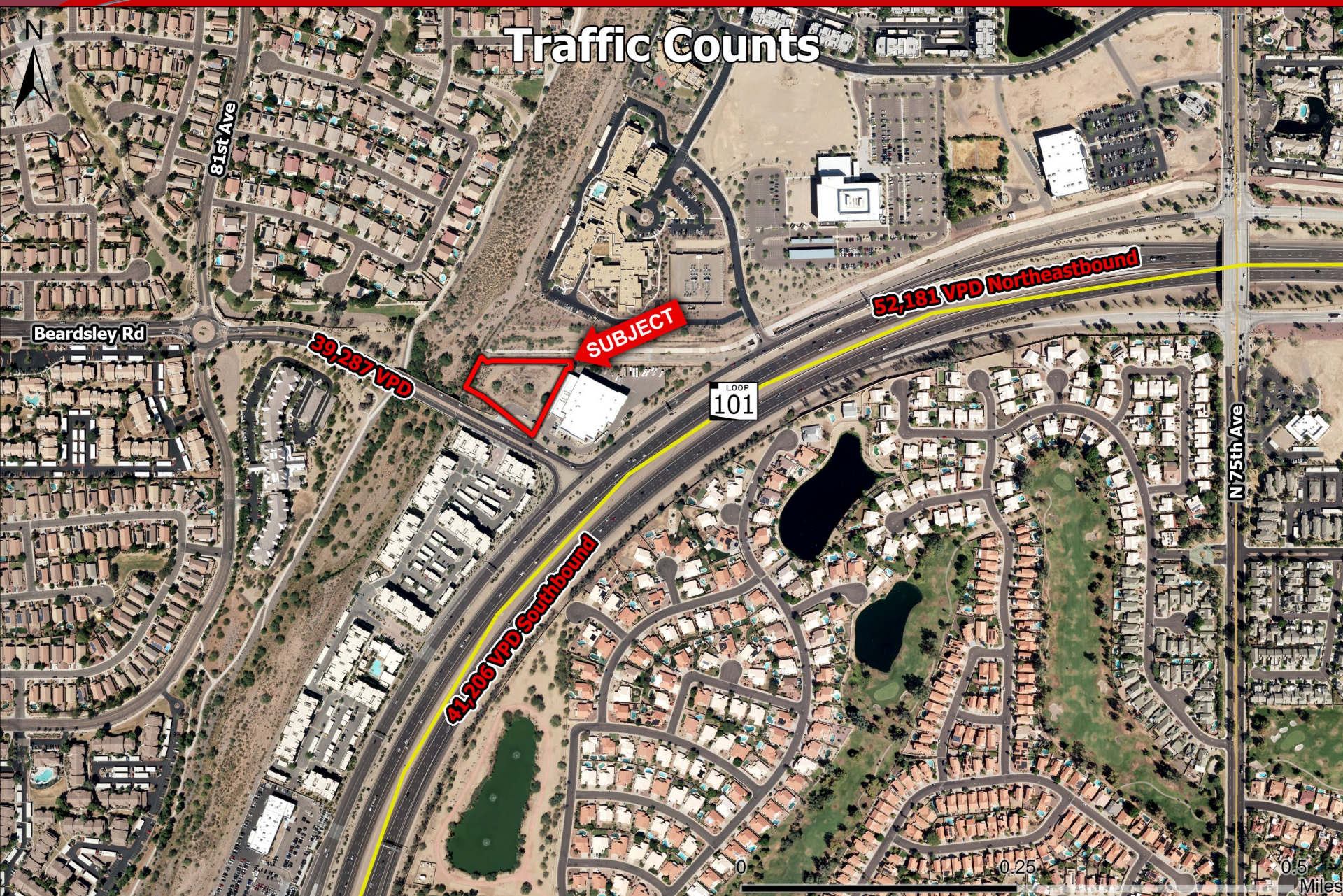
**Insight**  
Land & Investments

# 1.407 acres of High Visibility Commercial Land

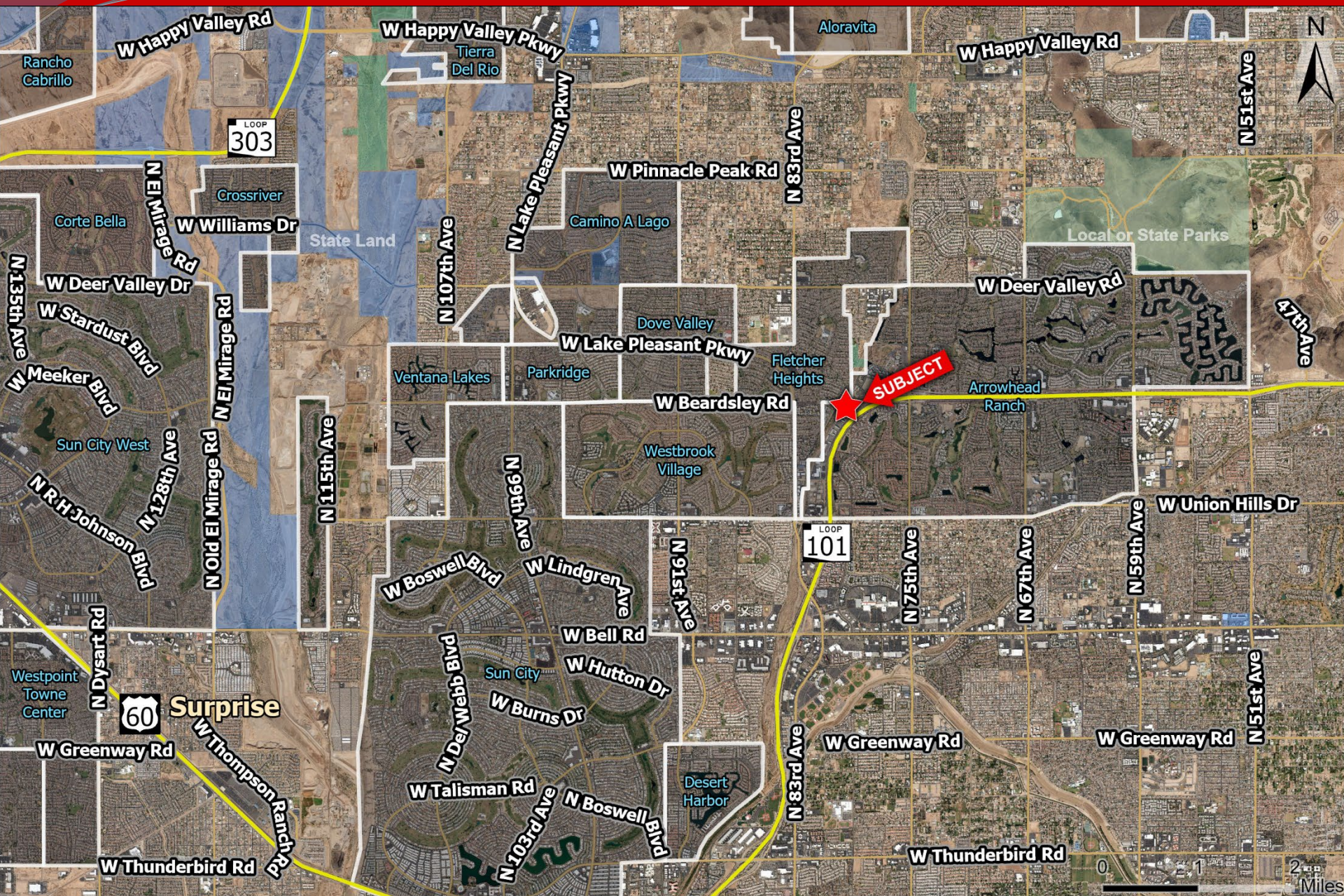
**7900 Block of West Beardsley, west of Loop 101** **GLENDALE, ARIZONA**

















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## LAND USES

(Source: Earl & Curley Law)

### *Permitted Uses.*

- All permitted uses under the following zoning districts: Neighborhood Shopping Center (“NSC”), Shopping Center (“SC”), Neighborhood Commercial (“C-1”), General Commercial (“C-2”) and Community Shopping Center (“CSC”), of the Glendale Zoning Ordinance.
- Multiple-residence dwellings.
- Accessory uses that are incidental to the principle use of the property such as fences, walls, garages, swimming pools, and satellite earth stations.
- Nursing homes.
- Congregate care facilities.
- Health clubs.
- Music or dance schools.
- Indoor recreational facilities.
- Restaurants, including outdoor seating.
- Restaurants, including drive-thru facilities.
- Retail stores.
  - General merchandising including variety and specialty stores.
  - Convenience uses, subject to the definition in Section 2.300 of the Zoning Ordinance.
  - Convenient Store with Gas Station.
  - Food.
  - Apparel and accessories.
  - Home and office furnishings.
  - Hardware stores.
- Professional, administrative and business offices.
- Retail stores integrated into office building.
- Personal services.
  - Barber shops and beauty salons.
  - Small appliance repair shops.
  - Laundry, cleaning and dry-cleaning establishments for retail customers only limited to a maximum of 1,000-square feet of floor to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing and finishing work.
  - Mortuaries.

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- Indoor recreation facilities.
  - Self-storage facilities.
  - Recreational vehicle storage facility.
  - Private recreational clubs, YMCA, YWCA.
  - Veterinary clinics with all activities within an enclosed building.
  - Appliance, furniture and household equipment rentals.
  - Childcare center.
  - Medical, dental and/or clinics.
  - Emergency Medical Care facility, including 24-hour operations.
  - Business trade schools, colleges or universities provided that all facilities are within fully enclosed structures.
  - Financial institutions, real estate and insurance offices, including drive-thru service.
  - Live entertainment facilities including nightclubs that include music performed by more than one musician, or dancing. Exits and entrances to the structure shall be more than 300-feet from any existing or planned residential use. The closing time of the dance floor shall be simultaneous with the closing of the bar or cocktail lounge. No adult entertainment uses are permitted.
  - Data centers and Call centers.
  - Business support services.
  - Laboratories for research and product development.
  - Hotel and motels.
  - Any similar uses to above permitted uses as determined by the Planning Director.

### *Uses Subject to Conditions:*

Uses Subject to Conditions shall comply with the “Uses Subject to Conditions” as outlined in the following zoning districts: Multiple Residence (“R-5”), Neighborhood Shopping Center (“NSC”), Shopping Center (“SC”), Neighborhood Commercial (“C-1”), General Commercial (“C-2”) and Community Shopping Center (“CSC”), except as modified by this PAD.

### *Uses Subject to Conditional Use Permit:*

Uses Subject to Conditional Use Permit shall comply with the “Uses Subject to Conditional Use Permit” as outlined in the following zoning districts: Multiple Residence (“R-5”), Neighborhood Shopping Center (“NSC”), Shopping Center (“SC”), Neighborhood Commercial (“C-1”), General Commercial (“C-2”) and Community Shopping Center (“CSC”), except as modified by this PAD.

### *Accessory Uses:*

Accessory Uses shall comply with the “Accessory Uses” as outlined in the following zoning districts: Multiple Residence (“R-5”), Neighborhood Shopping Center (“NSC”), Shopping Center (“SC”), Neighborhood Commercial (“C-1”), General Commercial (“C-2”) and Community Shopping Center (“CSC”), except as modified by this PAD.

### *Prohibited Uses:*

- Adult oriented land uses.
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