

FOR SALE | RETAIL-OFFICE-FLEX

# 6146 W GLENDALE AVE

Glendale, AZ 85301

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## PROPERTY SUMMARY

Sale Price:

\$1,200,000

Lot Size:

0.24 Acres

APN:

143-37-066

Zoning:

C-2

Cross Streets:

Glendale Ave & 61st Ave

## PROPERTY OVERVIEW

Freestanding commercial building located along Glendale Avenue with excellent visibility and easy access. The property offers prominent street frontage, making it a great fit for businesses that benefit from strong drive-by exposure and clear signage. This space provides flexibility for an owner-user or an investor looking for value-add potential. Set within an established Glendale trade area, the location is surrounded by a solid mix of retailers and residential neighborhoods, supported by strong local demographics and steady daily traffic.

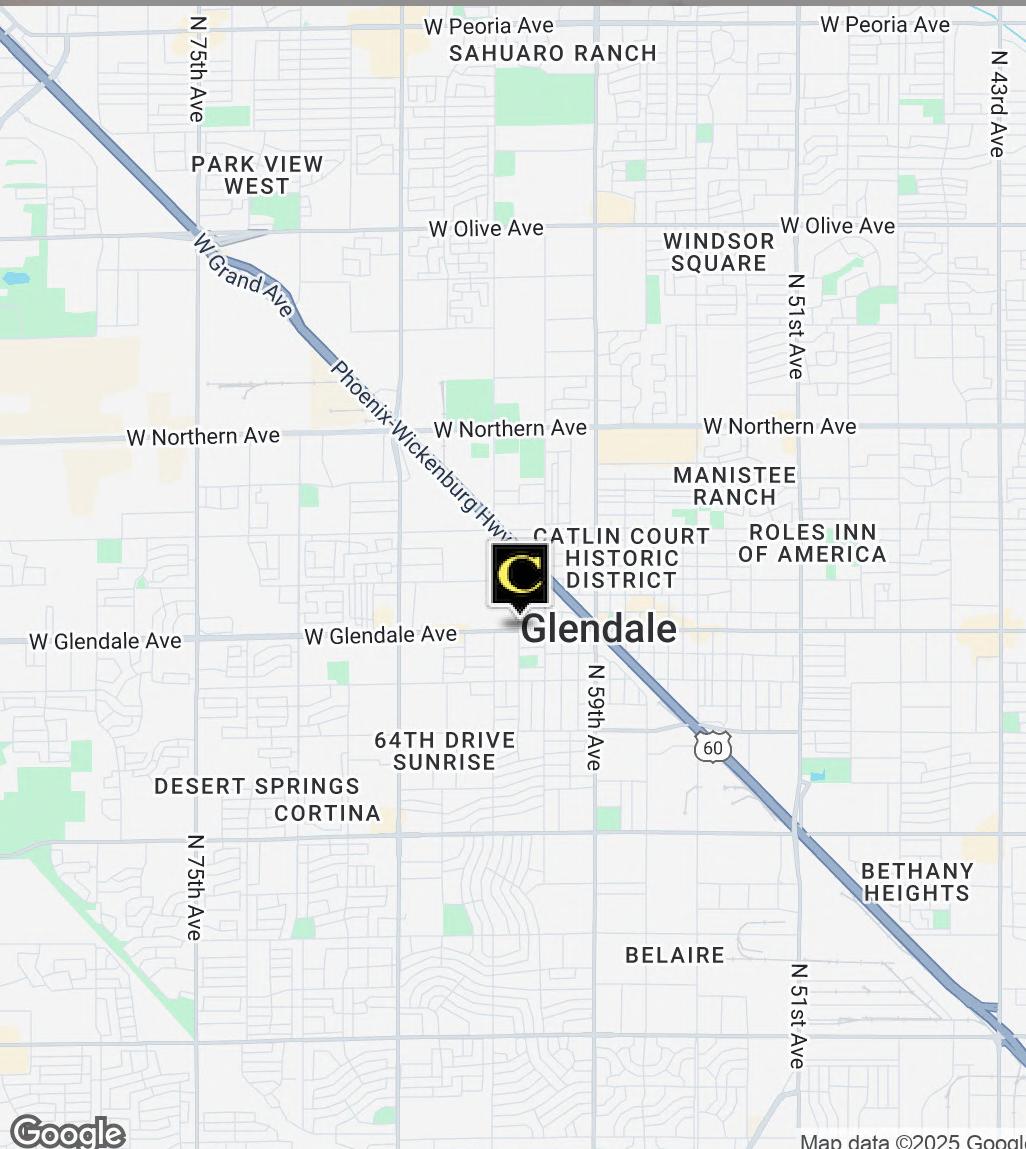
## PROPERTY HIGHLIGHTS

- Prominent Glendale Ave frontage
- Freestanding building
- Strong visibility and access
- Ideal for owner-user or value-add investor
- Established Glendale trade area

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## POPULATION

|  | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
|--|--------|---------|---------|

Total Population 22,604 188,740 503,822

Average Age 33 35 35

Average Age (Male) 32 34 34

Average Age (Female) 34 36 36

## HOUSEHOLDS & INCOME

|  | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
|--|--------|---------|---------|

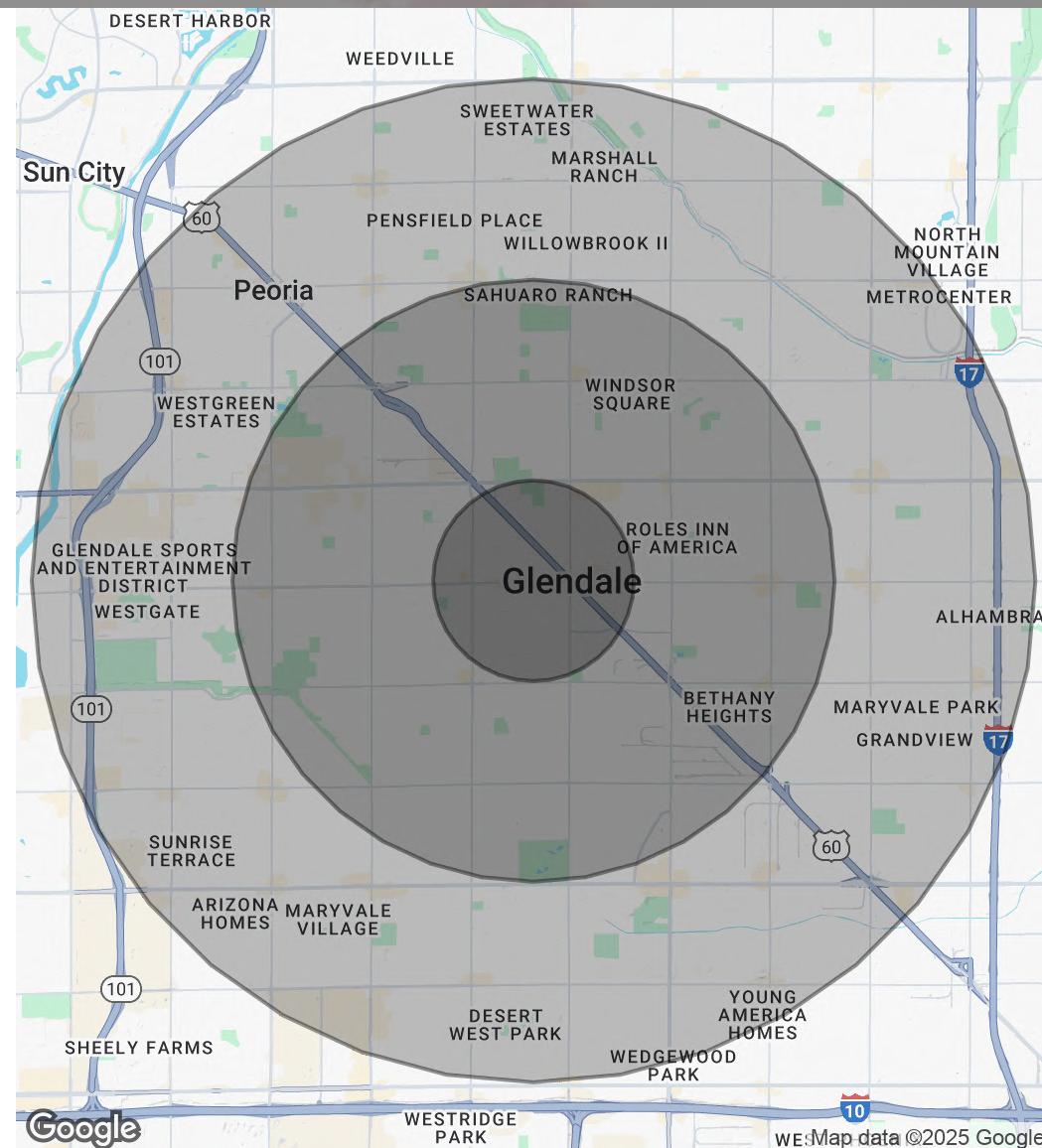
Total Households 7,317 61,273 157,513

# of Persons per HH 3.1 3.1 3.2

Average HH Income \$58,710 \$75,732 \$78,785

Average House Value \$260,074 \$305,352 \$324,297

Demographics data derived from AlphaMap



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