

0.24
ACRES

FOR SALE | RETAIL-OFFICE-FLEX

6146 W GLENDALE AVE

Glendale, AZ 85301

Noah Branham Advisor

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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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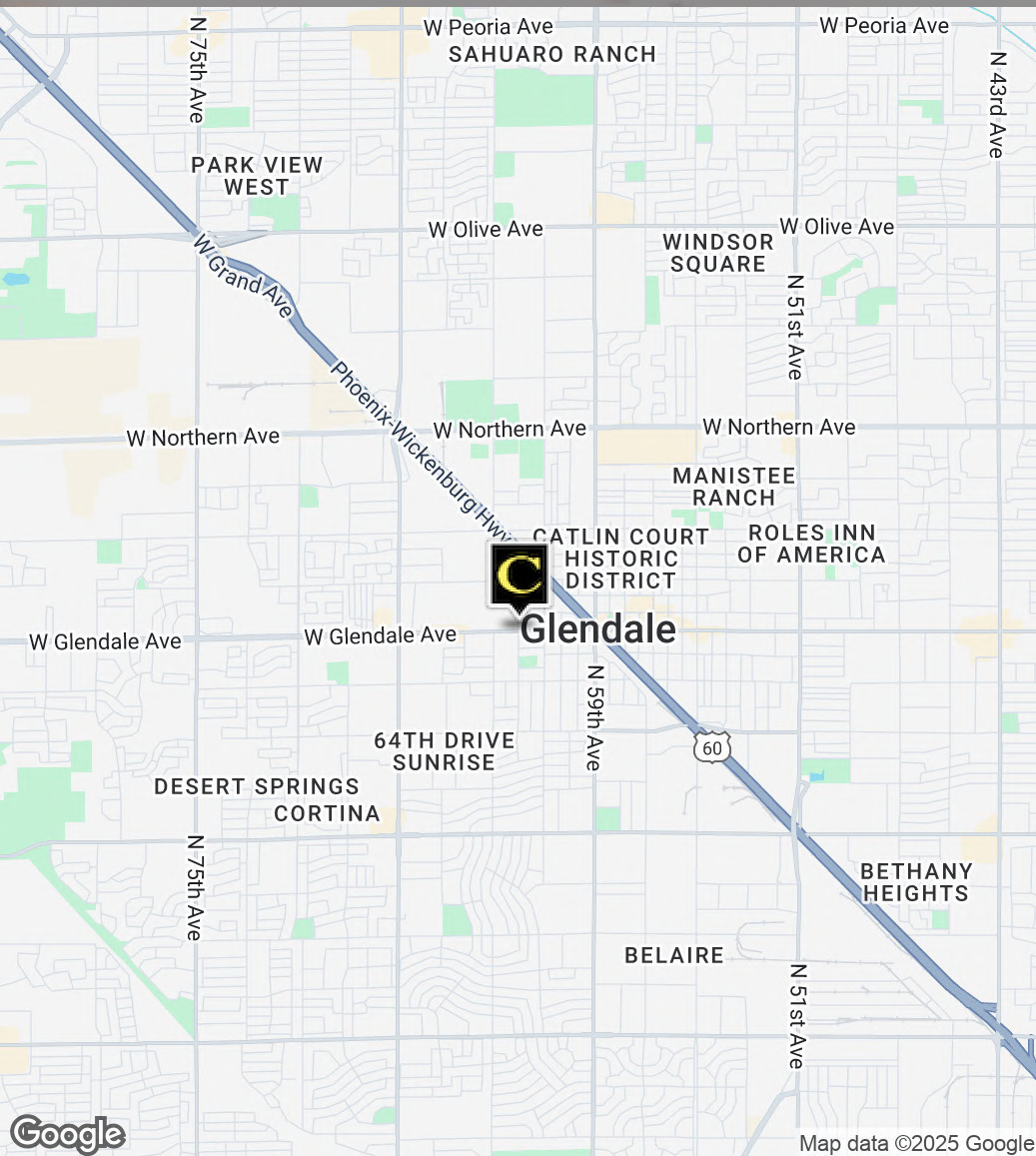
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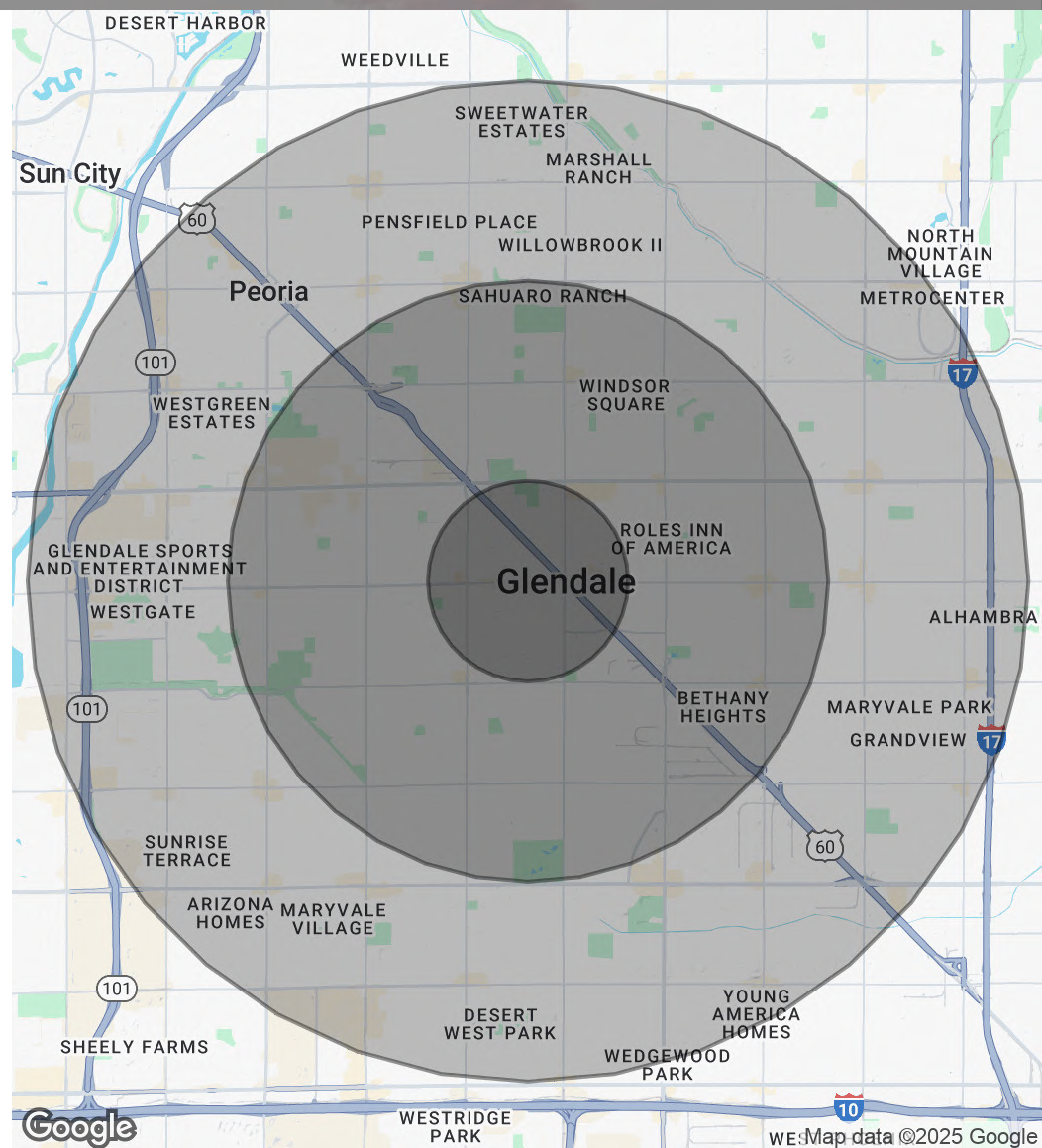
POPULATION

| | 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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