

FOR SALE/LEASE

6980 W 83 RD AVE
GLENDALE, AZ 85305



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN C. PANTOJA
520-795-5200 EXT 701
JPANTOJA@GRIMMCOMMERCIAL.COM

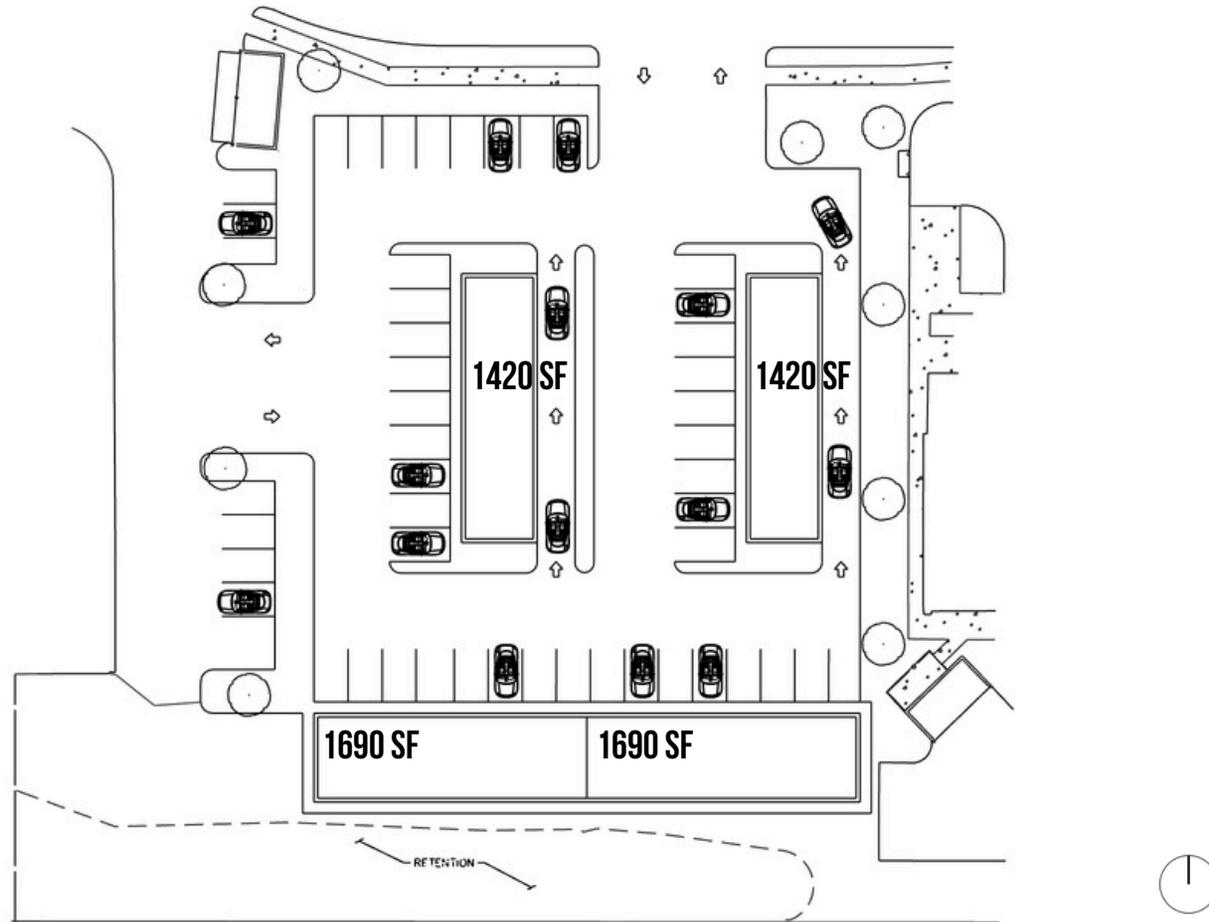
All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

FOR SALE/LEASE

6980 W 83 RD AVE



CONCEPTUAL SITE PLAN



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN PANTOJA
520-795-5200 EXT 701
JPANTOJA@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

THE PROPERTY

AVAILABLE SPACE: 38,123 SFT
LEASE RATE: CONTACT BROKER FOR RATE
PRICE: CALL BROKER FOR PRICING
ZONING: SC (MARICOPA COUNTY)

PROPERTY HIGHLIGHTS

- ON MAJOR ROADWAY OF GLENDALE AVENUE AND ON MAJOR INTERSECTION WITH 83RD STREET
- LESS THAN 1 MILE FROM GLENDALE SPORTS AND ENTERTAINMENT DISTRICT
- LESS THAN 1 MILES FROM STATE FARM STADIUM
- GLENDALE AVE: 28,000 VEHICLES PER DAY
- 83RD STREET: 19,000 VEHICLES PER DAY

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	19,558	179,620	405,356
MEDIAN HOUSEHOLD INCOME	\$98,503	\$94,738	\$88,486
HOUSEHOLDS	5,635	54,007	128,163
DAYTIME POPULATION	6,060	71,249	191,151

GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN C. PANTOJA
520-795-5200 EXT 701
JPANTOJA@GRIMMCOMMERCIAL.COM

FOR SALE/LEASE

6980 W 83 RD AVE



TANGER OUTLETS

PUMA Columbia GUESS FACTORY STORE

Ω GAP FACTORY H&M Saks OFF 5TH

PEORIA CROSSING

TARGET petco OfficeMax

ROSS DRESS FOR LESS KOHL'S

DESERT DIAMOND ARENA

RATTLERS WESTGATE ENTERTAINMENT DISTRICT

STATE FARM STADIUM

ARIZONA CARDINALS Vrbo Fiesta Bowl

SUBJECT PROPERTY

GLENDALE GROSSINGS

Walgreens McDonald's CIRCLE K

GRIMM COMMERCIAL LLC
 3776 N 1ST AVE STE.200
 TUCSON, ARIZONA 85719

JUAN C. PANTOJA
 520-795-5200 EXT 701
 JPANTOJA@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

FOR SALE/LEASE

6980 W 83 RD AVE



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN C. PANTOJA
520-795-5200 EXT 701
JPANTOJA@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.