

MULTI-TENANT RETAIL BLDG FOR SALE IN GLENDALE – FLEXIBLE LEASE TERMS

5601 W GLENDALE AVE | GLENDALE, AZ 85301



FOR SALE

Beth Jo Zeitzer
CEO - Designated Broker
602.319.1326
bjz@roiproperties.com

Jake Vice
Commercial Associate
480.273.0212
jvice@roiproperties.com

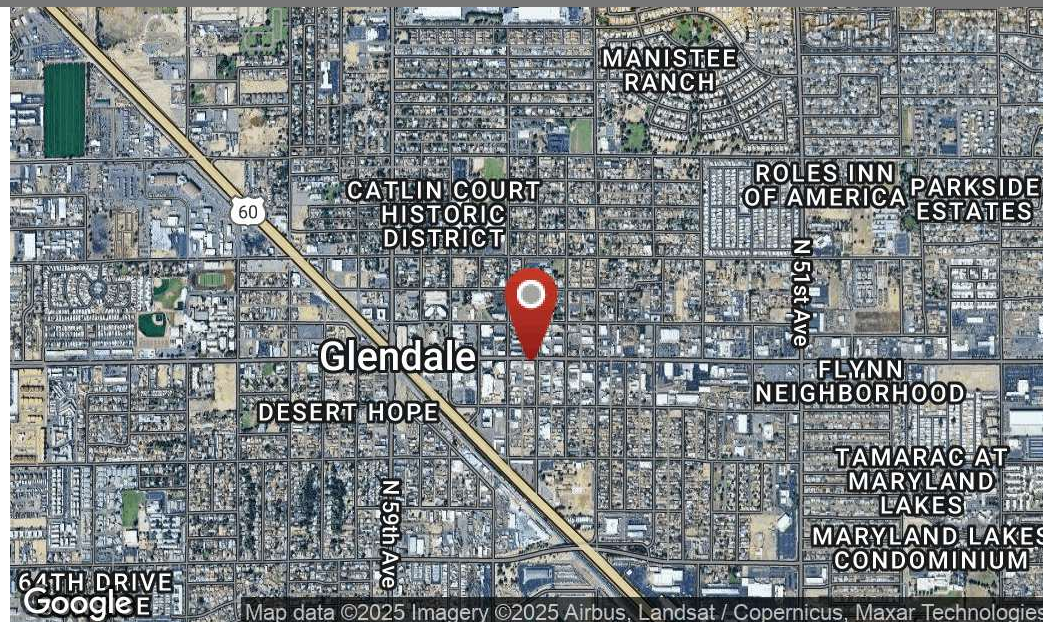
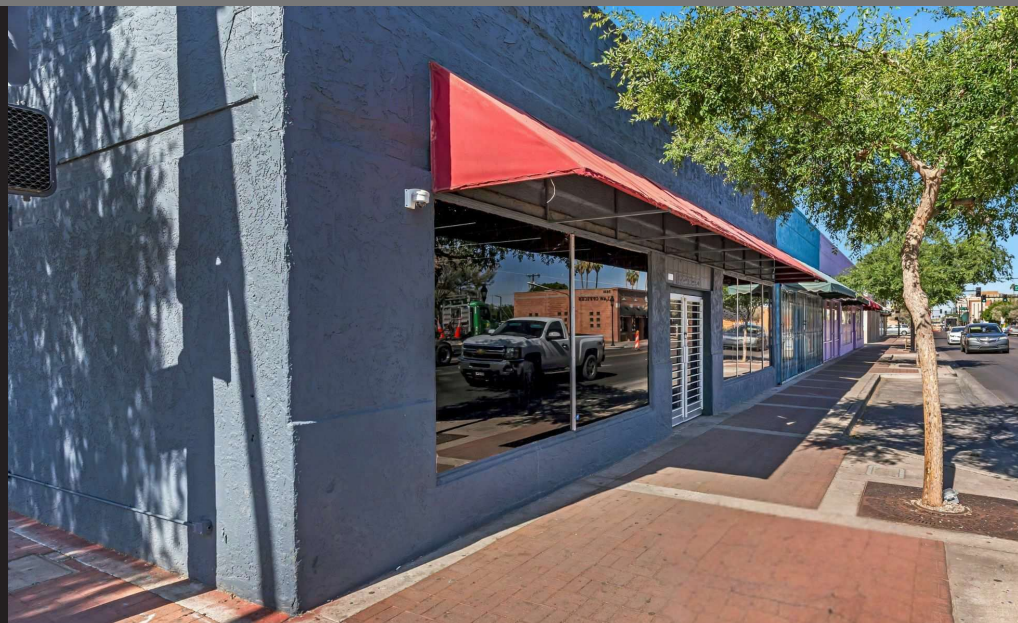
Tommy Moore
Commercial Associate
602.397.4886
tmoore@roiproperties.com



MULTI-TENANT PEDESTRIAN FRIENDLY LOCATION IN OLDTOWN GLENDALE

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FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,740,000
Price/SF:	\$125/SF
Building Size:	13,900 SF
Proforma Cap Rate:	10%
Lot Size:	17,500 SF
Zoning:	C-TC

PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a multi-tenant inline retail building prominently located on Glendale Avenue in the heart of Oldtown Glendale. This highly walkable, pedestrian-friendly location benefits from strong foot traffic and is situated within a well-established, commercially zoned district with consistently high occupancy rates. The property features a diverse tenant mix with long-term occupants currently operating under below-market lease rates, providing significant upside potential. All leases include landlord-favorable early termination clauses, offering flexibility for repositioning or redevelopment.

PROPERTY HIGHLIGHTS

- 180 Day Lease Terminations, Providing Upside to Replace Current Income (est. 4.2% cap) with Conservative Proforma Cap of 10%
- Multi-Tenant Retail Investment or Owner User Property In Oldtown Glendale
- Low Basis Price Per Square Foot, Great Investment Opportunity

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R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
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www.roiproperties.com



MULTI-TENANT RETAIL INVESTMENT OR OWNER USER OPPORTUNITY

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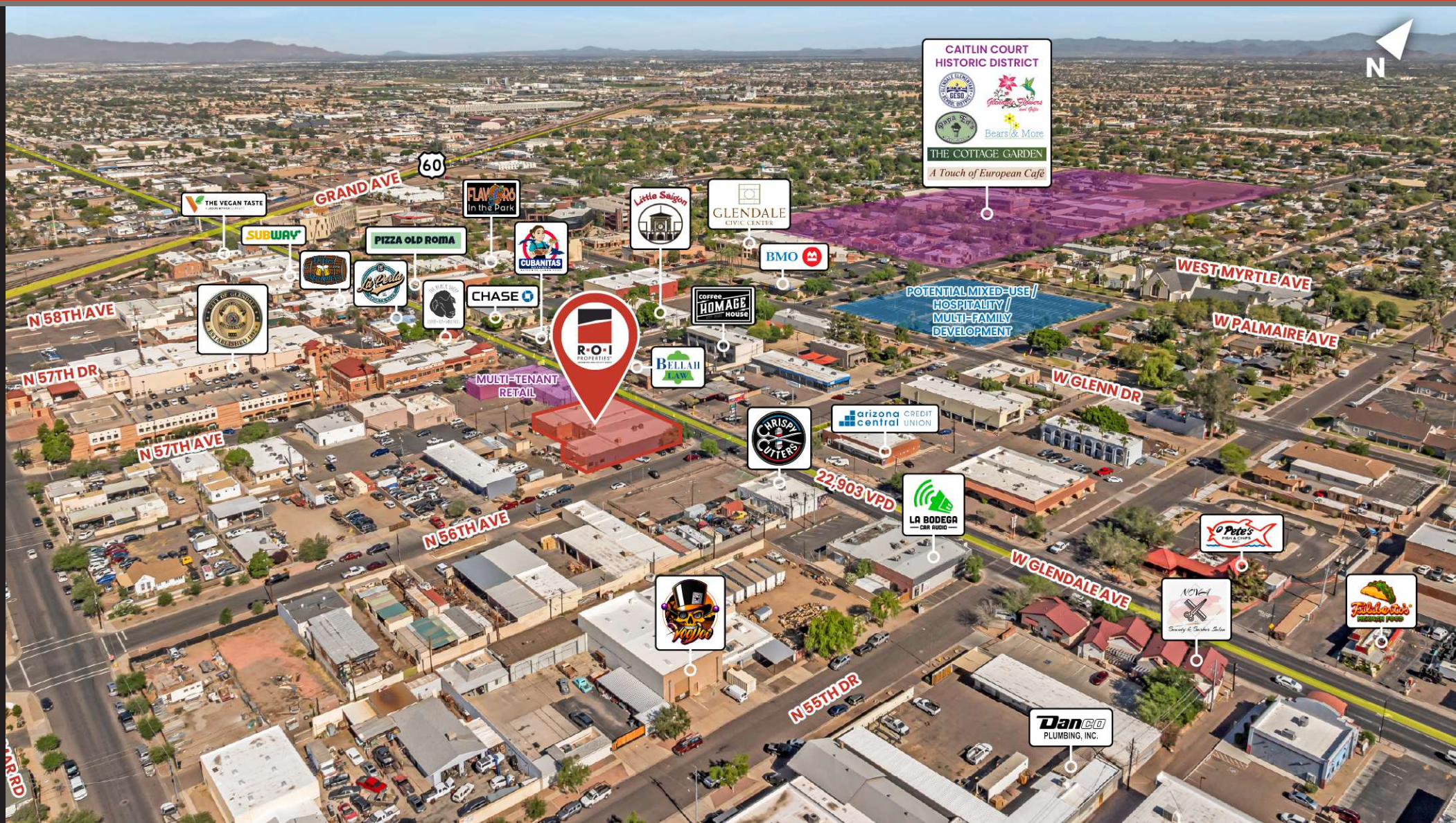
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WITHIN OLDTOWN GLENDALE, RARE MULTI-TENANT RETAIL FOR SALE

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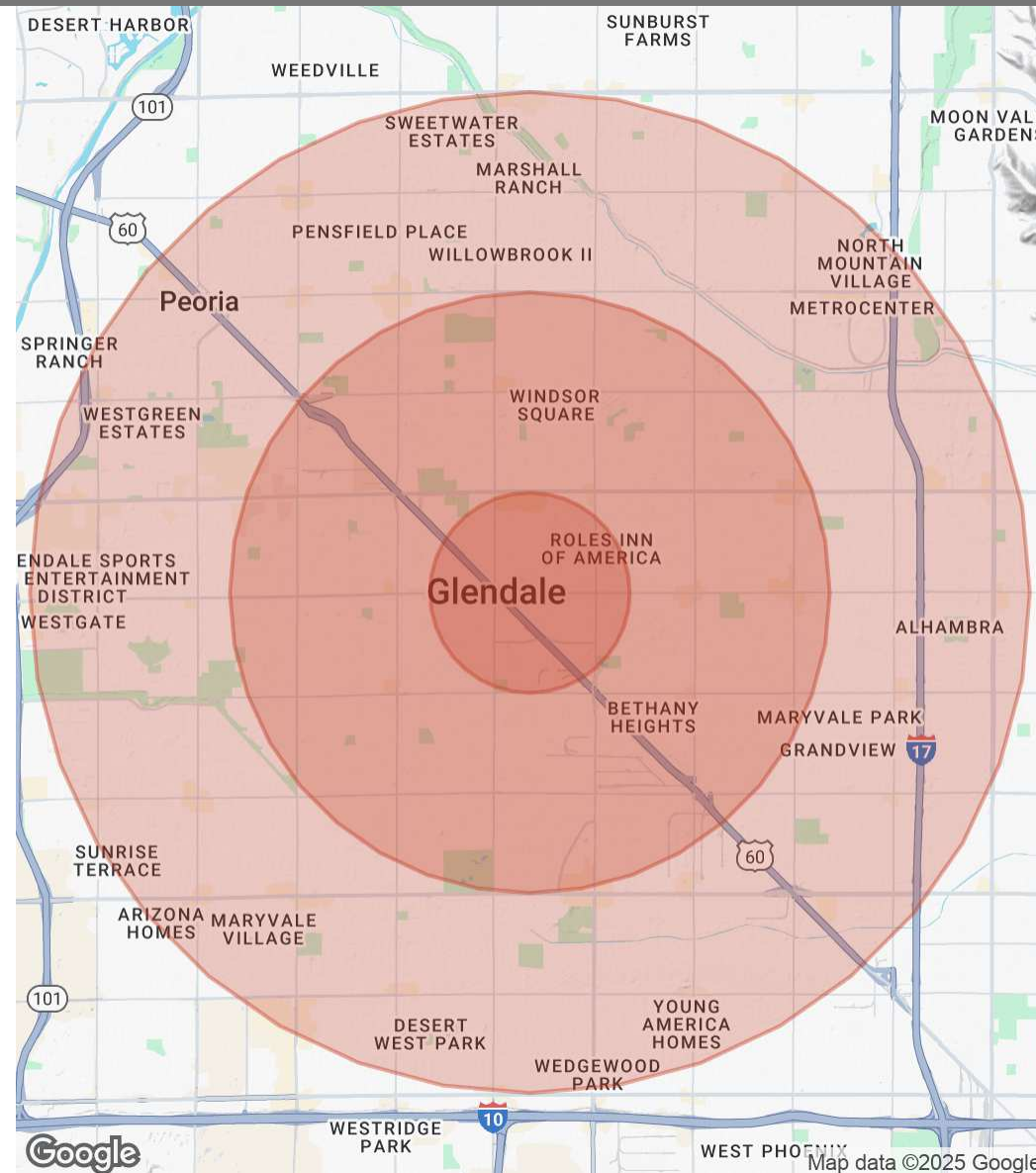
STRONG DEMOGRAPHICS AND PEDESTRIAN FRIENDLY SHOPPING / DINING AREA

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,124	202,667	563,806
Average Age	36	35	35
Average Age (Male)	35	34	34
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,473	65,345	178,759
# of Persons per HH	3	3.1	3.2
Average HH Income	\$57,525	\$73,891	\$77,785
Average House Value	\$249,404	\$298,531	\$323,173



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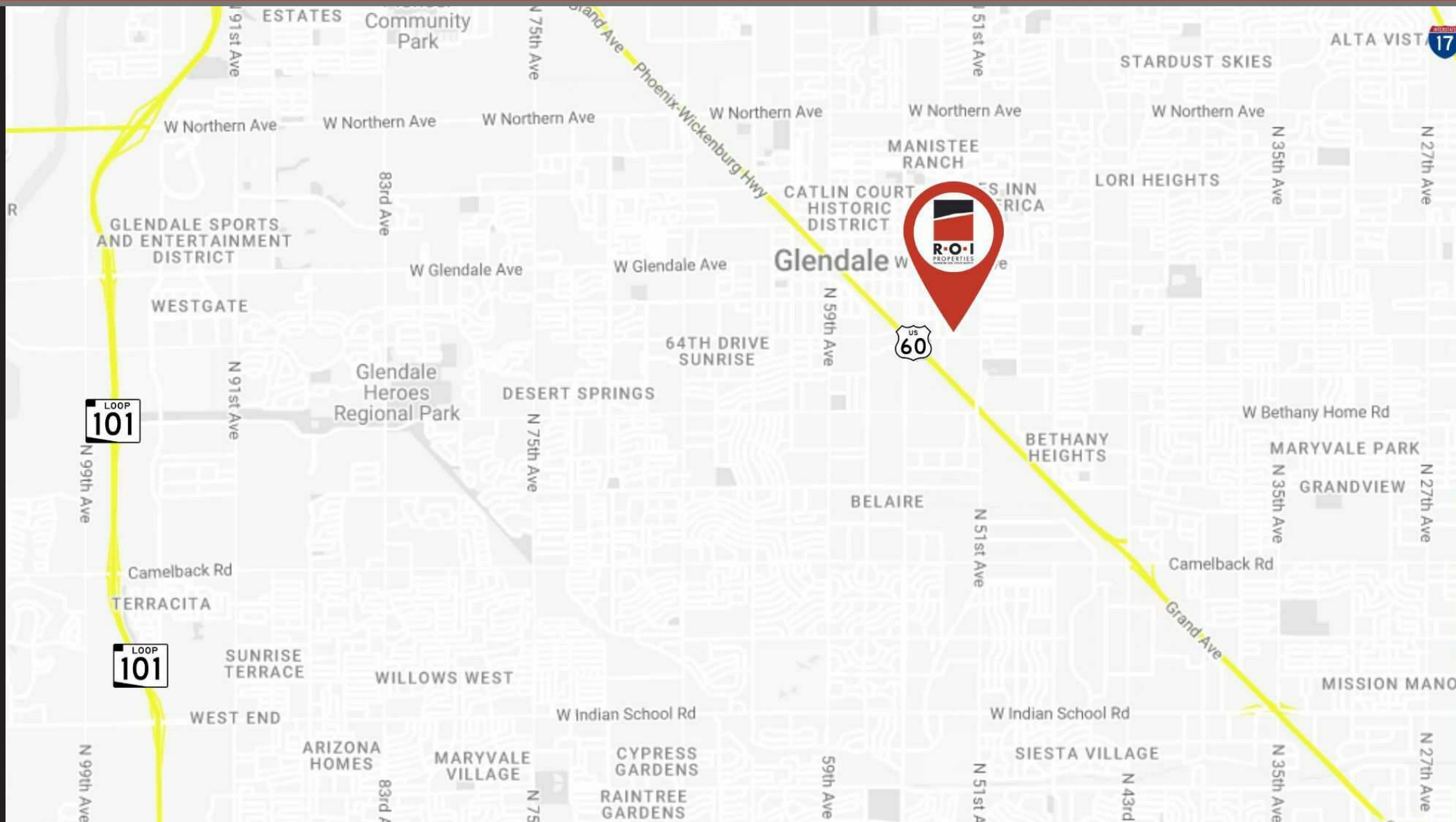
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CENTRALLY LOCATED IN OLDTOWN GLENDALE, AND NEAR GRAND AVENUE

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