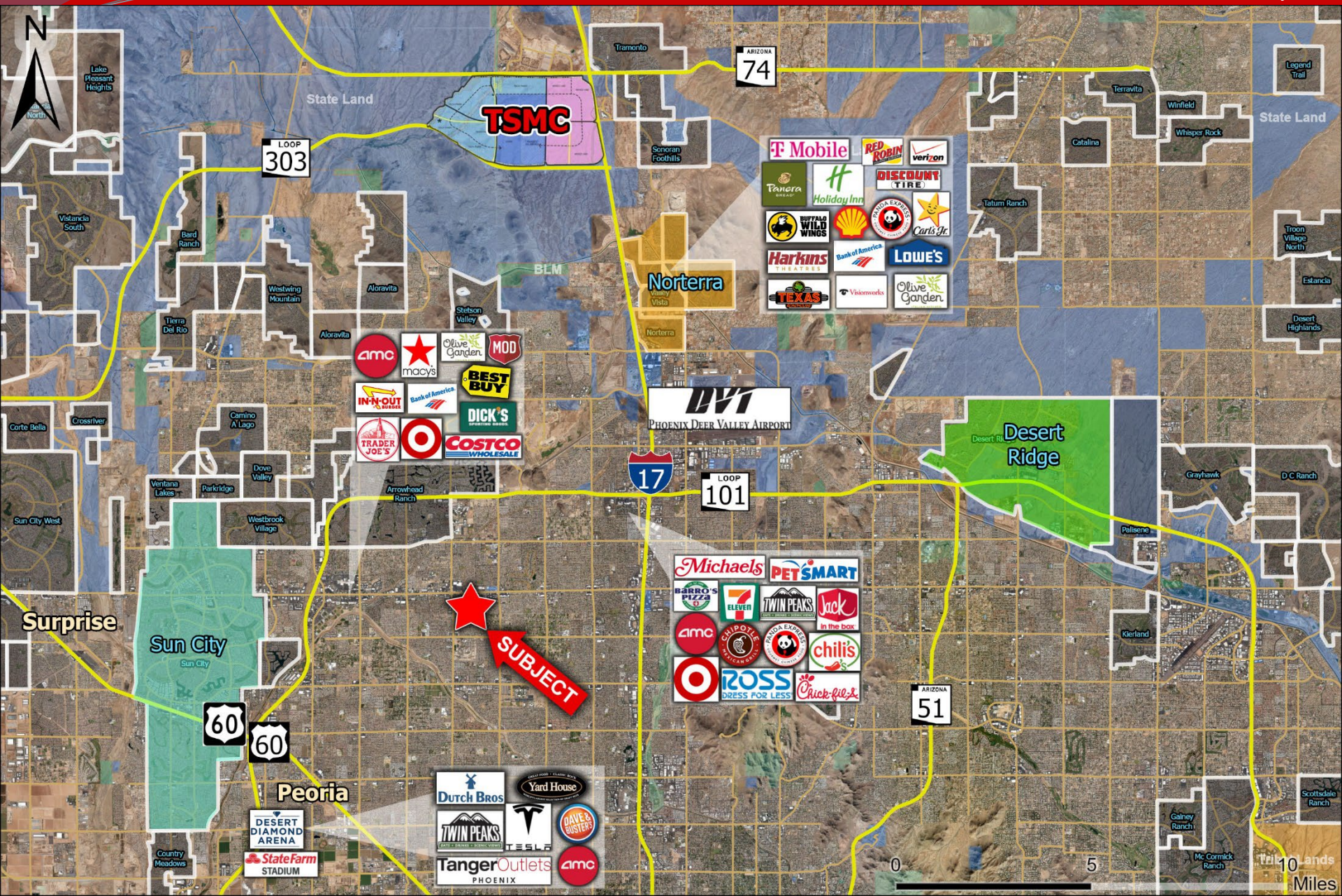




- ❑ **Location:** 57th Ave & Beverly Ln in Glendale, AZ.
- ❑ **Size:** +/- 6.35 Acres, (276,431 SF)
- ❑ **Zoning:** PAD – Underlying business park uses
- ❑ **Price:** \$3,600,000 ~ \$13 per SqFt
- ❑ **Utilities:** All utilities to site
- ❑ **Comments:**
 - ✓ One of the last land parcels within the Talavi Business Park Master Plan.
 - ✓ Zoning allows for Light Industrial, Office/Medical Office, Self Storage, Assisted Living, School, and much more.
 - ✓ Located near highly trafficked intersection with nearly 70,000 vehicles per day.

+/- 6.35 Acres | Glendale, AZ





TSMC

Norterra

Desert Ridge

Sun City

SUBJECT

- T-Mobile
- RED ROBIN
- verizon
- Panera
- Holiday Inn
- DISCOUNT TIRE
- Buffalo Wild Wings
- Shell
- Panda Express
- Carl's Jr.
- Harkins
- Bank of America
- LOWE'S
- TEXAS ROADHOUSE
- Visa
- Olive Garden

- amc
- macy's
- Olive Garden
- MOD
- IN-N-OUT
- Bank of America
- BEST BUY
- DICK'S
- TRADER JOE'S
- Target
- COSTCO WHOLESALE

UVT
PHOENIX DEER VALLEY AIRPORT

- Michaels
- PET SMART
- BARRO'S PIZZA
- 7 ELEVEN
- TWIN PEAKS
- Jack In the box
- amc
- CHIP POLLE
- PANDA EXPRESS
- chili's
- Target
- ROSS DRESS FOR LESS
- Chick-fil-A

- DUTCH BROS
- Yard House
- TWIN PEAKS
- TESLA
- TangerOutlets PHOENIX
- DAVE & GUSTERS
- amc

DESERT DIAMOND ARENA
State Farm STADIUM

