

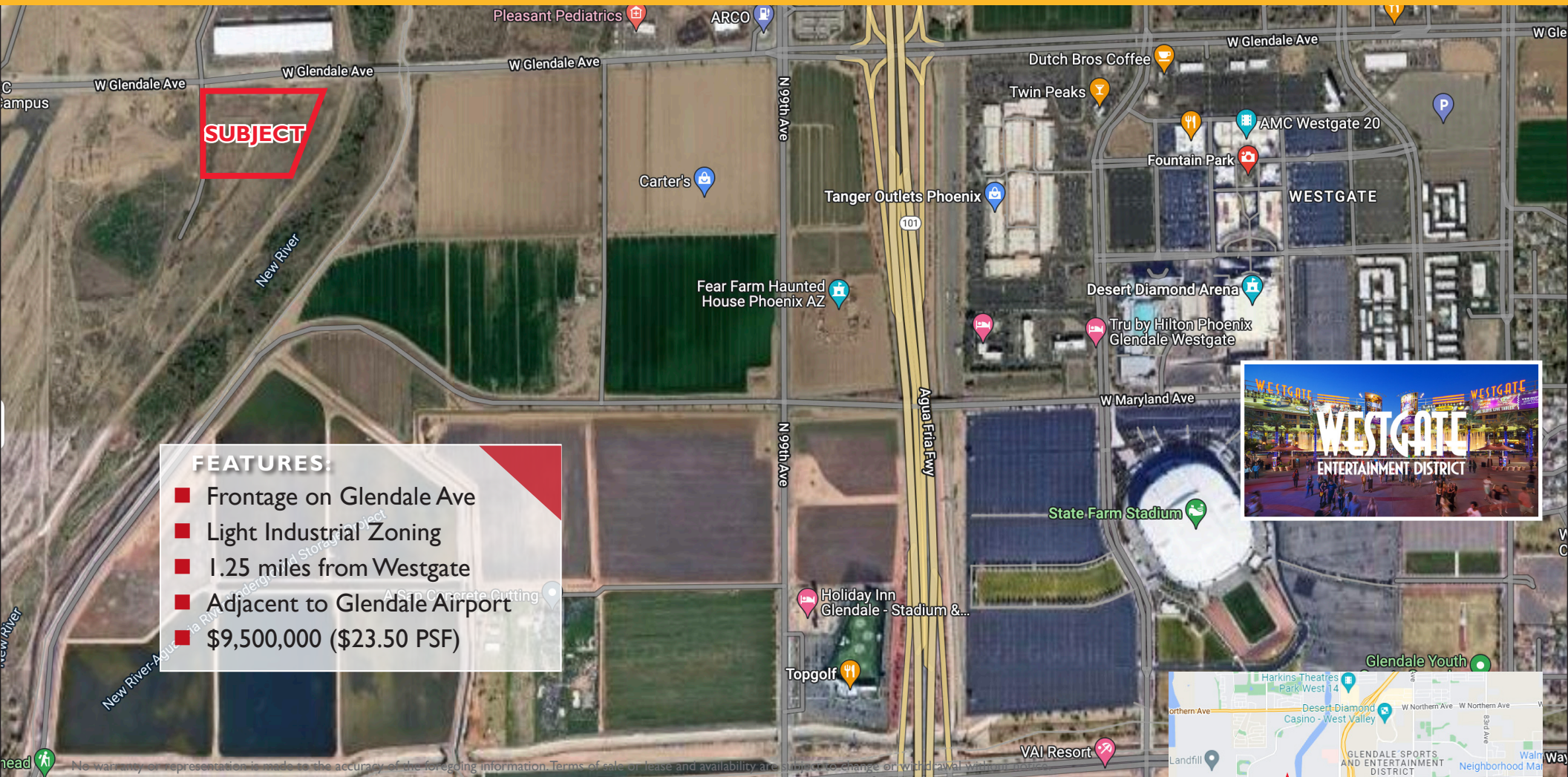
# FOR SALE - ±9.31 acres INDUSTRIAL LOT - GLENDALE

SEC GLENDALE AVE & NEW RIVER RD. (WEST OF WESTGATE ENTERTAINMENT DISTRICT)

**\$1.5M PRICE REDUCTION**

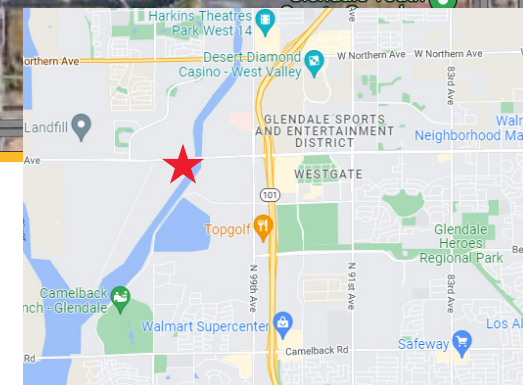
## PROPERTY INFO:

- ±405,916 SF
- Zoning: M-I Light Industrial (City of Glendale)
- APN: 102-60-035



### FEATURES:

- Frontage on Glendale Ave
- Light Industrial Zoning
- 1.25 miles from Westgate
- Adjacent to Glendale Airport
- \$9,500,000 (\$23.50 PSF)



**PCB**  
PHOENIX COMMERCIAL  
BROKERS

**Chris Keeley**

President

480.363.9333 Mobile

chris.keeley@phxcb.com

22849 N. 19th Ave.

Phoenix, AZ 85027

623.516.7744 Office



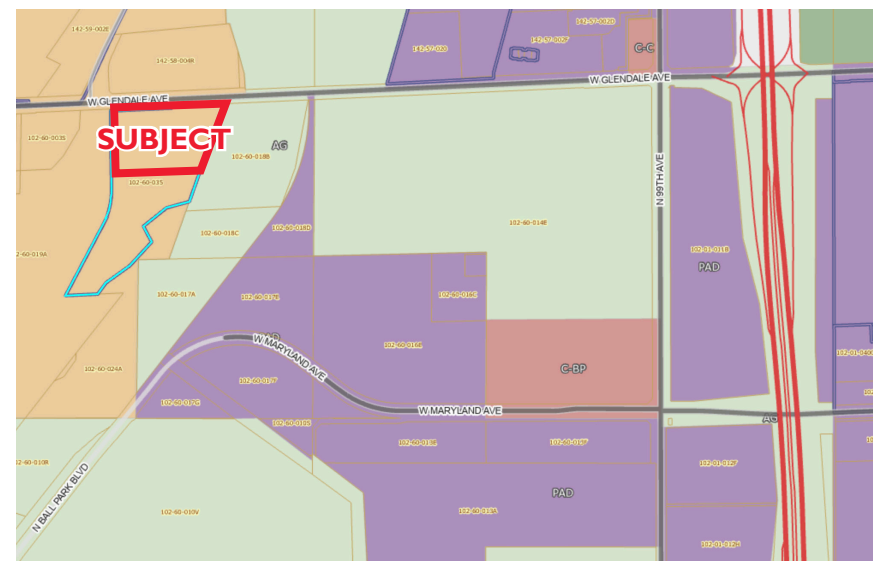
# FOR SALE - ±9.31 acres INDUSTRIAL LOT - GLENDALE

SEC GLENDALE AVE & NEW RIVER RD. (WEST OF WESTGATE ENTERTAINMENT DISTRICT)

**\$1.5M PRICE REDUCTION**

## PROPERTY INFO:

- ±405,916 SF
- Zoning: M-I Light Industrial (City of Glendale)
- APN: 102-60-035



**PCB**  
PHOENIX COMMERCIAL  
BROKERS

**Chris Keeley**

President

480.363.9333 Mobile

chris.keeley@phxcb.com

22849 N. 19th Ave.

Phoenix, AZ 85027

623.516.7744 Office

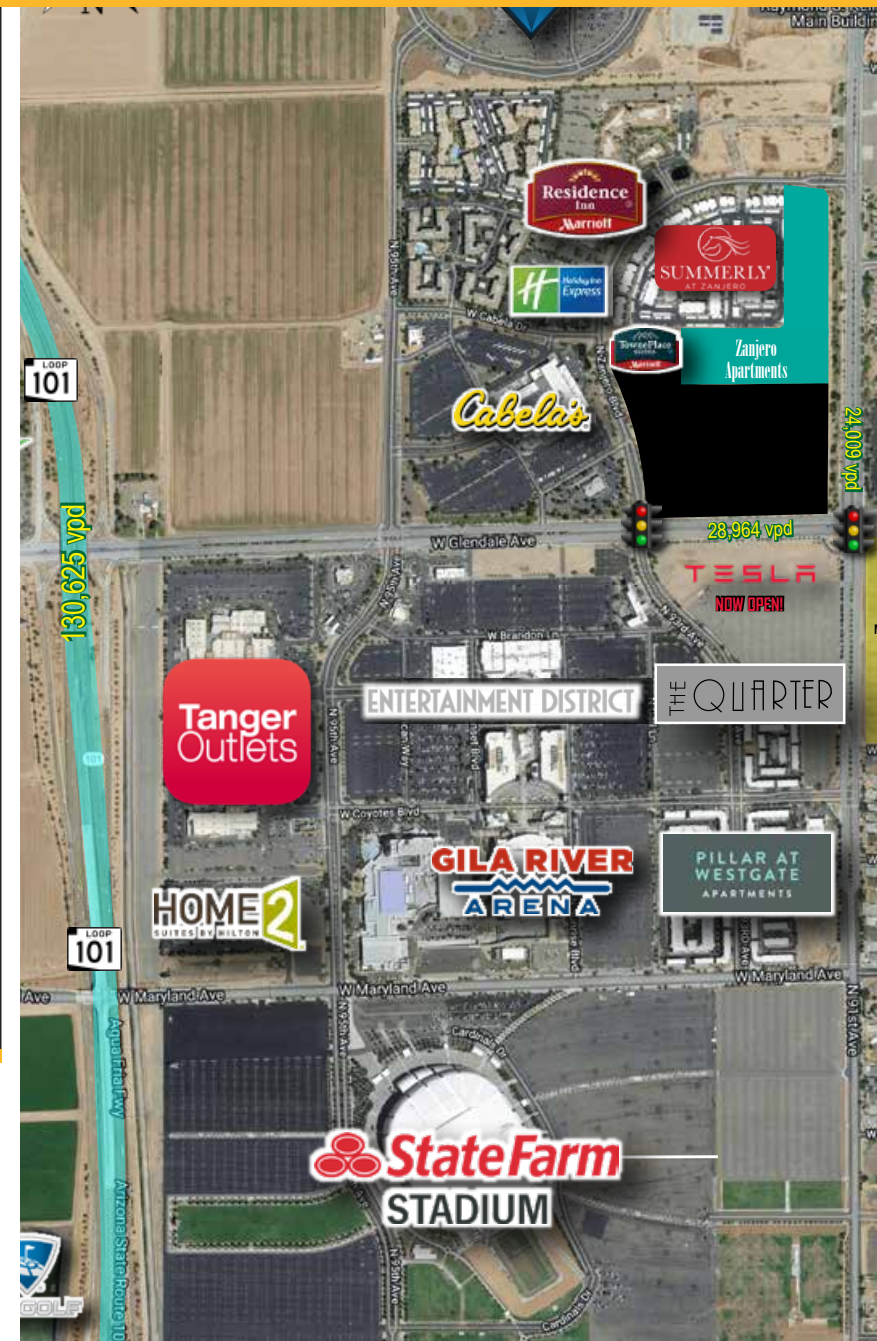
# FOR SALE - ±9.31 acres INDUSTRIAL LOT - GLENDALE

SEC GLENDALE AVE & NEW RIVER RD. (WEST OF WESTGATE ENTERTAINMENT DISTRICT)

**\$1.5M PRICE REDUCTION**

## PROPERTY INFO:

- ±405,916 SF
- Zoning: M-I Light Industrial (City of Glendale)
- APN: 102-60-035



**PCB**  
PHOENIX COMMERCIAL  
BROKERS

### Chris Keeley

President

480.363.9333 Mobile

chris.keeley@phxcb.com

22849 N. 19th Ave.

Phoenix, AZ 85027

623.516.7744 Office

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**FOR SALE - ±9.31 acres**

# INDUSTRIAL LOT - GLENDALE

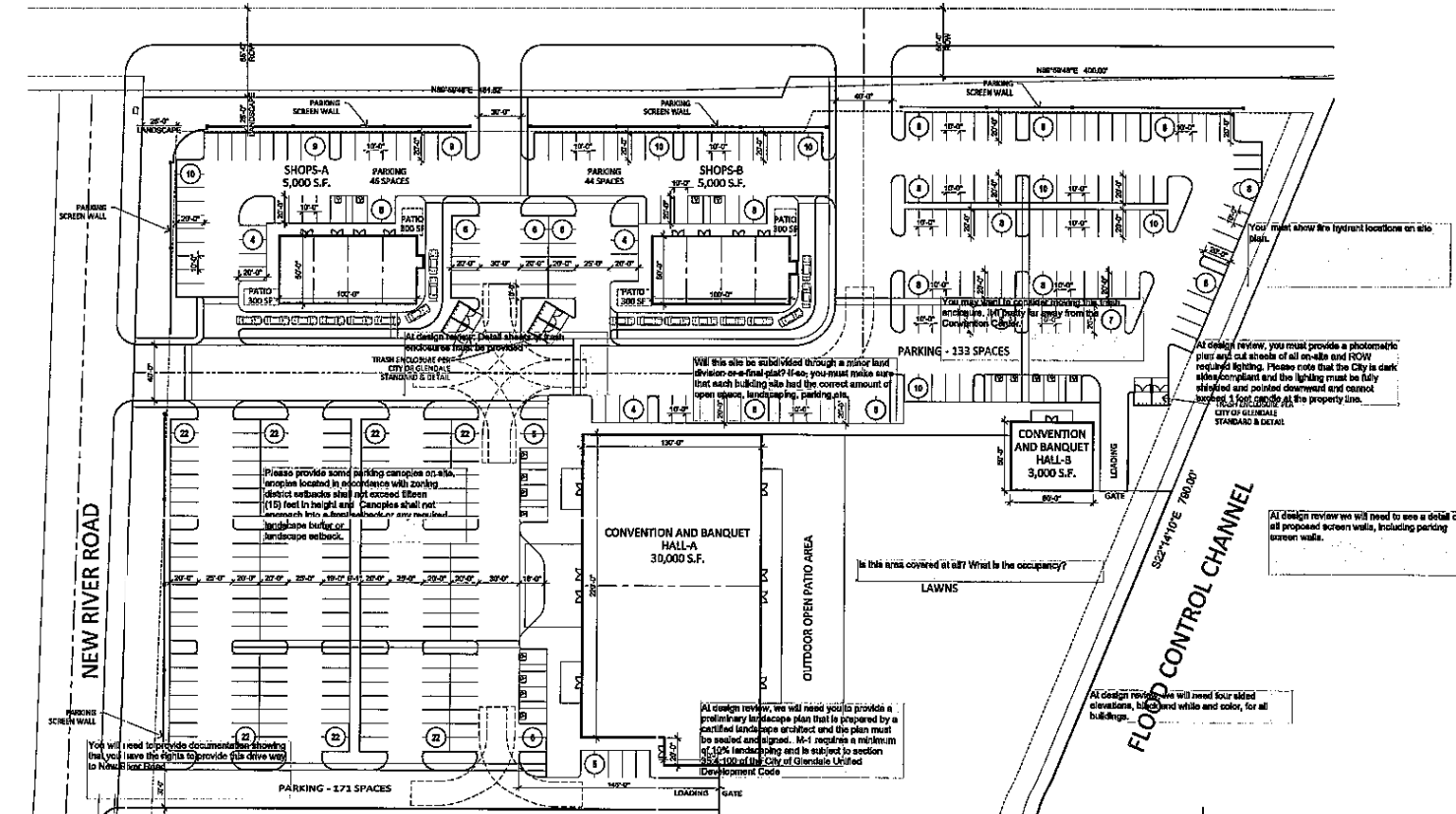
SEC GLENDALE AVE & NEW RIVER RD. (WEST OF WESTGATE ENTERTAINMENT DISTRICT)

**\$1.5M PRICE REDUCTION**

## PROPERTY INFO:

- ±405,916 SF
- Zoning: M-I Light Industrial (City of Glendale)
- APN: 102-60-035

### GLENDALE AVENUE



**Environmental Resources (Sydney Cieslewski)**

1) Air quality - For construction activities, refer to Maricopa County Air Quality Department's dust control requirements.

2) Stormwater - Use best management practices to minimize pollutants (including sediments) entering the City's stormwater system. Provide protection from accidental discharges of pollutants to the public storm drain system, and comply with cleanup and notification requirements in Sec 33-304 of City Code.

a) Ensure proper operation and maintenance of post-construction stormwater runoff control mechanisms at the site to control or direct stormwater runoff.

b) If stormwater drywell(s) will be installed, refer to EPA and ADEQ requirements for drywell registration. EPA currently has primary of the Underground Injection Control (UIC) program through which drywells must be registered in Arizona.

c) For disturbances of one acre or more, refer to ADEQ requirements for stormwater discharges under the Construction General Permit.

3) Property - (If applicable) A valid Phase I Environmental Site Assessment (ESA) report is required for new elements dedications of right-of-way to the City. The report must list the City of Glendale as a User of the report, and a User Questionnaire must be submitted to Environmental Resource at [enr@enr.com](mailto:enr@enr.com). For questions regarding Phase I ESAs, please contact Environmental Resources at 623-950-4119.

## PROJECT DIRECTORY

ARCHITECT:  
RKA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: [nfeaser@rka.com](mailto:nfeaser@rka.com)

## SITE DATA

PARCEL NUMBER: 102-60-035 (NORTH PART)  
EXISTING ZONING: M-1 (LIGHT INDUSTRIAL)  
PROPOSED NET SITE AREA: 9.31 ACRES (405,916 S.F.)  
MAX. HEIGHT PER CODE: 30'-0"  
MAX. F.A.R. PER CODE: 0.3  
PROPOSED USE: RETAIL / RESTAURANTS / COMMERCIAL

## SITE DATA - RETAIL

PARCEL NUMBER: 102-60-035 (NORTH PART)  
EXISTING ZONING: M-1 (LIGHT INDUSTRIAL)  
PROPOSED NET SITE AREA: 2.43 ACRES (106,270 S.F.)

PROPOSED USE: RETAIL / RESTAURANTS / COMMERCIAL

BUILDING AREA:  
SHOPS A: BUILDING 5,000 S.F.  
SHOPS A: PATIO 600 S.F.  
SHOPS B: BUILDING 5,000 S.F.  
SHOPS B: PATIO 600 S.F.

TOTAL AREA: 11,200 S.F.  
SITE COVERAGE: 16 SPACES  
PROPOSED F.A.R.: 0.13

PARKING REQUIRED:  
RESTAURANT 7,200 (REST + PATIO): 1 PER 100 72 SPACES  
RETAIL: 1 PER 250 16 SPACES  
TOTAL PARKING REQUIRED: 88 SPACES  
TOTAL PARKING PROVIDED: 90 SPACES

ACCESSIBLE SPACES REQUIRED: 04 SPACES  
ACCESSIBLE SPACES PROVIDED: 04 SPACES

## SITE DATA - CONVENTION & BANQUET

PARCEL NUMBER: 102-60-035 (NORTH PART)  
EXISTING ZONING: M-1 (LIGHT INDUSTRIAL)  
PROPOSED NET SITE AREA: 6.88 ACRES (299,646 S.F.)

PROPOSED USE: RETAIL / RESTAURANTS / COMMERCIAL

BUILDING AREA:  
CONVENTION & BANQUET HALL A: 30,000 S.F.  
CONVENTION & BANQUET HALL B: 3,000 S.F.  
TOTAL BUILDING AREA: 33,000 S.F.  
TOTAL CANOPY AREA: 6,000 S.F.  
TOTAL AREA: 39,000 S.F.  
SITE COVERAGE: 13.01 %  
PROPOSED F.A.R.: 0.13

PARKING REQUIRED:  
PARKING CONVENTION & BANQUET: 1 PER 100 285 SPACES  
PARKING RESTAURANT: 1 PER 300 15 SPACES  
TOTAL PARKING REQUIRED: 300 SPACES  
TOTAL PARKING PROVIDED: 304 SPACES

ACCESSIBLE SPACES REQUIRED: 13 SPACES  
ACCESSIBLE SPACES PROVIDED: 13 SPACES

OVER ALL PARKING REQUIRED:  
REDUCTION PER CODE: 70% OF PARKING REQUIRED 418 SPACES  
TOTAL PARKING PROVIDED: 394 SPACES

ACCESSIBLE SPACES REQUIRED: 13 SPACES  
ACCESSIBLE SPACES PROVIDED: 13 SPACES

## VICINITY MAP

SCALE: N.T.S.

**NEW RIVER RETAIL**  
SEC OF NEW RIVER ROAD AND GLENDALE AVENUE  
GLENDALE ARIZONA  
DATE: 05-02-2024 (PRELIMINARY)

SP-1

RKAA# 24130.50



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY DIMENSIONS ARE APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PLANNING ONLY AND IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

CITY OF GLENDALE REQUIRED PARKING: 1,000  
GENERAL RETAIL @ 1/250  
RESTAURANT / DINING @ 1/100  
GENERAL OFFICE @ 1/200  
MEDICAL OFFICE @ 1/150  
PUBLIC ASSEMBLY @ 1/100 OR 1 PER 5 SEATS