



TALAVI CORPORATE CENTER

SELF STORAGE SITE AVAILABLE

59th Avenue & Bell Road
5780 West Beverly Lane
Glendale, Arizona 85306

Sale Price:	\$1,750,000 (13.85/PSF)	• Highly Trafficked Intersection: ± 70,000 Vehicles Per Day
Lot Size:	± 2.90 Acres (± 126,491 SF)	• Part of the Talavi Corporate Center in Glendale
Zoning Designation:	PAD, City of Glendale	• Corporate Neighbors include: Delta Dental of Arizona, Progressive Finance, Redlex Traffic Systems, California Casualty, Alaska USA Federal Credit Union, CSAA Insurance, Phoenix Heart & Cardiology, John C. Lincoln Medical Services, and Credit Union West
Potential Uses:	Self Storage	
Parcel Number:	200-50-211B	• Workforce Population of 1.3 Million and Close Proximity to Five Colleges
Traffic Counts:	59th Avenue: 31,718 VPD Bell Road: 41,935 VPD	(Thunderbird School of Global Management, Midwestern University, Arizona State University West, DeVry University, Glendale Community College)

Exclusively Listed by:
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Senior Vice President
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Glendale

Glendale is the 6th largest city in Arizona, with a population of over 250,000 and total annual consumer expenditure of \$5.02B.

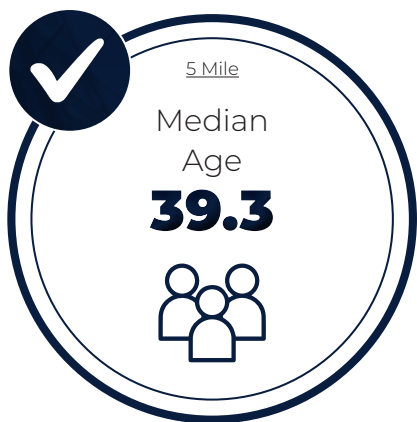
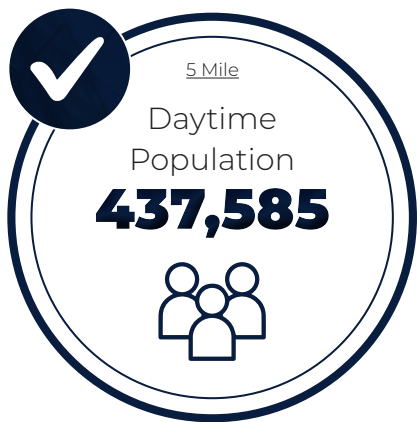
Glendale features premium entertainment, shopping opportunities, and a growing list of signature companies. *From major, international manufacturers, Fortune 100 firms and luxury auto dealers, Glendale provides the ideal location for businesses to arrive and thrive.*

With three major hospital centers, an ever-expanding medical services community, numerous higher education institutions, and nationally accredited recreational amenities, Glendale offers a high quality of life for its residents.

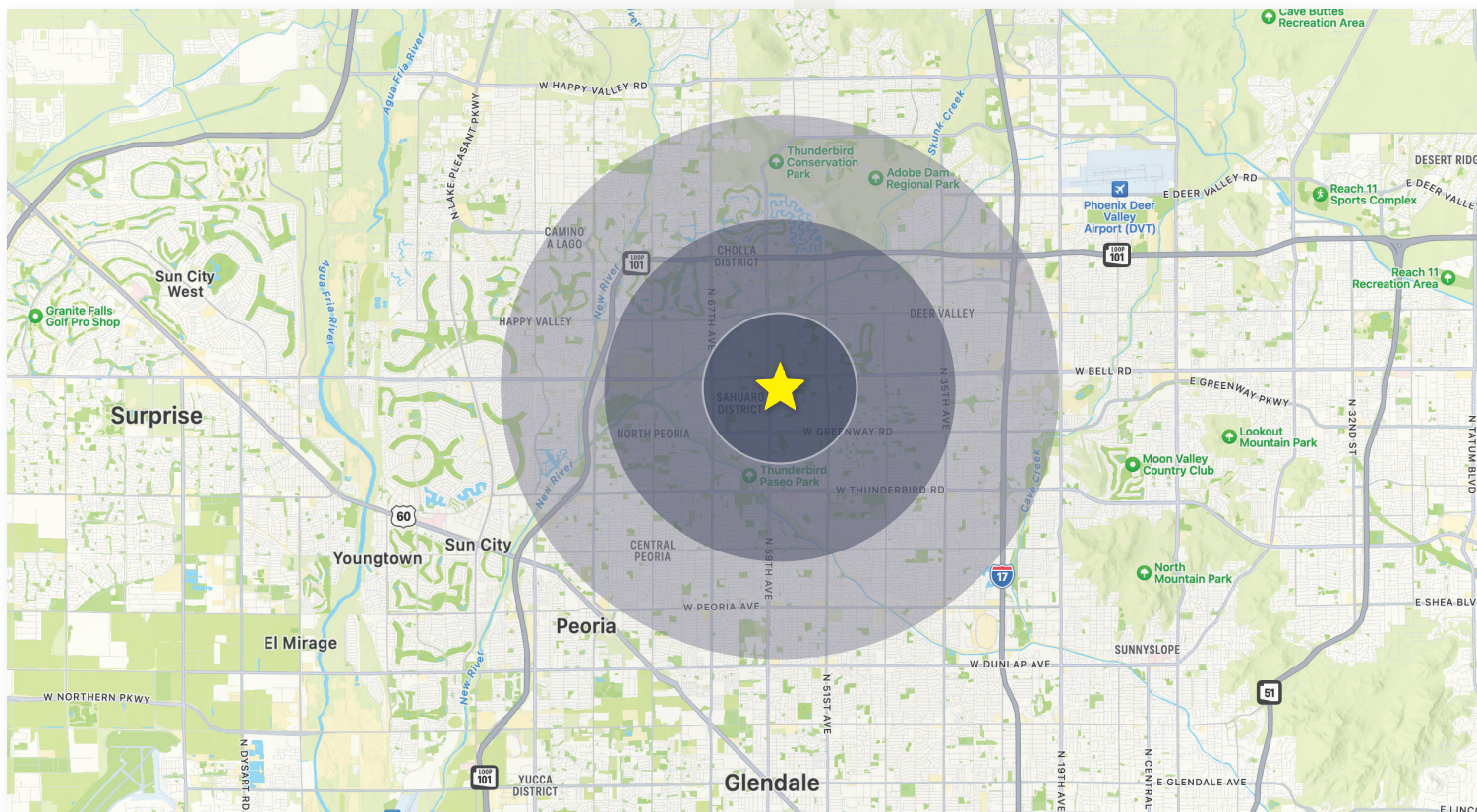
There is over a billion dollars' worth of world class experiential retail under construction in Glendale. The magnitude of the district's diverse cluster of entertainment venues, experiential retail and leisure activities provides for a modern template to build a contemporary program for new students to learn while building that pipeline of workforce talent to ensure this area thrives well into the future.

Loop 303/New Frontier Corporations include Red Bull/Rauch, Ball Corporation, Nestle, Williams-Sonoma Inc., Mark Anthony Brewing - White Claw, and more.





2025 Summary (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	18,078	154,546	437,585
Residential Population:	12,470	114,932	339,279
2030 Proj. Residential Population:	12,283	112,719	327,568
Average Household Income:	\$108,910	\$122,213	\$113,070
Annual Healthcare Expenditures:	\$32.48 M	\$292.46 M	\$874.95 M
Median Age:	40.4	39.0	39.3
Average Household Size:	2.5	2.5	2.5
Total Businesses:	748	5,868	13,543
Total Employees:	5,608	39,614	98,306





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A handwritten signature in white ink that reads "Larry S. Kush". Below the signature, the word "Landman" is printed in a small, sans-serif font.

DISCLAIMER:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate Makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.