



TURN-KEY BAR/EVENT SPACE FOR LEASE OR SALE IN DOWNTOWN GLENDALE

6709-6729 N. 57th Dr.
Glendale, AZ

FOR LEASE OR SALE

±11,200 SF Available

1.8 Acres of Land

18,000 SF of Outdoor Patio

and Event Space, of which
7,000 SF has 24' High Steel
Shade Structure Coverage

Ideal for a Brewery/Beer
Garden, Daycare/School

Major Renovation in 2016.
Tenant has Moved out.

Abundant Parking with Three
Free City of Glendale Parking
Lots Next Door.

All top of the Line Hood
System, Walk-In Coolers,
Huge Keg & Beer Coolers,
Pizza Oven

Lease Price: \$26/SF + NNN

Purchase Price: \$2,995,000



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

JARED LIVELY

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REIN & GROSSEHOEHE
COMMERCIAL REAL ESTATE

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Huge Keg Cooler, with separate climate control room for Wine.

Previous operator was able to have Multi-Events going at the same time.

This Property in the past had Achieved Occupancy for 1,100 Persons.

Near Glendale Westgate with over 2 Million Visitors a Year.

Just 4.5 Miles Away from VAI Resort, the Largest Resort in AZ at \$400Mil.



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2 Miles Away from Major Job
and Industrial Developments:

- Legacy Place/Legacy Point is a Major 346 Acre Master Planned Mixed-Use Development.
- GreyStar's \$500Mil – 81 Acre Peoria Place Development of 400,000 SF Industrial and 700 Apartments at Grand Ave on 79th Ave.
- VanTrust 800,000 SF Industrial Development on Grand Ave & 73rd Ave.

City of Glendale Regularly Hosts the Super Bowl and NCAA National Championship Games

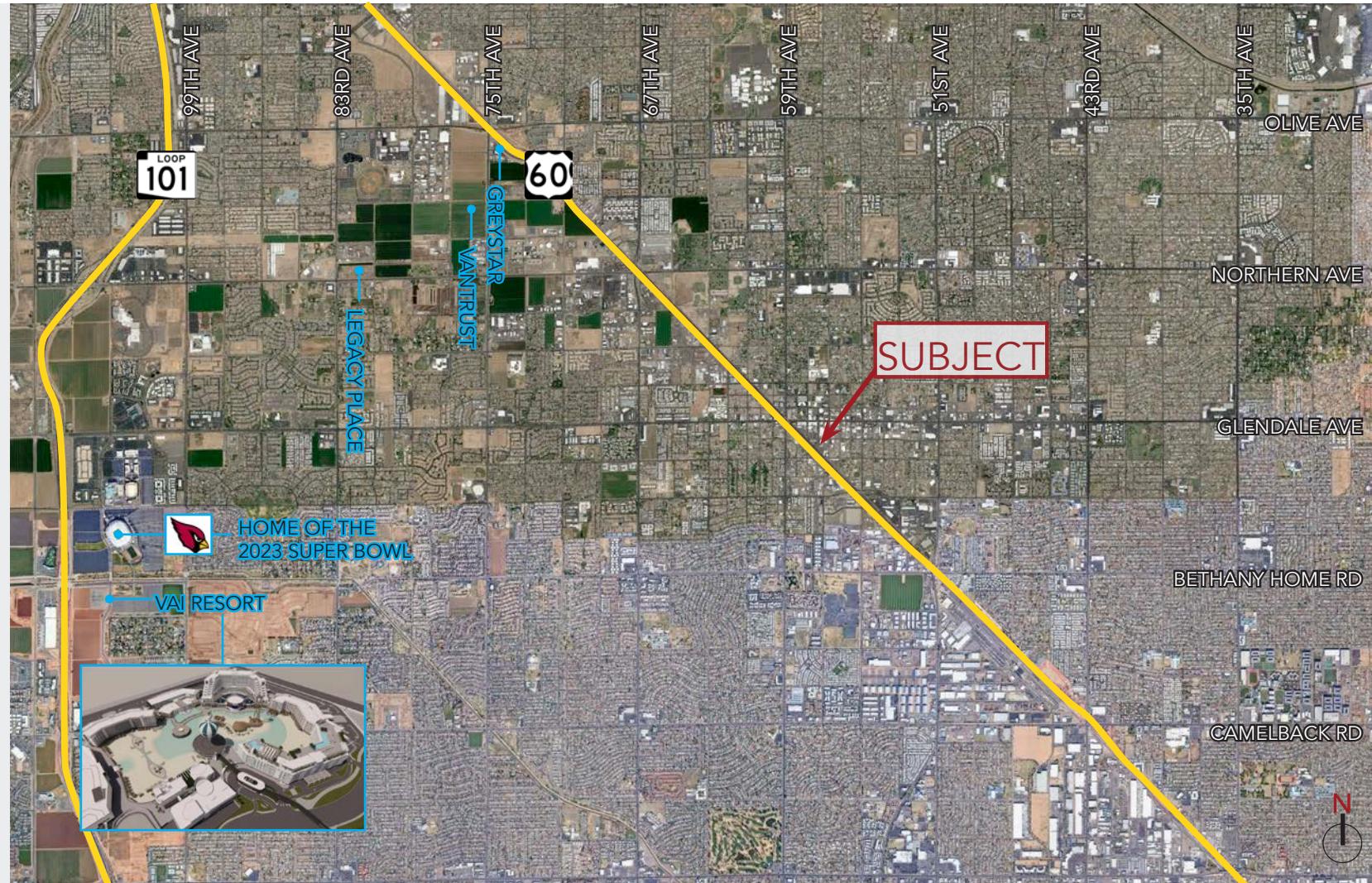
Perfect for Events

Property Comes with over 300 Parking Spots

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehe and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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Site Plan



Remodeled in 2016

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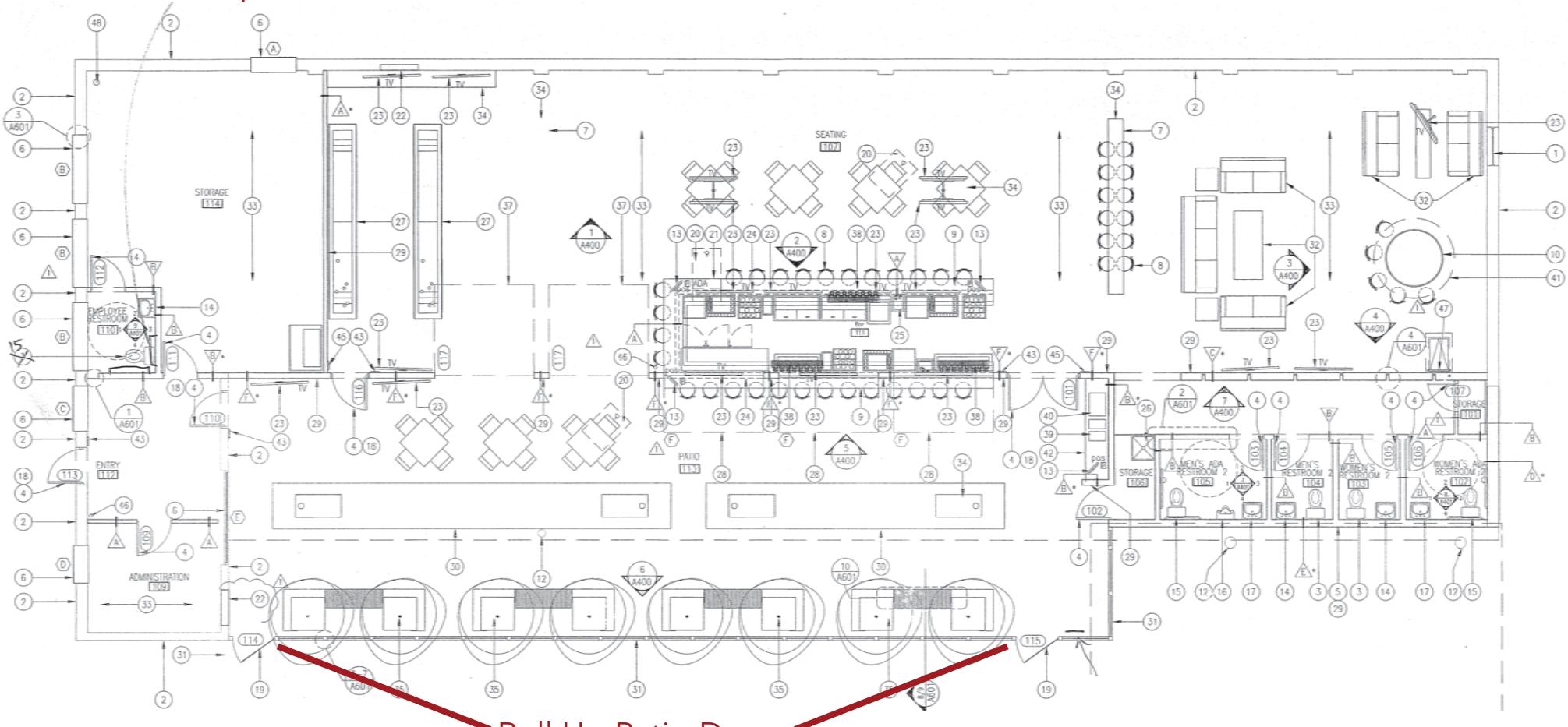


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TURN-KEY BAR/EVENT SPACE FOR LEASE OR SALE IN DOWNTOWN GLENDALE

6709-6729 N. 57th Dr.
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Floor Plan - ±4,500 Bar Portion



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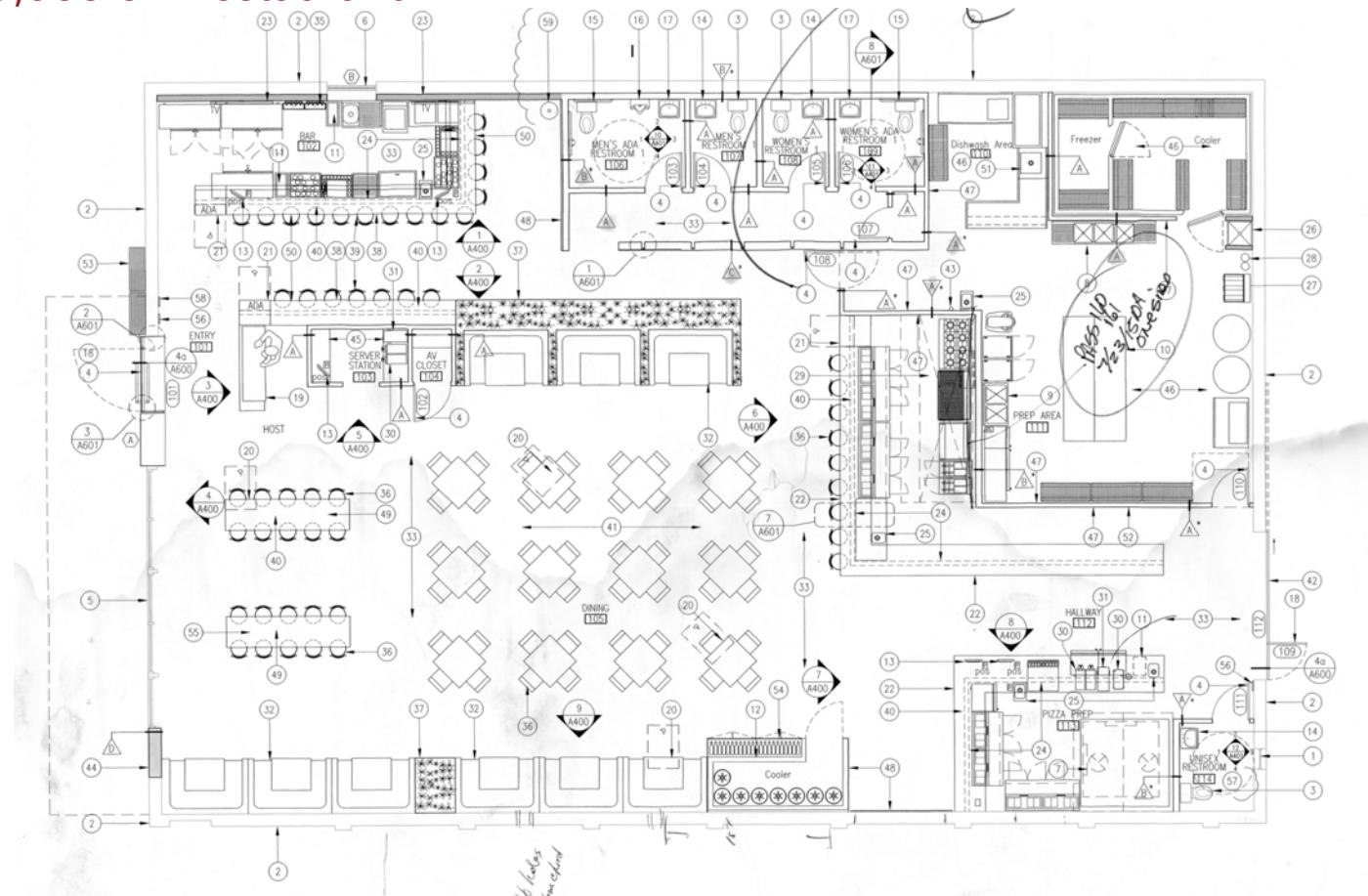


REIN & GROSSOEHME

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TURN-KEY BAR/EVENT SPACE FOR LEASE OR SALE IN DOWNTOWN GLENDALE

Floor Plan - ±5,500 SF Restaurant



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