

## 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**

480.214.9411  
Jared@RGcre.com



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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.

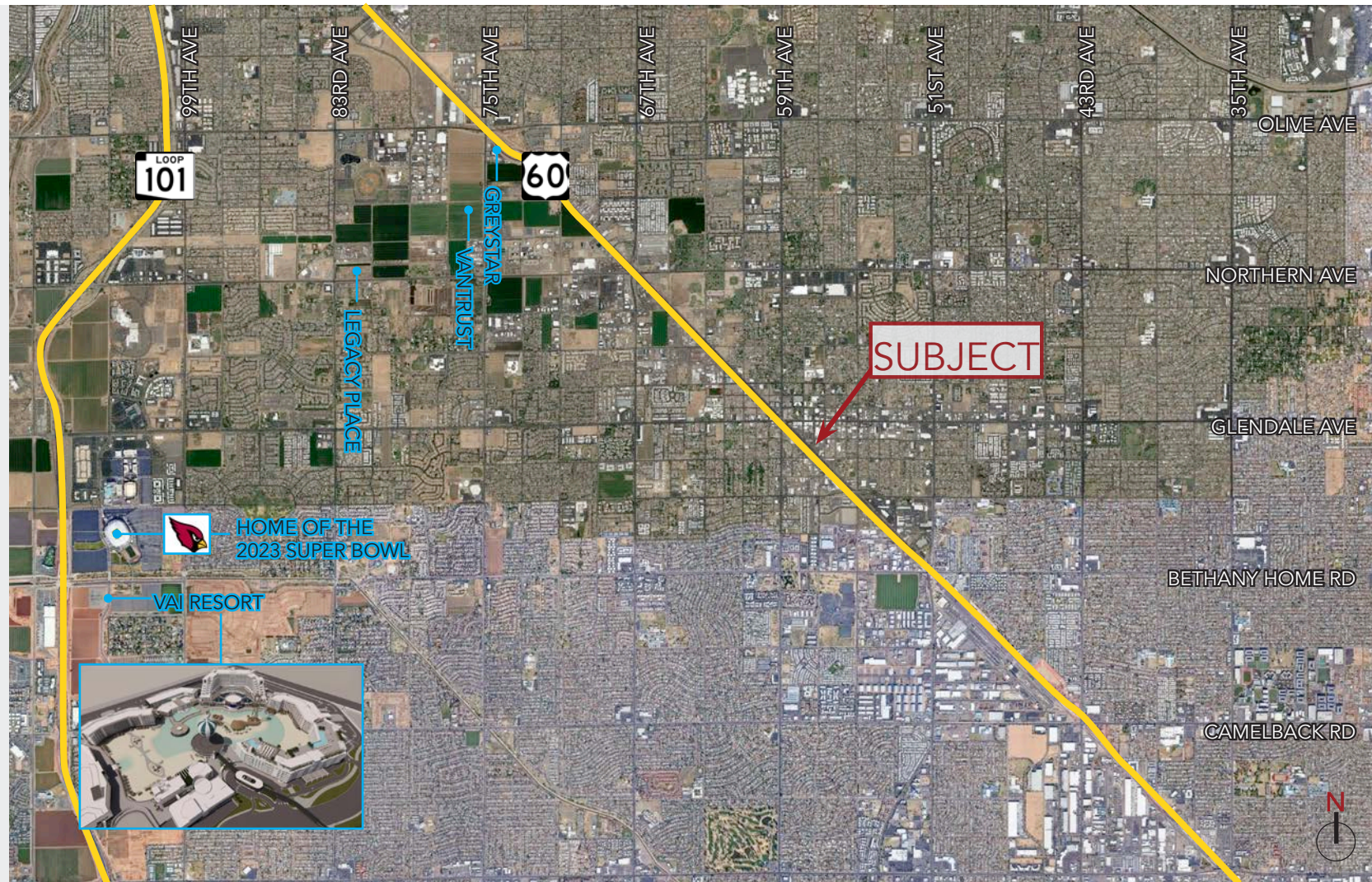
– VanTrust 800,000 SF Industrial  
Development on Grand Ave & 73rd  
Ave.

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  
& Grossehme 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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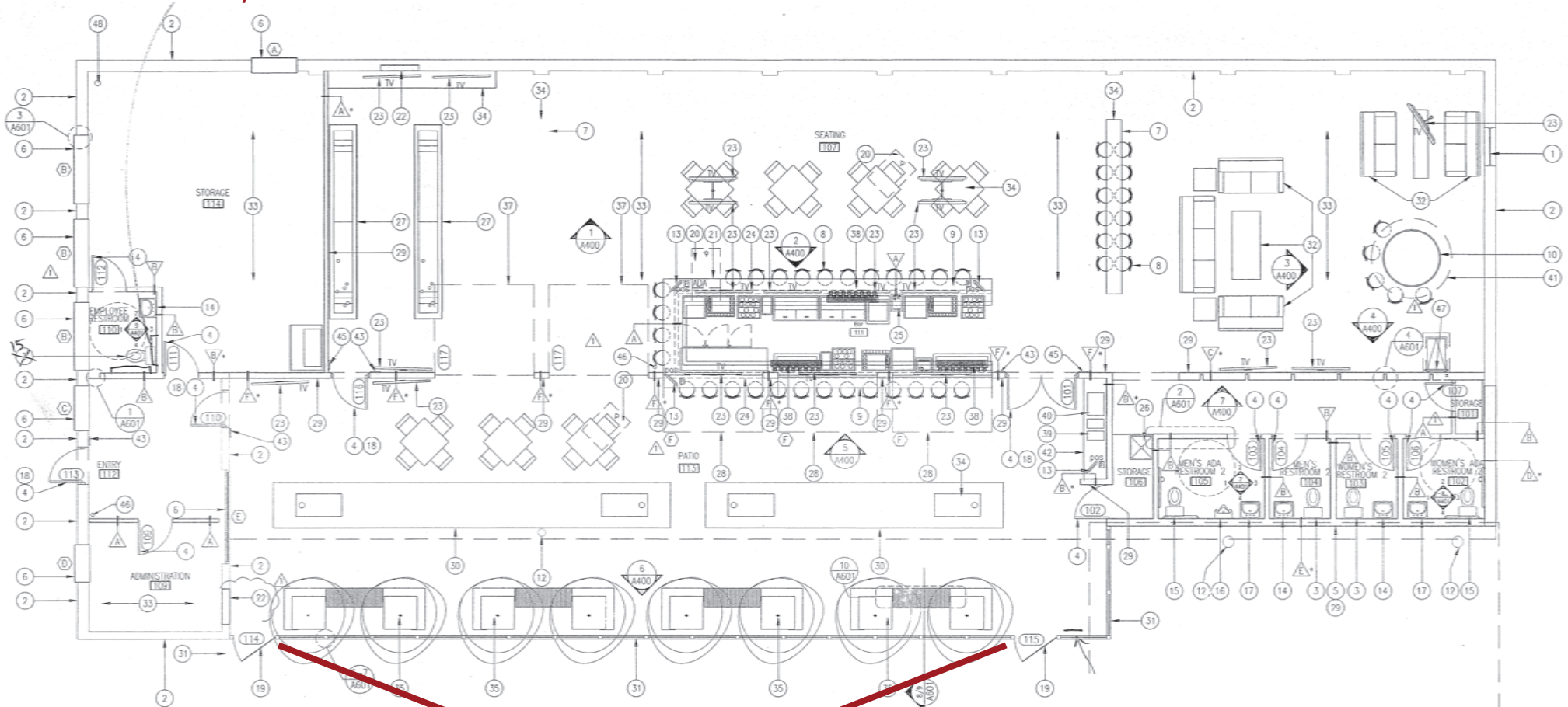


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## TURN-KEY BAR/EVENT SPACE FOR LEASE OR SALE IN DOWNTOWN GLENDALE

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### Floor Plan - ±4,500 Bar Portion



Roll Up Patio Doors

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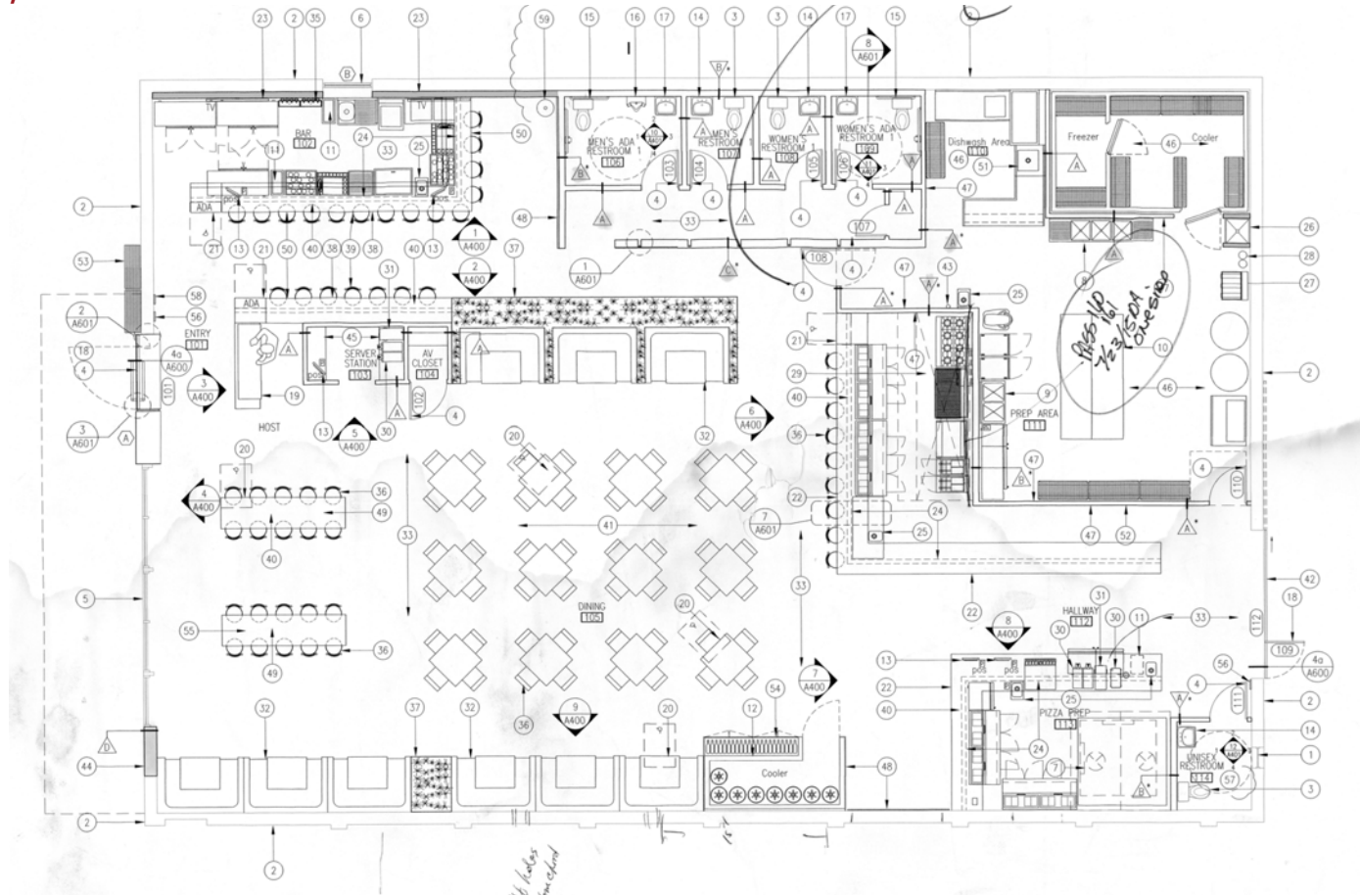


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### Floor Plan - ±5,500 SF Restaurant



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