

AVAILABLE FOR SALE, LEASE, BTS, GROUND LEASE
+/- 0.84 ACRE COMMERCIAL LAND



SALE PRICE: \$985,000
LEASE RATE: CONTACT AGENT

6305 W. GLENDALE AVENUE
GLENDALE, ARIZONA 85301

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citywide
COMMERCIAL REAL ESTATE

FOR SALE & FOR LEASE

0.84 ACRE COMMERCIAL LAND

PROPERTY DETAILS

+/- 0.84 Acres (36,412 SF)

Over 155' Frontage on Glendale Avenue

Across from Glendale High School

Signalized Intersection

Densely Populated Infill Area

Near Grand Avenue & Loop 101

Great Proximity to Downtown Glendale & Westgate Entertainment District

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	25.9	31.2	31.0
POPULATION:	24,059	185,922	519,039
AVERAGE HH INCOME:	\$58,239	\$73,926	\$78,325

TRAFFIC COUNTS	VPD
N 63RD AVE:	17,777
W GLENDALE AVE:	22,432

ZONING	C-2
APN	144-08-018

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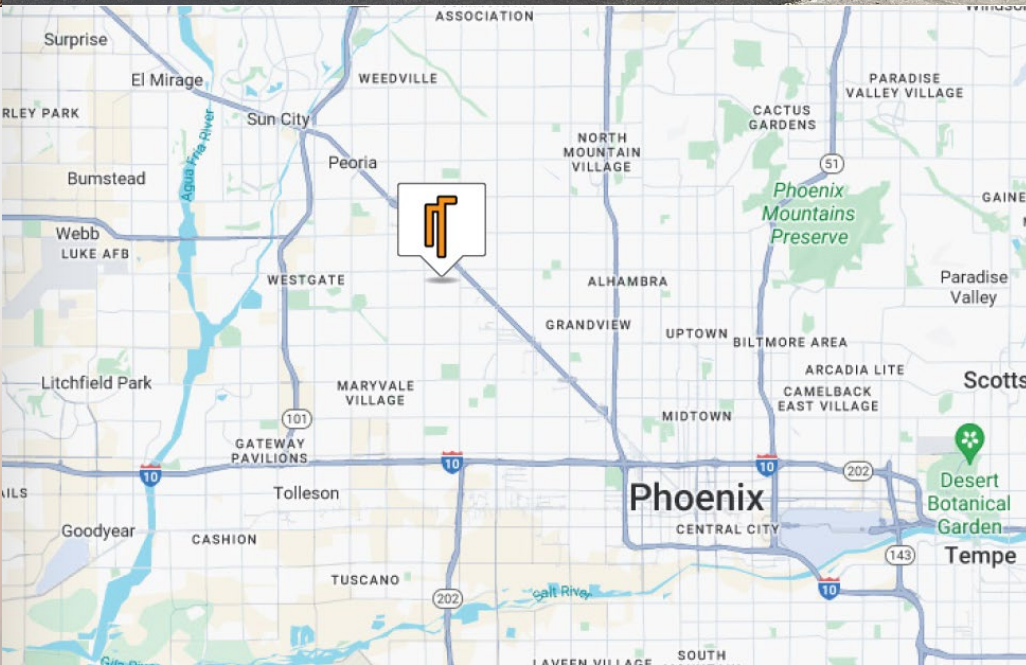
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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.



RETAIL MAP

FOR SALE & FOR LEASE

0.84 ACRE COMMERCIAL LAND



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