



FOR SALE | RETAIL

635 W Glenrosa, Auto Use Or Redevelopment

635 W Glenrosa Ave | Phoenix, AZ 85013

PRESENTED BY:

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PROPERTY OVERVIEW

Unique Investment and Redevelopment Opportunity! Across street from the new 'The Curve at Melrose' luxury apartments. The highest and best use is redevelopment, Melrose District.

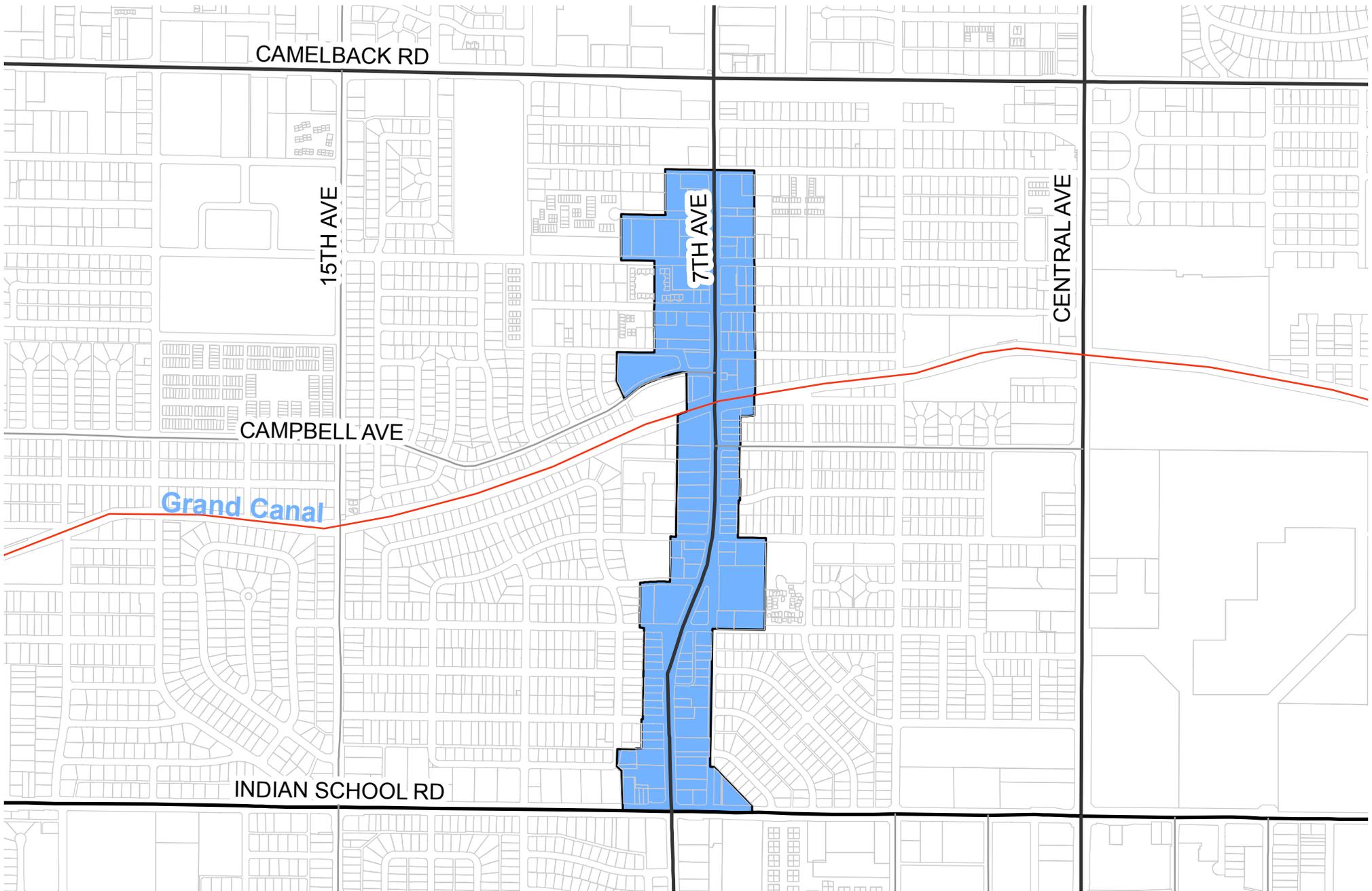
Current Use: property consists of 15 spaces, 6 auto lifts and 1 paint booth; 12,264 sf under roof; traffic count 27,123 cars/day; Rental Prices can be increased; Melrose District; C-3 Zoning is grandfathered in; otherwise: C-2 Zoning; 7th Avenue & Glenrosa upgraded by City of Phoenix; Newer power poles, sidewalks and canopies; 7th Ave Overlay District allows more parking; close to Camelback Road; Vibrant area; Arts district area; half .5 mile from light rail and Central Ave.

PROPERTY HIGHLIGHTS

- Redevelopment Opportunity
- C-3 Zoning is grandfathered
- C-2 Zoning going forward
- Corner lot
- 15 spaces,, 6 auto lifts, 1 paint booth
- Paint booth is grandfathered
- Traffic on 7th Ave 24,906 cars/day
- Melrose District, Vibrant area of Phoenix
- Popular location for small business

PROPERTY SUMMARY

Sale Price:	\$1,200,000
Cap Rate:	7.62%
NOI:	\$91,421
Lot Size:	0.54 Acres
Building Size:	12,265 SF
Year Built:	1948
Zoning:	C-3 Grandfathered in, otherwise C-2
Market:	Phoenix
Sub Market:	Downtown Phoenix Retail
Cross Streets:	North 6th Drive & West Glenrosa Avenue
Traffic Count:	27,123



Seventh Avenue Urban Main Street Overlay District

For more information - Call the City of Phoenix Planning Department (602) 262-7131

Regulatory Provisions Include: Permitted uses, varied development standards including parking, vehicular maneuvering in alleys, outdoor displays, pennant and streamers, building setbacks, landscaping and common areas. See Section 665 of the Zoning Ordinance.



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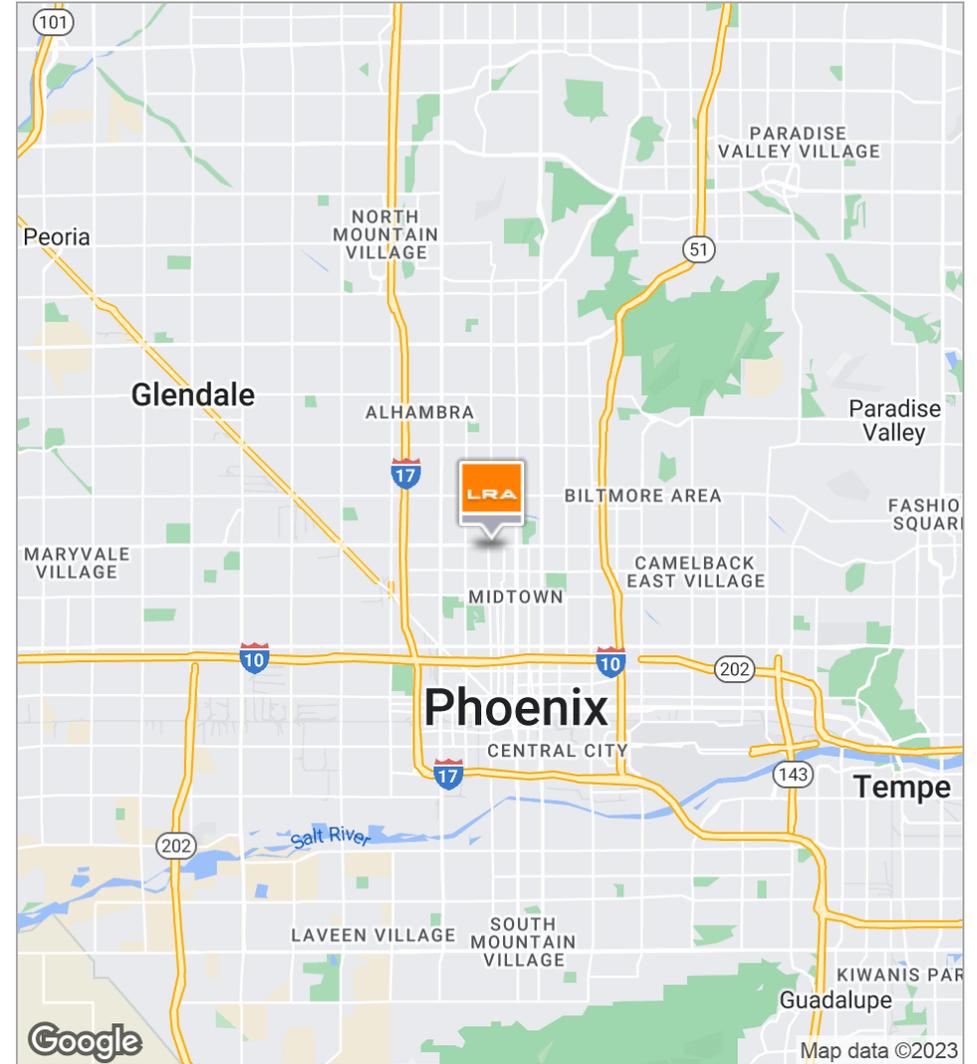
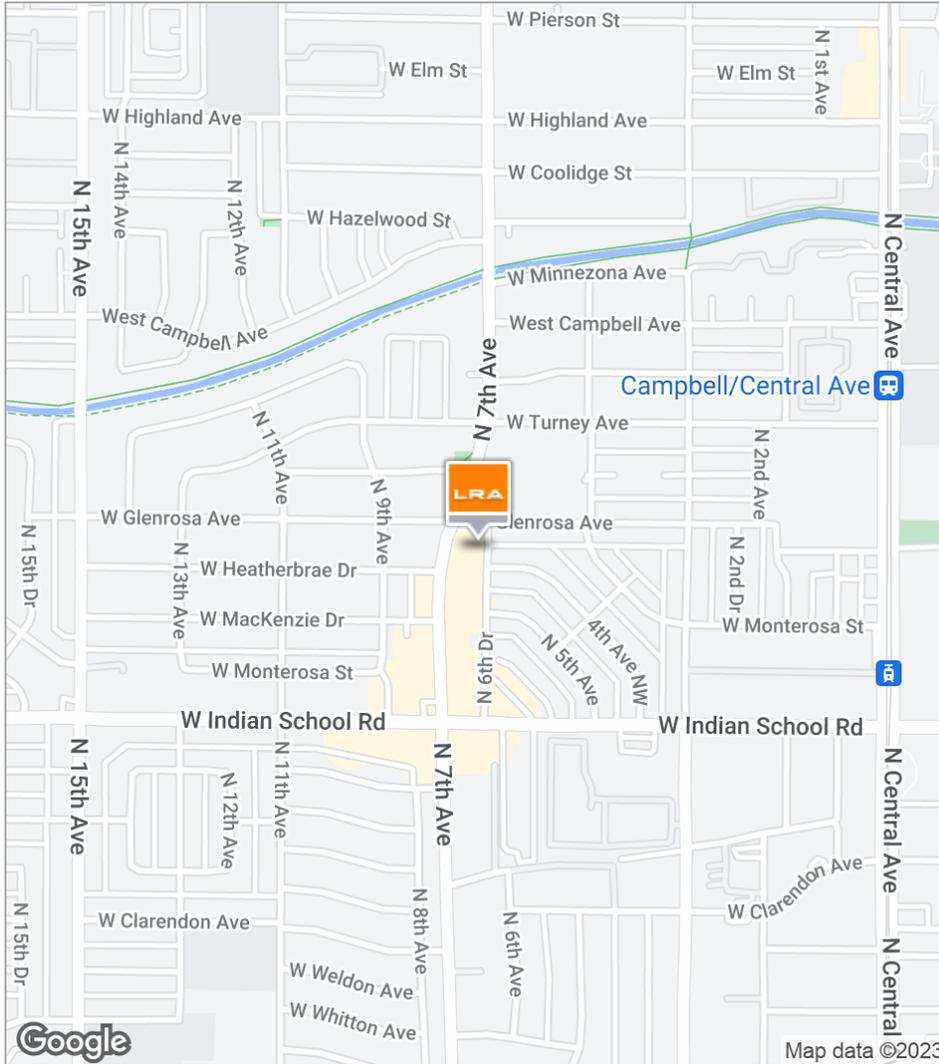
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	1 Mile	3 Miles	5 Miles
Total Population	18,032	161,398	416,612
Population Density	5,740	5,708	5,304
Median Age	33.9	33.2	32.0
Median Age (Male)	34.4	33.3	31.7
Median Age (Female)	34.0	33.5	32.5
Total Households	8,366	65,375	154,165
# of Persons Per HH	2.2	2.5	2.7
Average HH Income	\$48,219	\$56,636	\$54,006
Average House Value	\$230,847	\$327,490	\$311,913

* Demographic data derived from 2020 ACS - US Census