

For Sale/Lease: Zoned C-2
General Commercial

± 1.4 acres Vacant Land
SWC 67th Ave & Montebello



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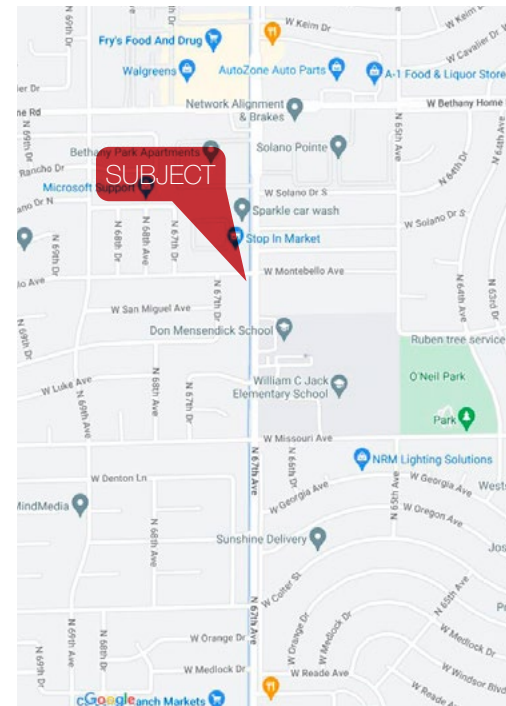
Glendale, AZ 85303

Property Features

± 1.4 acres of vacant land located on the southwest corner of N 67th and W Montebello Avenues in Glendale, AZ. Over 415' of frontage on N 67th Avenue. Off-site improvements including curbs and sidewalks. Utilities to the site. The property is zoned C-2 (General Commercial). Ideal location for retail, professional offices, daycare, bank, restaurant, church, and more.

Location Features

- Utilities to the site
- Off-site improvements
- Over 415' frontage on 67th Avenue
- Strong traffic counts
- Seller financing is available
- Densely populated



For Sale: \$990,000 + for Lease (\$4,000/month)



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Site Aerial



Demographics

	1 Mile	3 Miles	5 Miles
Median Age:	27.6	28.5	29.7
Population:	31,885	199,257	486,673
Median HH Income	\$41,470	\$43,928	\$48,738
Employed Population 16+ by Occupation			
White Collar	38.3%	41.4%	45.2%
Blue Collar	36.4%	37.7%	34.7%

Traffic Counts

Vehicles Per Day (VPD)

W Bethany Home Rd	23,109
N 67th Ave	23,371



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Amenties Map

