



5747-5749 W Glendale Ave

Glendale, AZ 85301

Property Features:

- Suite sizes range from 630 SF to 3,510 SF.
- Gorgeous storefronts with giant display windows.
- Historic architecture with tall pressed-tin ceilings and red brick.
- Sprinklered.
- Kitchen, counter tops, bars, walk-in cooler.
- Outdoor patio.
- Minimal tenant improvements (TI's) needed.
- Plenty of free public parking.
- Seeking restaurant tenants (or similar).

Location Features:

- Over 1.6 million yearly visitors to Downtown Glendale.
- Over 150 unique independently owned shops, boutiques, restaurants, and services.
- Centrally located in the heart of Downtown.
- Adjacent to \$70 million renovation of Glendale City Hall, Murphy Park, and outdoor concert venue with 150+ performances per year.
- Adjacent to popular Haus Murphy's German Biergarten and recently announced Simple Machine Brewing Company.



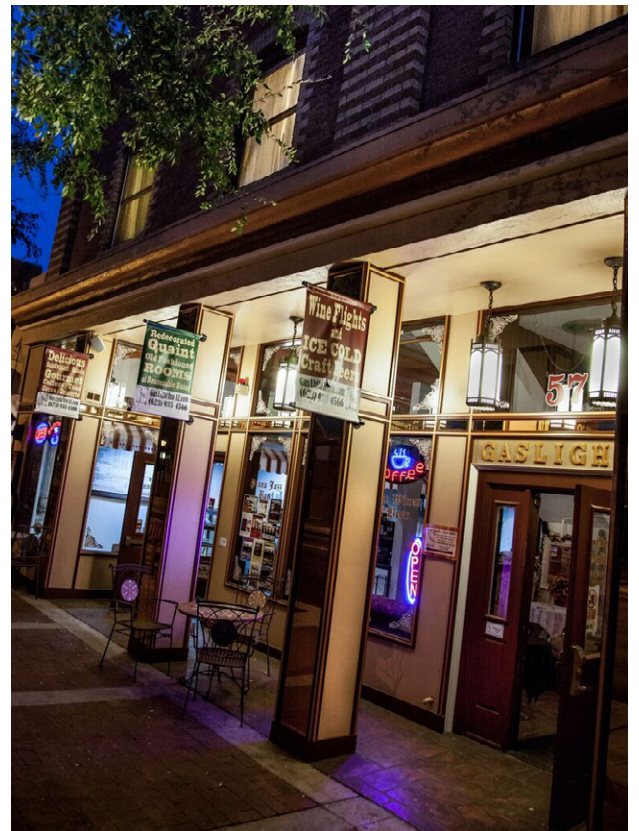
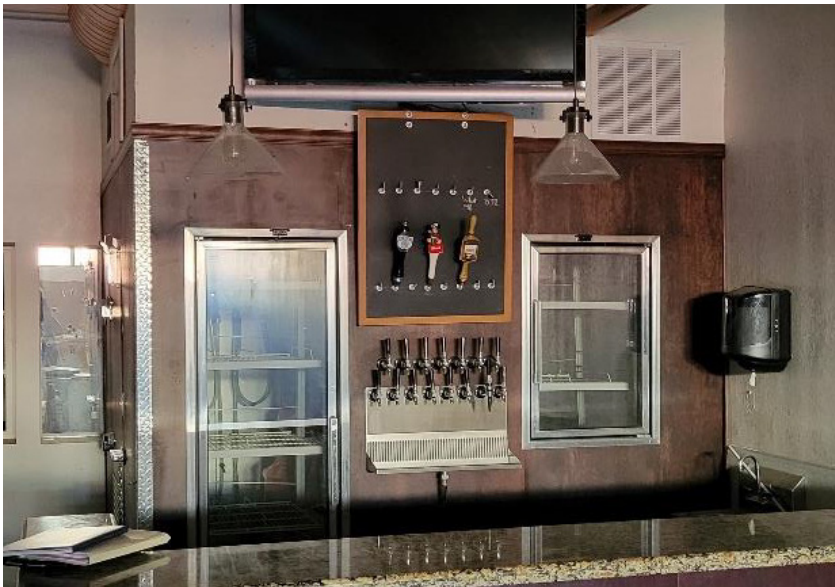
For Lease \$18-\$30 / SF NNN

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Property Photos

For Lease
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Grand Suite and Boutique Suite

- Configurations include 630 SF / 2,880 SF / 3,510 SF.
- Gorgeous storefront with red brick, giant display windows, and historical exterior pendant light fixtures.
- Interior includes tall pressed-tin ceilings, kitchen, bar, and walk-in cooler.
- Sprinklered.
- Plenty of free public parking.
- Adjacent to:



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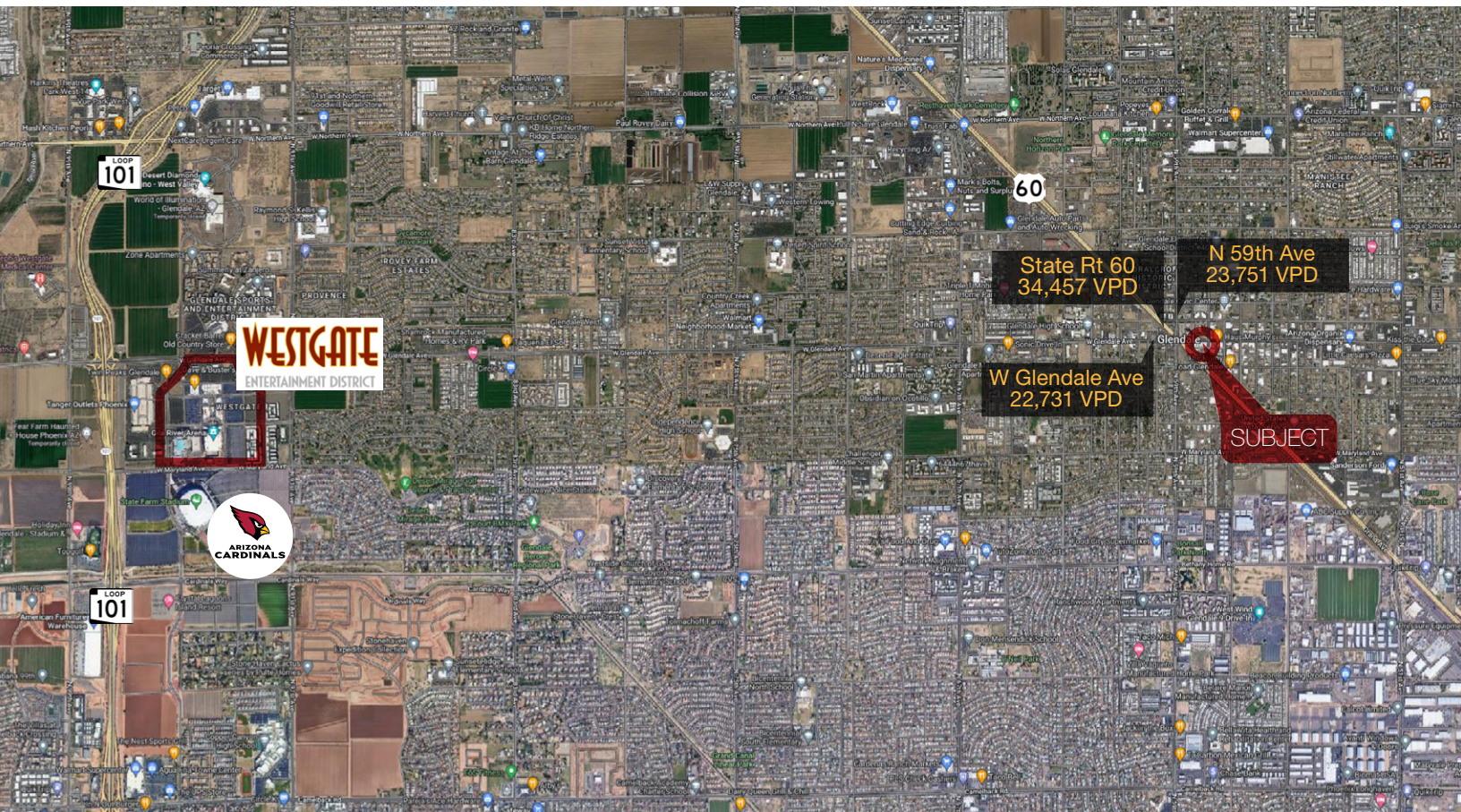
Site Aerial

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Traffic Counts

Vehicles Per Day (VPD)

W Glendale	22,731
N 59th Ave	23,751
State Route 60	34,457