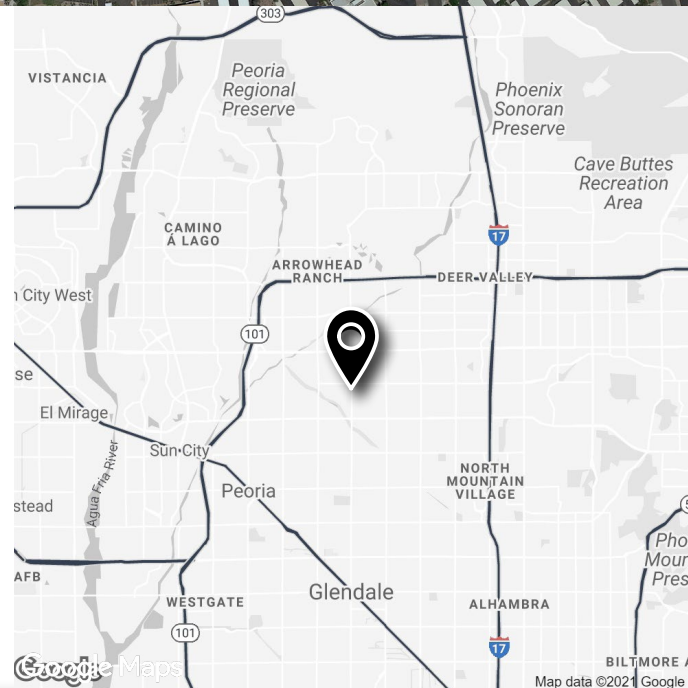




## 120,597 sf (±2.7 acres) of commercial land for ground lease or sale

- Property taxes: \$15,983
- Located across from Walmart and close to the Glendale Social Security Office, the Glendale DMV, The Phoenix Heart Cardiovascular Center, and many other medical offices
- Over ±32,000 cars per day on 59th Avenue



**For further  
information**

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2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016



# Property overview

For ground lease or sale  
S/SWC Bell Rd & 59th Ave



## Offering summary

Size	120,597 sf (±2.7 acres)
Sale price	\$2,300,000 (\$19 psf)
Ground lease rate	\$180,000/yr, NNN
APN	200-51-973
Zoning	PAD, City of Glendale



For further  
information

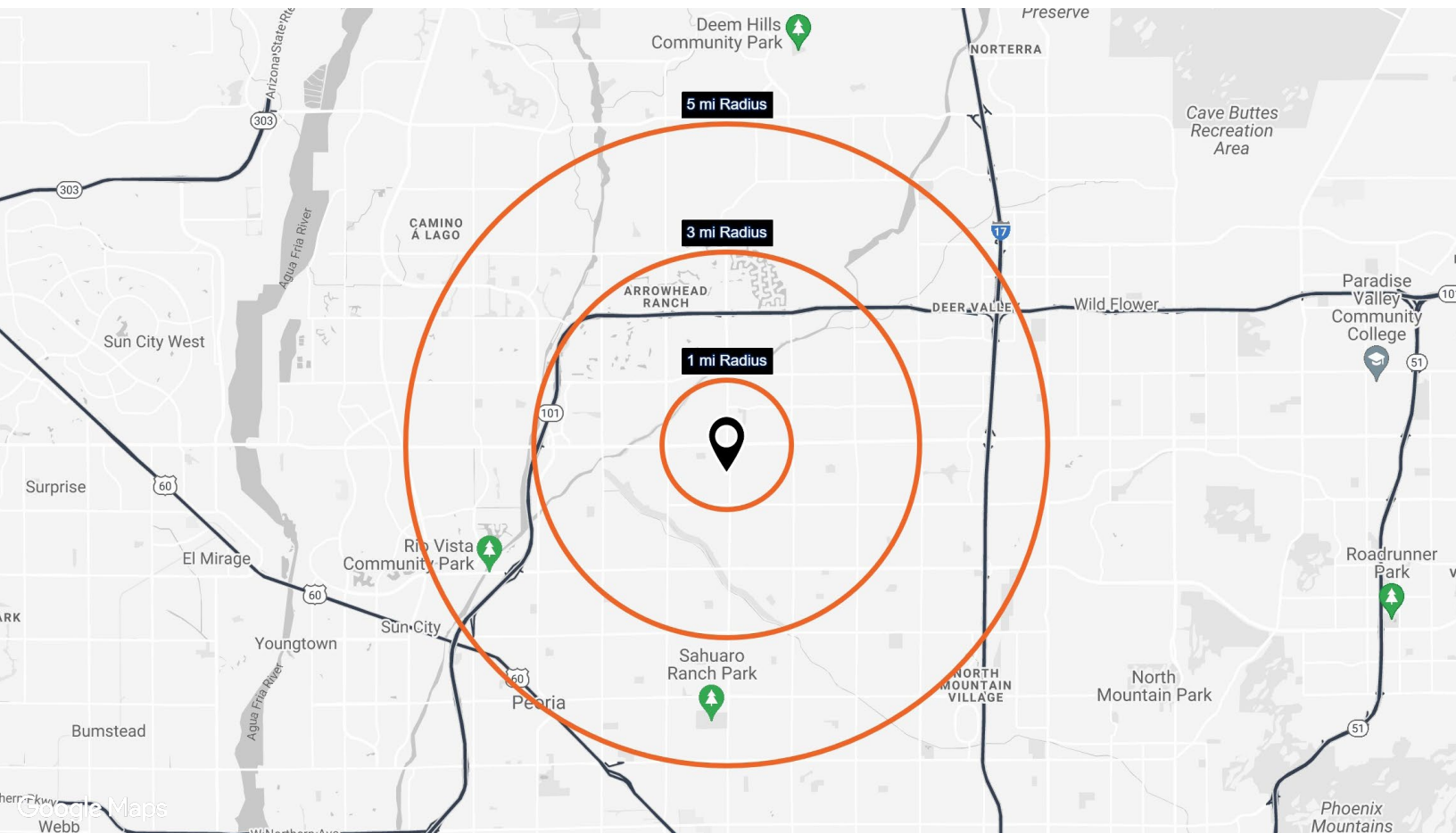
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# Demographics

For ground lease or sale  
S/SWC Bell Rd & 59th Ave



	1-mile	3-miles	5-miles
Population	12,516	118,862	348,428
Median age	40.3	39.5	39.2
Daytime employment	6,376	44,265	110,038
Avg. HH income	\$85,395	\$86,935	\$82,118
HH units	4,679	45,950	138,537

## Traffic counts

Bell Road	±41,703 cpd
59th Avenue	±25,002 cpd

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Table A: Permitted Uses
<ul style="list-style-type: none"><li>• Professional, administrative, or business offices.</li><li>• Hospitals.</li><li>• Business support services.</li><li>• Personal service businesses, such as beauty shops and barber shops.</li><li>• Financial institutions, real estate and insurance offices.</li><li>• Medical and dental offices and clinics.</li><li>• Commercial off-street parking not accessory to a permitted use.</li><li>• Libraries and museums.</li><li>• Business trade schools, provided that all facilities are within fully-enclosed structures.</li><li>• Medical and clinical laboratories.</li><li>• Retail stores integrated into office building, not to exceed five thousand (5,000) square feet.</li><li>• Restaurants integrated into ground level of multi-story office structures, excluding drive-in and drive-thru facilities.</li><li>• New or used automobile, motorcycle, boat, truck, and recreational vehicle sales and repair services.</li><li>• Thrift stores, subject to the following conditions:<ul style="list-style-type: none"><li>○ A storage area must be provided for all discarded items. All storage areas for individual items, including collection receptacles, shall be entirely enclosed or screened and not visible from the public right-of-way or from adjacent residential areas.</li><li>○ All collection receptacles shall be secure from public access during nonbusiness hours.</li><li>○ No material, goods, or merchandise may be stored outside of an approved collection receptacle unless it is within an approved screened area.</li></ul></li><li>• Hotels and motels.</li><li>• Convenience use.<sup>1</sup></li><li>• Lodges or fraternal associations.</li><li>• Recreational vehicle storage facility.</li><li>• Private recreational clubs, YMCA, YWCA.</li><li>• Plant nurseries, limited to retail sales only.</li><li>• Commercial parking lots which include overnight parking.</li><li>• Emergency medical care facility twenty-four (24) hour operations.</li><li>• Nursing homes.</li><li>• Any single retail use that is greater than seventy-five thousand (75,000) square feet of gross floor area existing prior to the effective date of the Zoning Code.</li></ul>

# Permitted uses in PAD zoning

For ground lease or sale  
S/SWC Bell Rd & 59th Ave

- Any single retail use greater than seventy-five thousand (75,000) square feet of gross floor area existing prior to the effective date of the Zoning Code that increases its gross floor area five (5) percent or more.
- Children's residential care facility.
- Donation centers.
- Retail stores. General merchandising including food stores, apparel, and accessory stores.
- Personal services.
  - Barber shops and beauty salons.
  - Laundry, cleaning, and dry cleaning establishments, limited as follows:
    - Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work.
    - Retail service to individual customers only and no wholesaling of any commodity or service shall be permitted.
  - Medical and dental offices, excluding veterinarians.
  - Child care center.
  - music or dance schools.
- Financial institutions, real estate and insurance offices.
- Restaurants-full service.
- Repair services for small appliances, bicycles, watches, musical instruments, and similar items.
- Churches.
- Professional and administrative offices.
- Business support services.
- Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
- Adult Care Homes, Juvenile Group Homes and Group Homes for the disabled, subject to administrative review as described in Sections 7.501 and 7.502.
- Wireless communication facilities, subject to Section 7.600.
- Any single retail use that is greater than seventy-five thousand (75,000) square feet of gross floor area developed after the effective date of this ordinance.
- Any single retail use greater than seventy-five thousand (75,000) square feet of gross floor area existing prior to the effective date of this ordinance that increases its gross floor area five (5) percent or more.
- Satellite earth station
- Amateur radio tower
- Self-Storage that is indoor and air conditioned
- Wireless communication facilities, where they are building mounted antennas, rooftop mounted antennas, or alternative tower structure antennas, subject to Sections 7.506 and 7.600.

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