



FOR SALE | LAND

Infill Retail Land In Glendale - 3.82 Acres

NEC of 50th Ave & W Glenn Dr | Glendale, AZ 85303

PRESENTED BY:

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PROPERTY SUMMARY

Sale Price: \$649,000

Lot Size: 3.82 Acres

APN #: 147-13-035A, 147-13-036B, 147-13-041A

Zoning: C2 & C3

Market: North Phoenix Retail

Sub Market: Glendale Retail

Cross Streets: Glenn Dr & 50th Ave

PROPERTY OVERVIEW

Infill land near Downtown Glendale; 3.82 acres, just North of busy Glendale Ave; busy and dense infill trade area; less than 1 mile from City Hall

LOCATION OVERVIEW

Subject Property Location

The subject property is located at the NEC of Glenn Dr & 50th Ave, City of Glendale, Maricopa County, Arizona. The subject property is near the City Center and is a very good location with respect to commercial services, thoroughfares, public transportation and community services. Appeal of the area is very good and in redevelopment in terms of retail, commercial and residential use. The subject benefits from busy commuter and local traffic along Glendale Ave. The area is anticipated to experience growth in the foreseeable future due to its location on the light rail extension.

Metro Phoenix Location

The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.

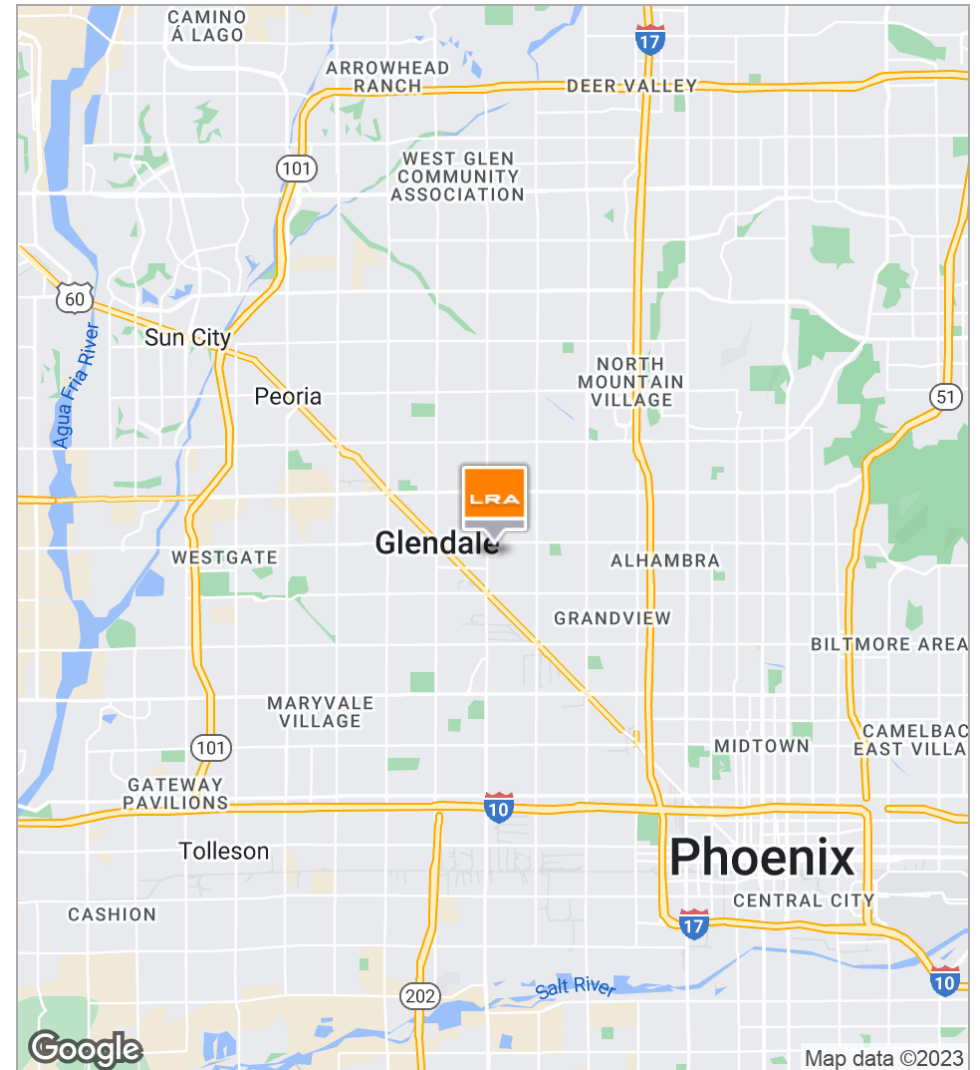
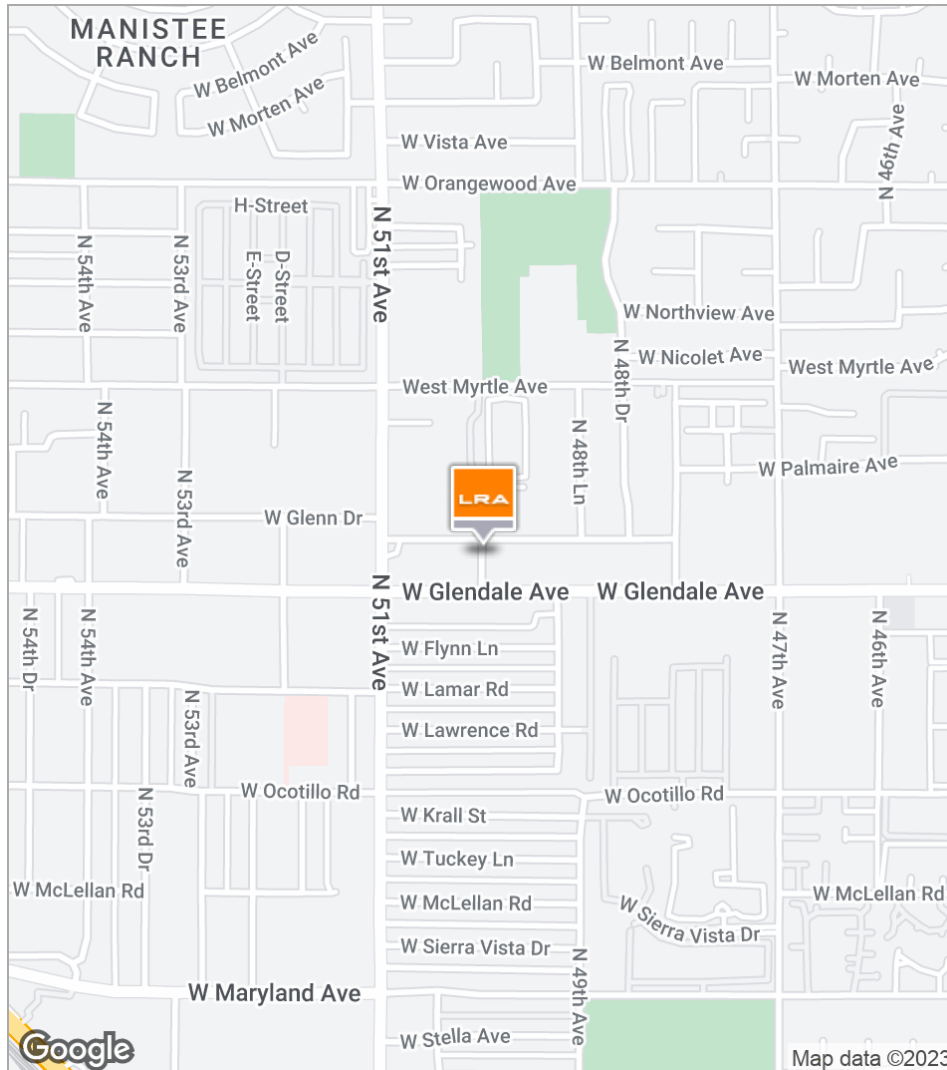
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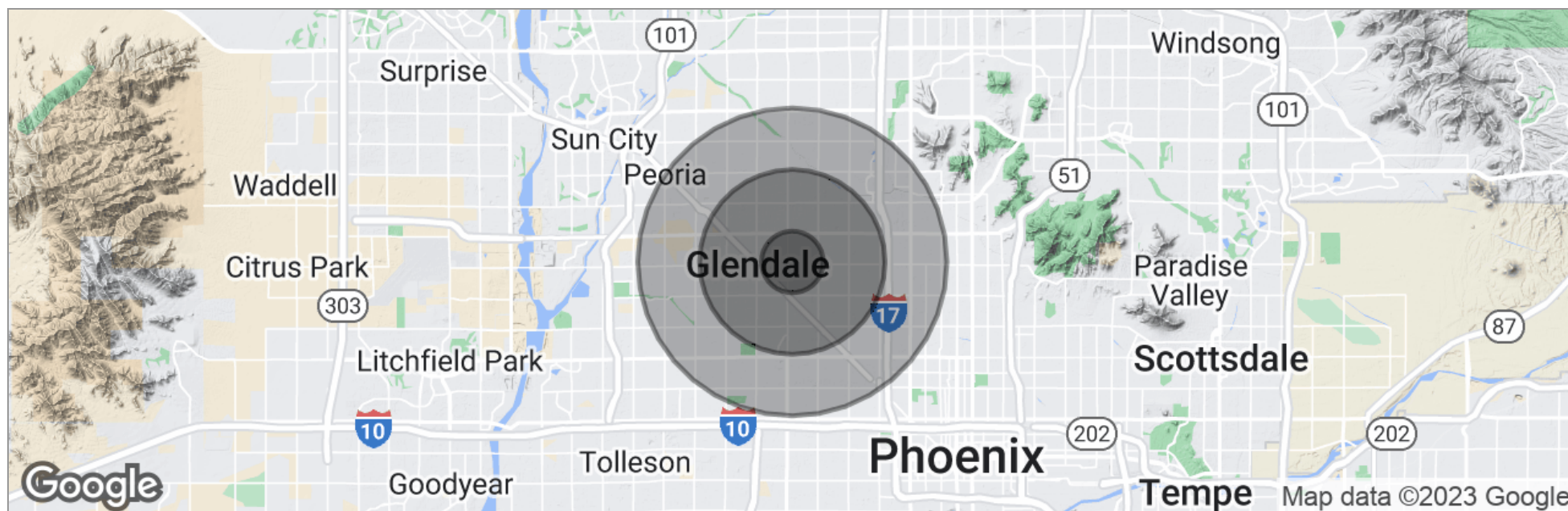
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	1 Mile	3 Miles	5 Miles
Total Population	15,745	144,597	398,239
Population Density	5,012	5,114	5,071
Median Age	26.8	28.2	29.9
Median Age (Male)	27.1	27.5	28.6
Median Age (Female)	26.6	28.8	31.1
Total Households	4,638	44,732	126,667
# of Persons Per HH	3.4	3.2	3.1
Average HH Income	\$58,822	\$53,780	\$54,509
Average House Value	\$115,676	\$179,722	\$176,764

* Demographic data derived from 2020 ACS - US Census