



**Sale Price: \$2,500,000**  
**Lease Price: Please Contact Broker**

## 8250 W Glendale Avenue

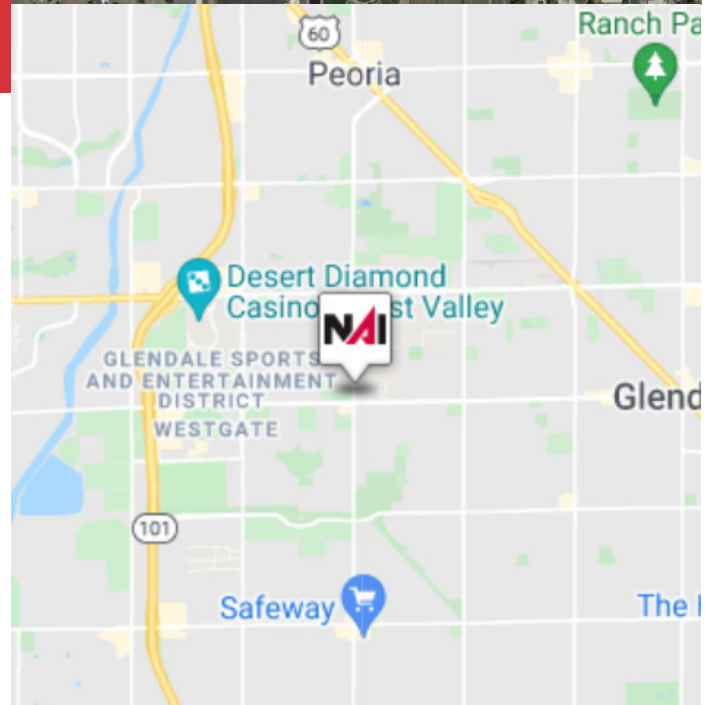
Glendale, Arizona 85303

### Property Features

- Hard Corner Location
- Excellent Visibility
- Frontage on both 83rd Ave & Glendale Ave
- 56 Future homes to come directly across 83rd Ave

### Location Features

- 1 Mile to Westgate Entertainment District
- Close proximity to Loop 101
- Bus stop on 83rd Ave
- Growing residential area
- Close to Cardinal's Stadium, Gila River Area, Top Golf, Desert Diamond Casino and more.



Demographicis	1 Mi	3 Mi	5 Mi
Population	15,711	139,188	403,494
Households	4,599	42,633	131,545
Avg HH Income	\$90,864	\$66,822	\$51,898
Avg Age	34.60	33.40	35.30

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2944 N 44th St., Suite 200  
 Phoenix, AZ 85018  
 +1 602 955 4000  
[naihorizon.com](http://naihorizon.com)

# NAI Horizon

MATT HARPER, CCIM  
+1 602 393 6604  
matt.harper@naihonorizon.com

**FOR SALE/LEASE**  
±1.63 Acres Hard Corner Land



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2944 N 44th St., Suite 200  
Phoenix, AZ 85018  
+1 602 955 4000  
[naihonorizon.com](http://naihonorizon.com)