



THE BLUE HOUSE FOR SALE

5807 W MYRTLE AVE | GLENDALE, AZ

OFFICE/RETAIL BUILDING
AVAILABLE FOR SALE

±1,725 SF BUILDING
±3,253 SF LOT

SINGLE TENANT
ZONED PAD

SALE PRICE
\$275,000.00

EXCLUSIVE CONTACT

Toby Campbell
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPPIAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
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PROPERTY OVERVIEW

Building Size:	±1,725 SF
Area Size:	±0.07 Acres (±3,253 SF)
Sale Price:	\$275,000.00 (\$159.42 PSF)
Building Type:	Single Tenant Office/Retail
Built In:	Fully Rebuilt in 2003/2004
Zoning:	PAD
Floors:	2
Parcel:	147-26-017
Air Conditioning:	HVAC
Parking Stalls:	2 (Driveway)

Building Painted Inside & Out Last Year
Wood Blinds Throughout

Street Parking

2-Minute Walk to Downtown Parking Garage

Reception (1)

Offices (2)

Conference Rooms (1)

Break Rooms (1)

Bull Pens (1)

Restrooms (1)

*handicap accessible



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DEMOGRAPHICS

POPULATION
17,057 (1M)
188,700 (3M)
518,100 (5M)



HOUSEHOLDS
5,292 (1M)
60,230 (3M)
161,499 (5M)



AVG HH INCOME
\$33,422 (1M)
\$42,474 (3M)
\$44,919 (5M)



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