

1822 West Glendale Avenue, Phoenix, AZ 85021

Ground Lease

Property Detail:

Lot size: Approx. 0.70 acres; 30,416 square feet; 131 ft. frontage on Glendale Avenue

Zoning: C-2, City of Phoenix

Traffic Count: Glendale Ave; 30,086/day
19th Ave; 26,091/day

Source: City of Phoenix

Lease Rate: \$2.90/sq. ft.

Light Rail Station under construction across the street.

Light Rail construction to be completed 2016.

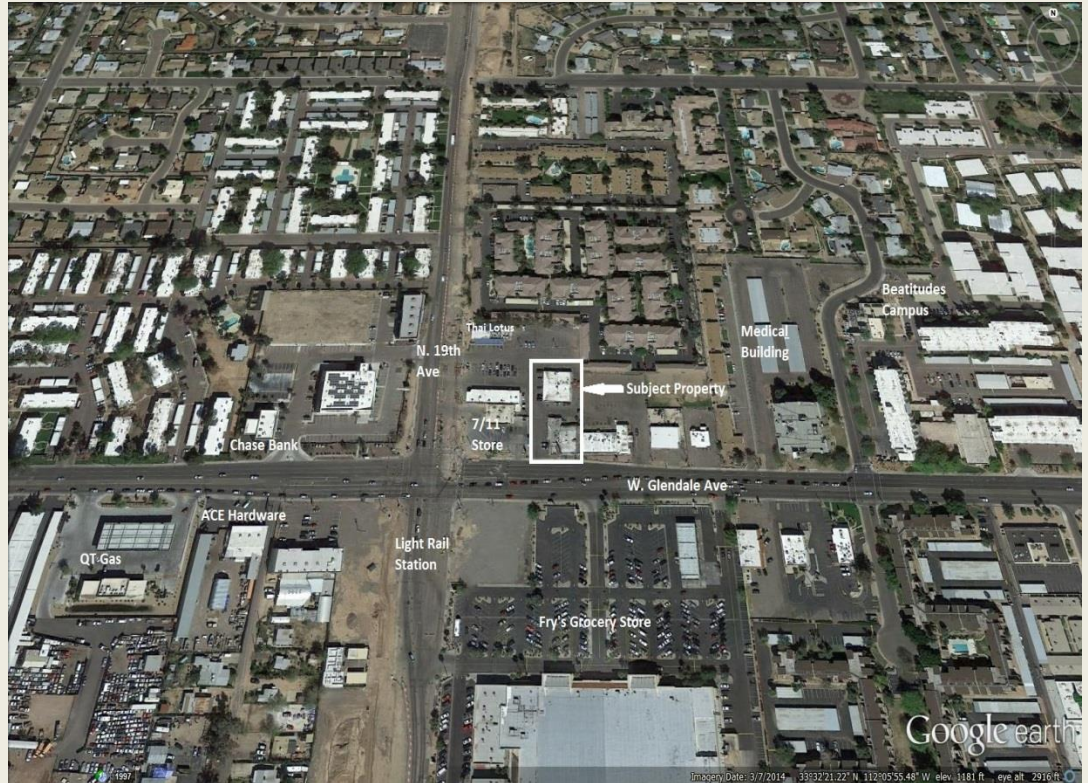
Over 50,000 cars a day travel by this property.

Offered by:

Kevin Alt, Associate Broker

Bus: 602-375-3300

Cell: 602-980-6449



Demographics

2013	1 Mile	3 Mile	5 Mile
Population	33,999	262,754	594,405
Median Age	40.6	41.2	41.4
Med. Household Income	39,632	41,416	41,649
Avg. Household Income	47,605	51,214	50,809

Minutes from I-17 and SR-51

Additional land available

Cross parking to 19th Ave.

Signage available on Glendale AND on 19th Ave.

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