

±3.36 PROPOSED COMMERCIAL ACRES

EXCLUSIVE LISTING | E/SEC NORTHERN AVENUE & LOOP 101 | GLENDALE, ARIZONA



LOCATION The Property is located east of the southeast corner of Northern Avenue and Loop 101 in Glendale, Arizona.

SIZE ±3.36 acres

ASKING PRICE Submit

PARCELS 142-56-001D

ZONING RU-43
(Corporate Commerce Center - General Plan, City of Glendale)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2016 Average Population	±6,589	±77,428	±308,289
Est. 2016 Average Household Income	\$67,338	\$58,826	\$55,967

Source: ESRI, 2016

TRAFFIC COUNTS

91st Avenue - Northbound: ±9,600 VPD, Southbound: ±7,300 VPD
Northern Avenue - Eastbound: ±23,700 VPD, Westbound: ±24,400 VPD

Source: City of Glendale, 2013

TAXES \$4,864.94 (2016)

COMMENTS

- Located just to the east of Loop 101 Freeway (full interchange)
- Property has frontage on Northern Avenue
- Adjacent to the new Desert Diamond Casino
- ±1 mile North of Westgate City Center and University of Phoenix Stadium
- Strong traffic counts on Northern Avenue

Chad T. Russell, P.C. | crussell@landadvisors.com Bret Rinehart | brinehart@landadvisors.com

Ryan Semro | rsemro@landadvisors.com Ben Heglie | bheglie@landadvisors.com

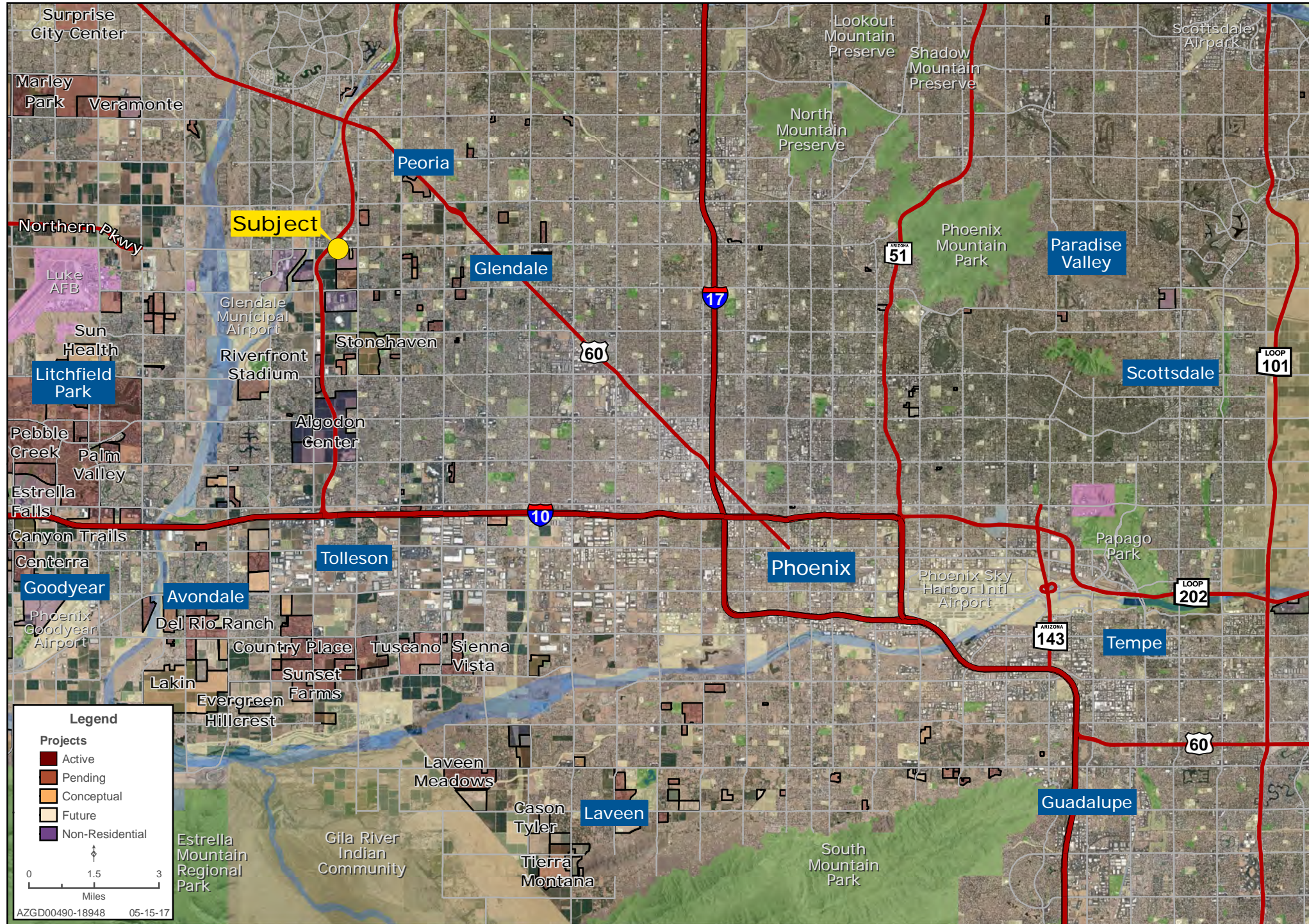
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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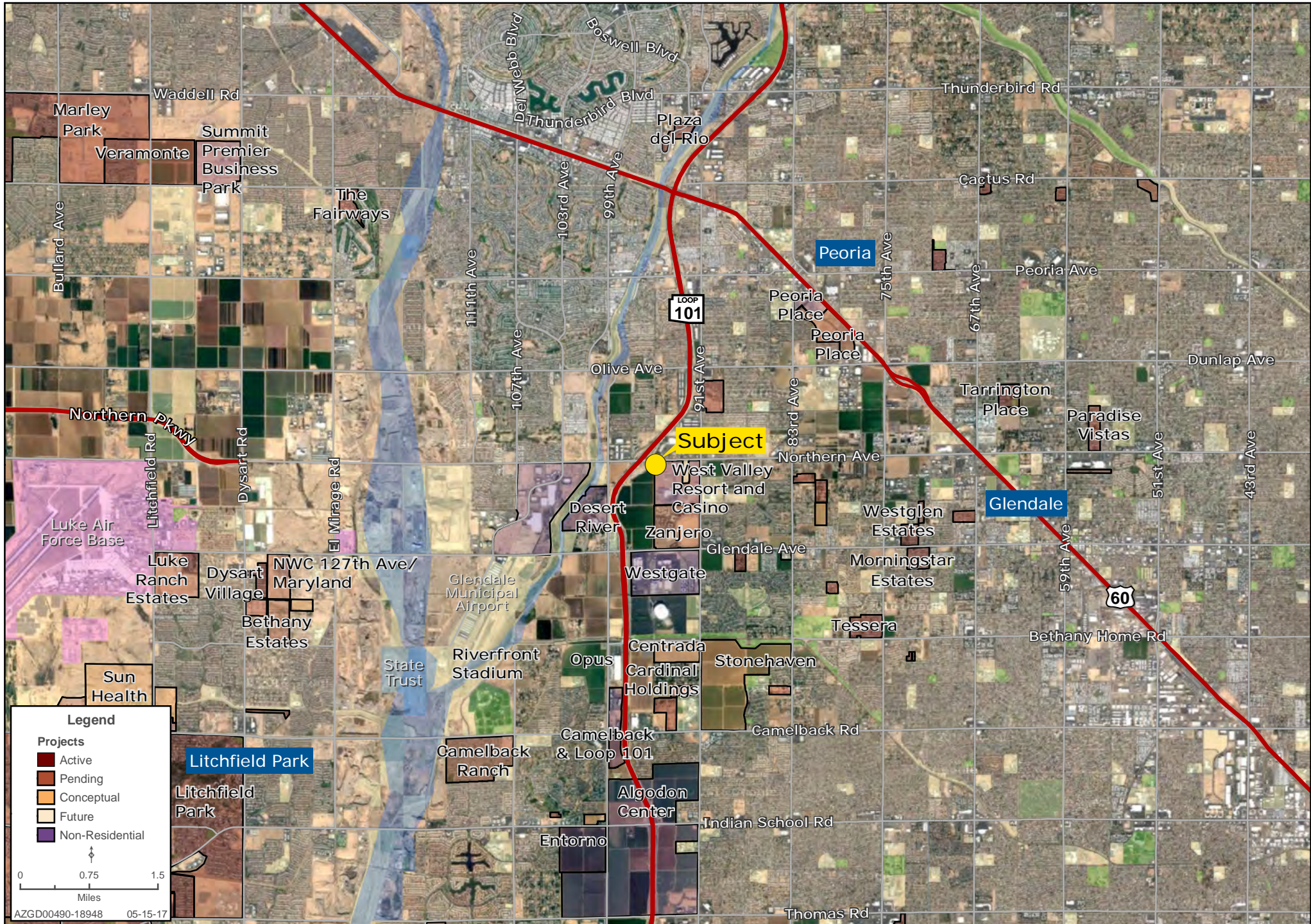
REGIONAL MAP

Ryan Semro | Ben Heglie | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



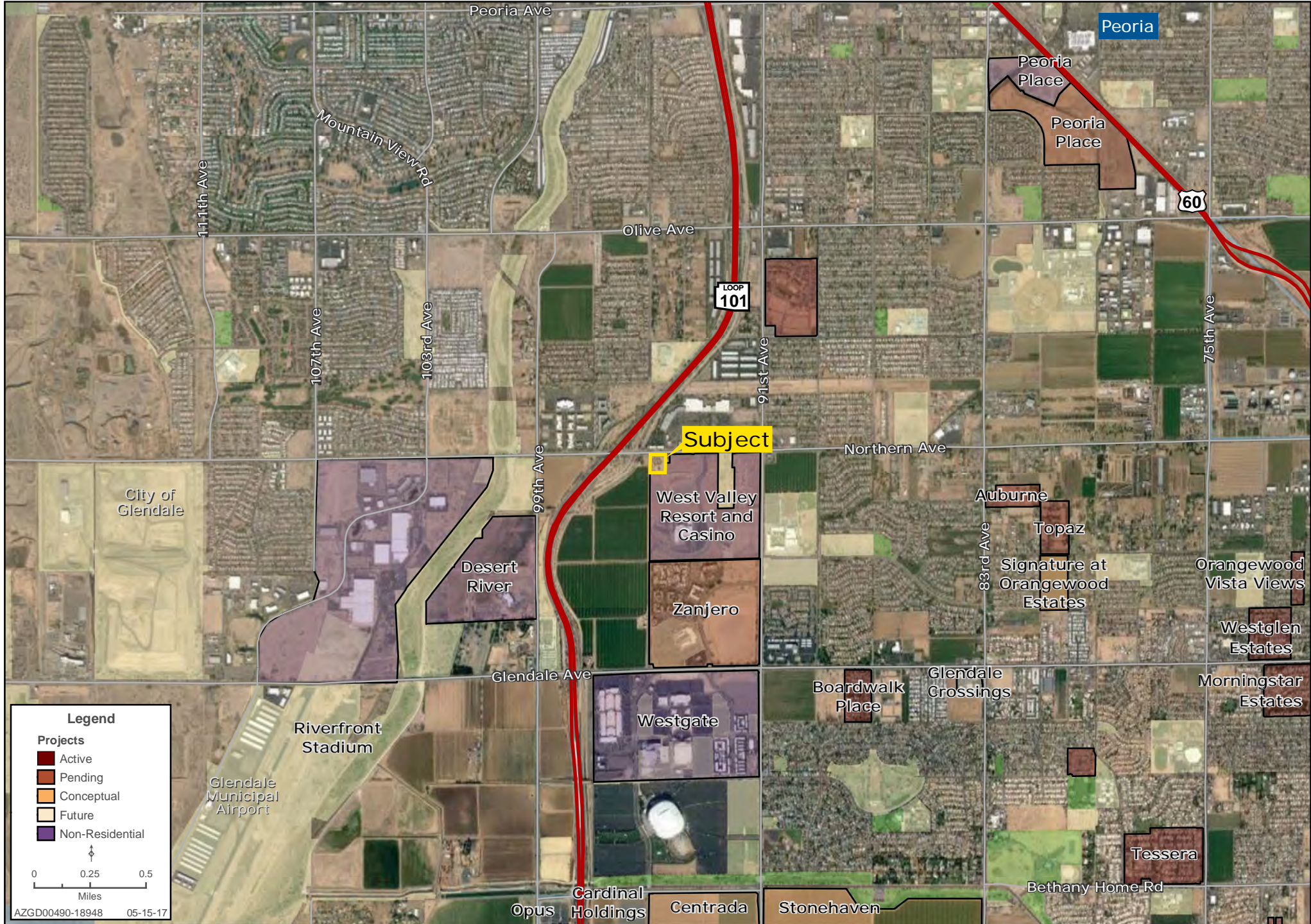
SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

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