

# HARD CORNER PAD AVAILABLE

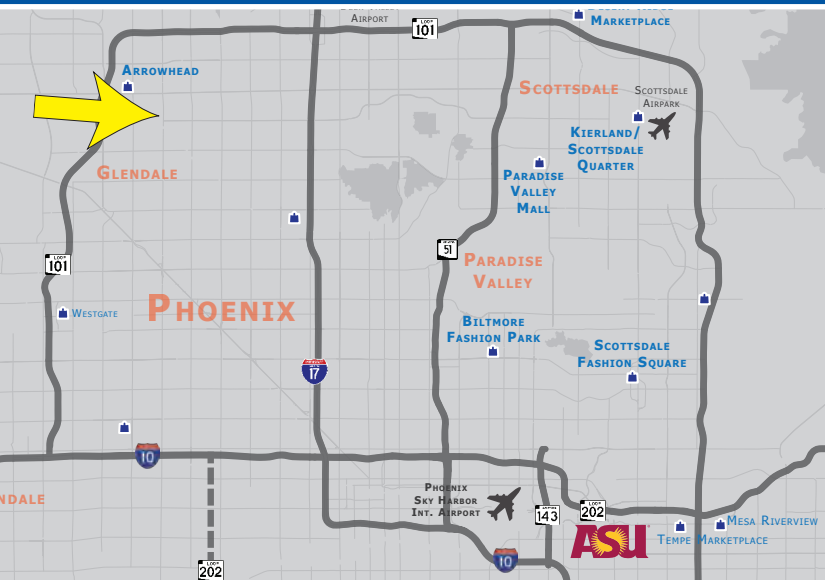
NEC 67TH AVE & THUNDERBIRD RD | GLENDALE, AZ



## FREESTANDING DRIVE-THRU OPPORTUNITY FOR GROUND LEASE OR BUILD-TO-SUIT

### Property Details

- Zoning: C-2, City of Glendale
- Across from medical office park
- Drive-thru opportunity
- Two miles from ASU West Campus
- Two miles from Loop 101 Freeway
- One mile from Banner Thunderbird
- 2,500 -3,500 SF planned freestanding drive-thru opportunity for ground lease or build-to-suit
- 16,000 SF single tenant medical office coming soon!



### Contact

**Nick DeDona**  
602-734-7208  
ndedona@pcaemail.com

**Lance Umble**  
602-734-7206  
lumble@pcaemail.com



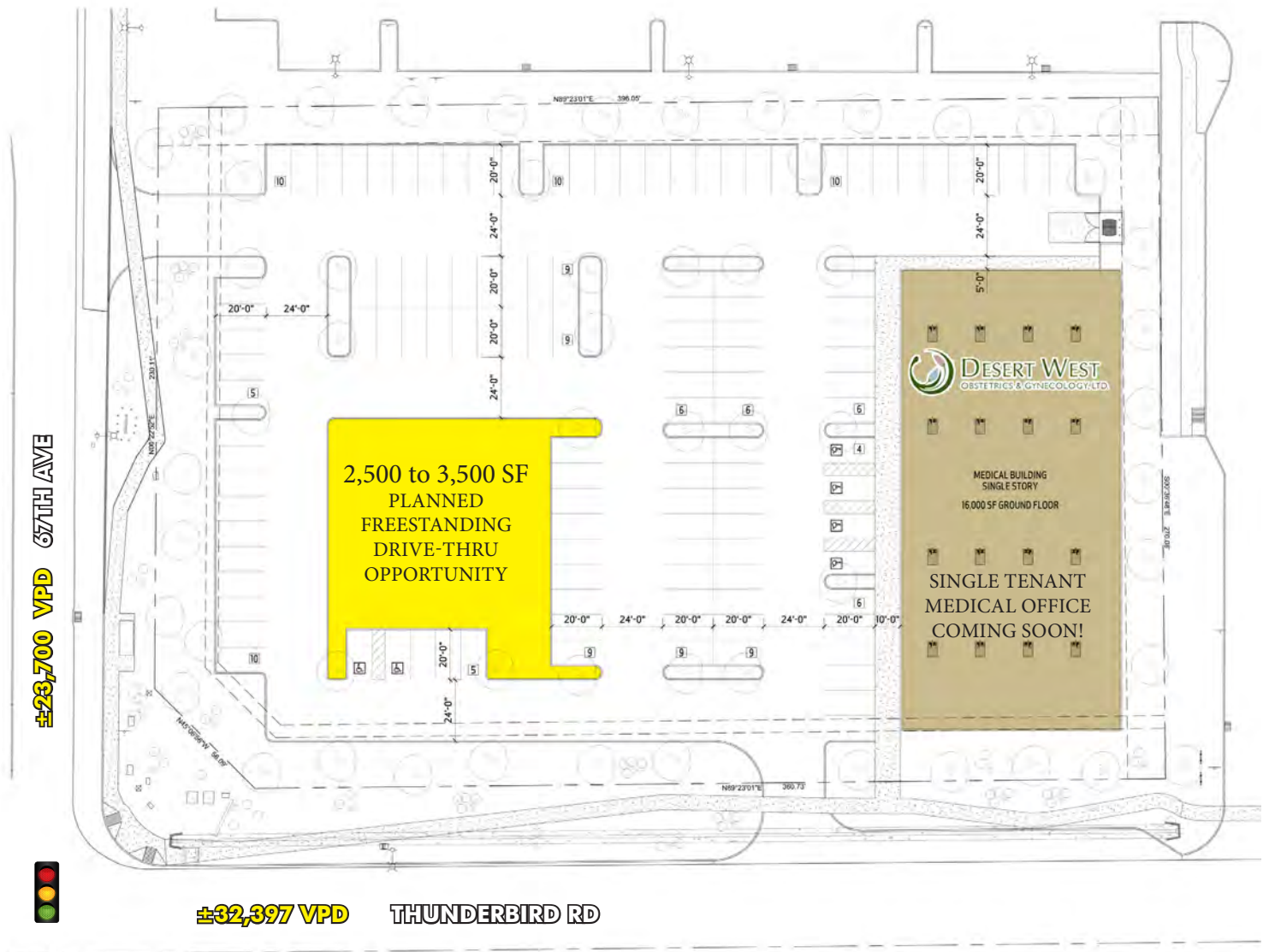
3131 E Camelback Rd, Ste 340 | Phoenix, AZ 85016 | 602-957-9800 | [www.phoenixcommercialadvisors.com](http://www.phoenixcommercialadvisors.com)



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [173] MAR 6, 2018

# HARD CORNER PAD AVAILABLE

NEC 67th Ave & Thunderbird Rd | Glendale, AZ



## Traffic Counts

N: ±23,700 VPD (NB & SB)  
S: ±20,800 VPD (NB & SB)  
E: ±32,397 VPD (EB & WB)  
W: ±33,523 VPD (EB & WB)

\*Glendale 2015 / Peoria 2016 / ADOT 2016



site plan not  
drawn to scale

## Contact

**Nick DeDona**  
602-734-7208  
ndedona@pcaemail.com

**Lance Umble**  
602-734-7206  
lumble@pcaemail.com