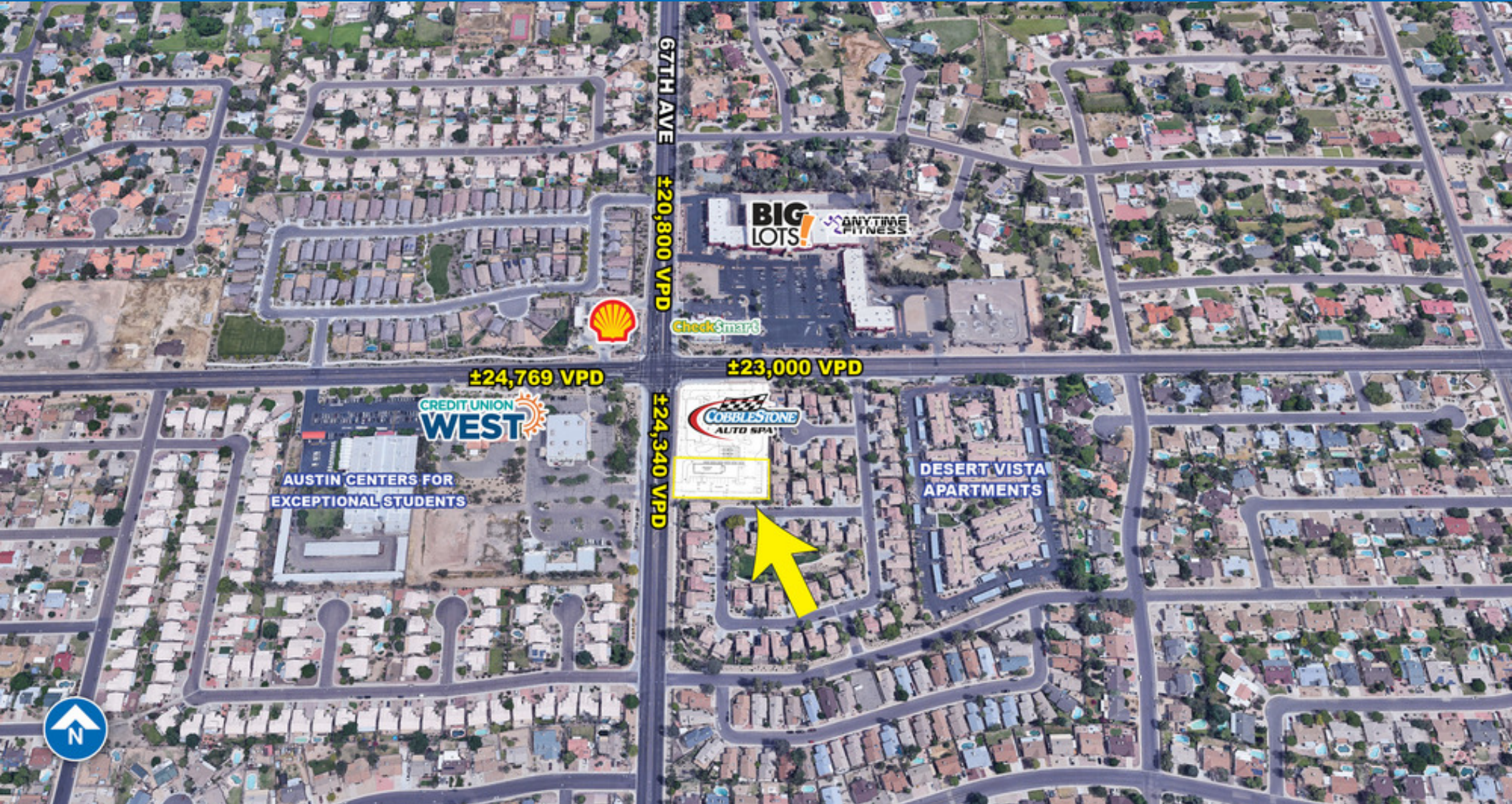


PAD AVAILABLE

SEC 67th Ave & Cactus Rd | Glendale, AZ



For more information, please contact:

Zachary Pace

602.734.7212

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Drew Butler

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PHOENIX COMMERCIAL ADVISORS

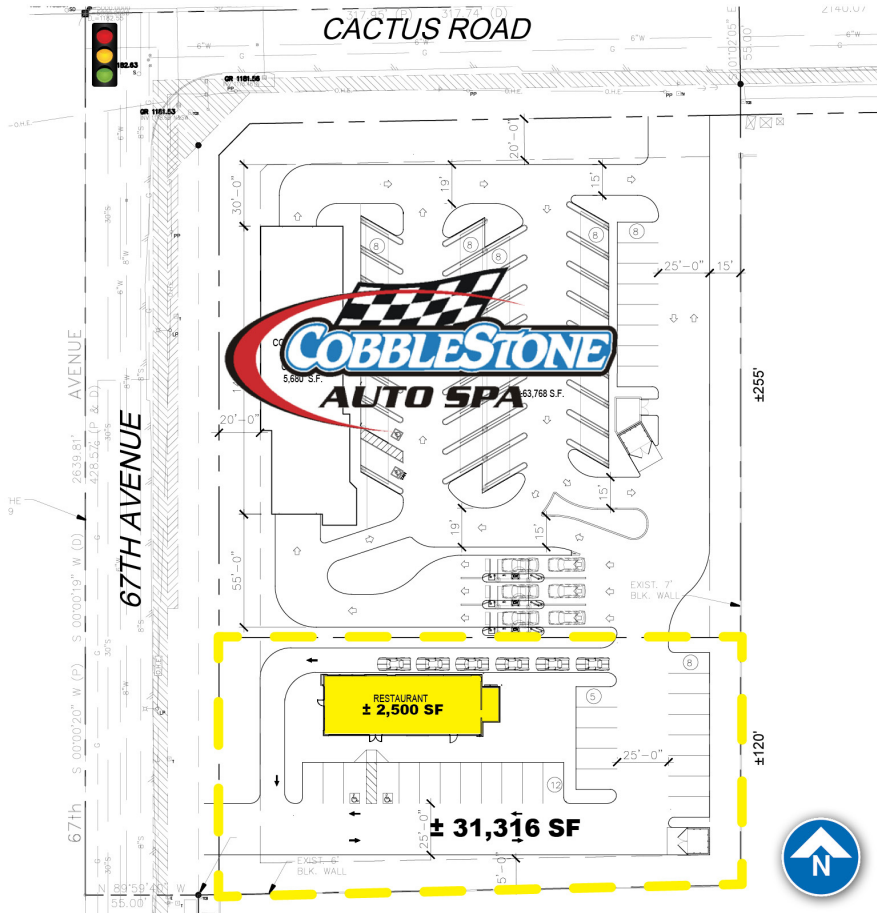
3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

CHAINLINKS
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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.

PROPERTY HIGHLIGHTS

- Great pad (31,316 SF) for fast food or automotive users
- Zoning: C-2, City of Glendale
- Dense, well-established neighborhoods in all directions
- Over 15,000 people residing within 1 mile with a median household income of over \$67,000
- Located 3 driving miles from Glendale Community College with 19,000 students
- The site has excellent visibility from 67th Avenue and the over 24,000 vehicles that pass each day

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2018 Population	15,140	142,612	390,174
2023 Population	15,804	150,750	413,767
2018 Median HH Income	\$70,614	\$57,143	\$52,926
2018 Daytime Population	10,104	118,481	363,447
▪ Workers	2,800	44,571	151,274
▪ Residents	7,304	72,910	212,173

*ESRI 2018 Estimates

TRAFFIC COUNTS

N: ±20,800 VPD (NB/SB)

S: ±24,340 VPD (NB/SB)

E: ±23,000 VPD (EB/WB)

W: ±24,769 VPD (EB/WB)

Glendale 2015, Peoria 2017, ADOT 2017

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