



HAUGEN
Commercial Real Estate, Inc.

www.HaugenCommercialRealEstateInc.com

North of the NWC 69th Ave. and Bell Rd.
Glendale, Arizona

FOR SALE

PAD – Commercial

Approximately 44,205 Square Feet (82,580 Gross Square Feet)



PROPERTY HIGHLIGHTS

- Hard to find small infill lot in established Arrowhead Mall trade area!
- Easy access with stoplight at Bell Road!
- Great Location just north of Bell Road
- Many Amenities Nearby!
- Strong Retail Trade area!

George Haugen
Designated Broker

8765 E. Bell Road, Suite 207
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WAL*MART
SUPERCENTER

COSTCO
WHOLESALE

ARROWHEAD MALL

SUBJECT PROPERTY

SKUNK CREEK WASH

BELL RD

75TH AVE

67TH AVE

TARGET

PEORIA
SPORTS COMPLEX

Harkins
Theatres

PET SMART

TOYS R US

ASHLEY

THE HOME DEPOT

U-HAUL

FRY'S

DESERET INDUSTRIES

GREEN LIVING
SPACES



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PROPERTY DETAILS

Location: The subject property is located north of the northwest corner of 69th Avenue and Bell Road in Glendale, Arizona.

Size: Approximately 44,205 Square Feet (82,580 Gross Square Feet)

APN: 200-44-744P

Traffic Counts: Bell Rd. (West of 67th Ave) **34,400**
67th Ave. (North of Bell Rd) **19,900**
City of Glendale 2015 AADT traffic counts

R.E. Taxes: \$7,855.70 – (2016)

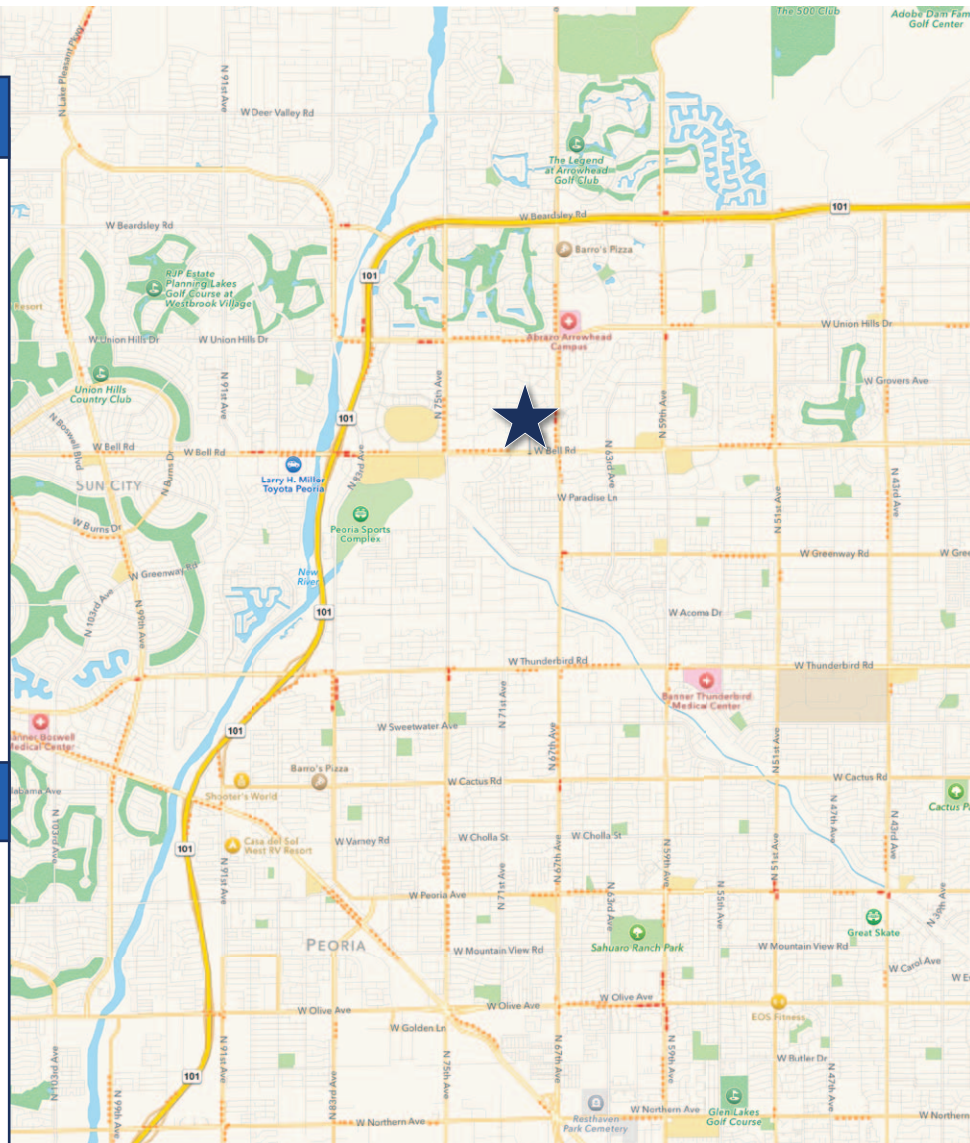
Zoning: PAD – Commercial C-2

Price: \$299,000.00 / Submit Offer

Disclosure: A portion of the property is in the Skunk Creek Wash, please call for details.

DEMOGRAPHICS

	Radius 1 1.00 miles	Radius 2 3.00 miles	Radius 3 5.00 miles
2016 POPULATION ESTIMATE			
	9,840	112,105	304,620
2016 HOUSEHOLDS ESTIMATE			
	3,918	44,262	121,784
2016 EST. AVERAGE HOUSEHOLD INCOME			
	\$82,122	\$84,072	\$75,002
2016 EST. MEDIAN HOUSEHOLD INCOME			
	\$69,727	\$72,629	\$64,424
2016 DAYTIME DEOGRAPHICS			
Total Businesses	1,271	6,839	12,092
Total Employees	5,641	55,743	105,644



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