



**7025 N 57th Ave
GLENDALE RETAIL CENTER
FOR LEASE**

7025 N 57th Ave., Glendale, AZ 85301

- Freestanding building with ample parking
- Very visible location in Downtown Glendale
- 10.00/1,000 SF parking ratio, covered parking for tenants
- Close proximity to the Glendale Civic Center
- Frontage on 57th Ave
- Dense population in trade area



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The information contained herein is deemed reliable, however Phoenix West Commercial, LLC, its assigns, representatives, agents or associates do not guarantee it or warrant it; it may be changed or be updated without notice; it is recommended that all persons relying on any information supplied satisfy themselves as to the accuracy of same including but not limited to the environmental condition of the property. It is recommended that all persons make their own independent investigation of the environmental condition of the property.

125 S Avondale Blvd, Suite 100, Avondale, AZ 85323 623.535.9707

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Location Description

Located just North of Glendale Avenue on 57th Avenue. Less than three (3) miles West of Black Canyon Highway (I-17) and 1/4 mile to Grand Ave.

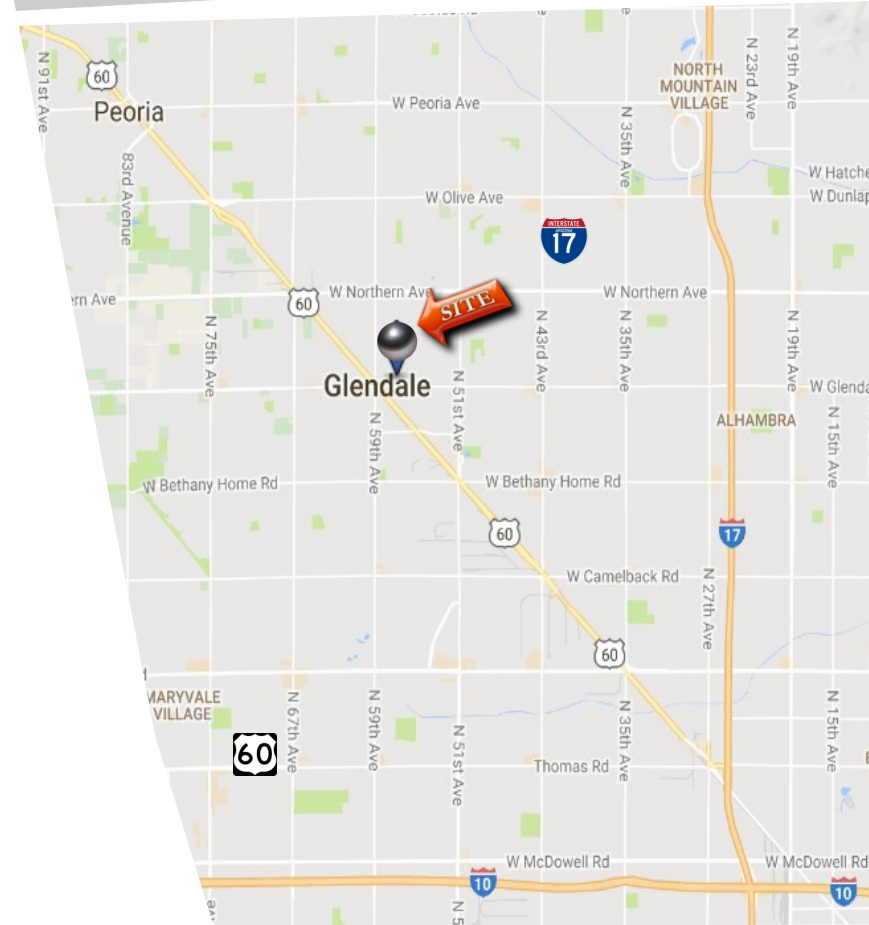
Property Profile

Total Space Available: ±1,000 Square Feet
Gross Leasable Area: ±1,000 Square Feet
Year Built: 1919
Parking: 4 surface spaces available; Ratio of 10.00/1,000 SF
Cross Streets: N 57th Ave and Glendale Avenue
Zoning Description: C-2, City of Glendale

DEMOGRAPHICS Per CoStar

	One Mile	Three Mile	Five Mile
2017 Estimated Population	17,567	191,125	529,816
2017 Est Average HH Income	\$27,863	\$35,995	\$38,444

Traffic Counts at W Glendale between 58th and 57th : ±22,197 VPD

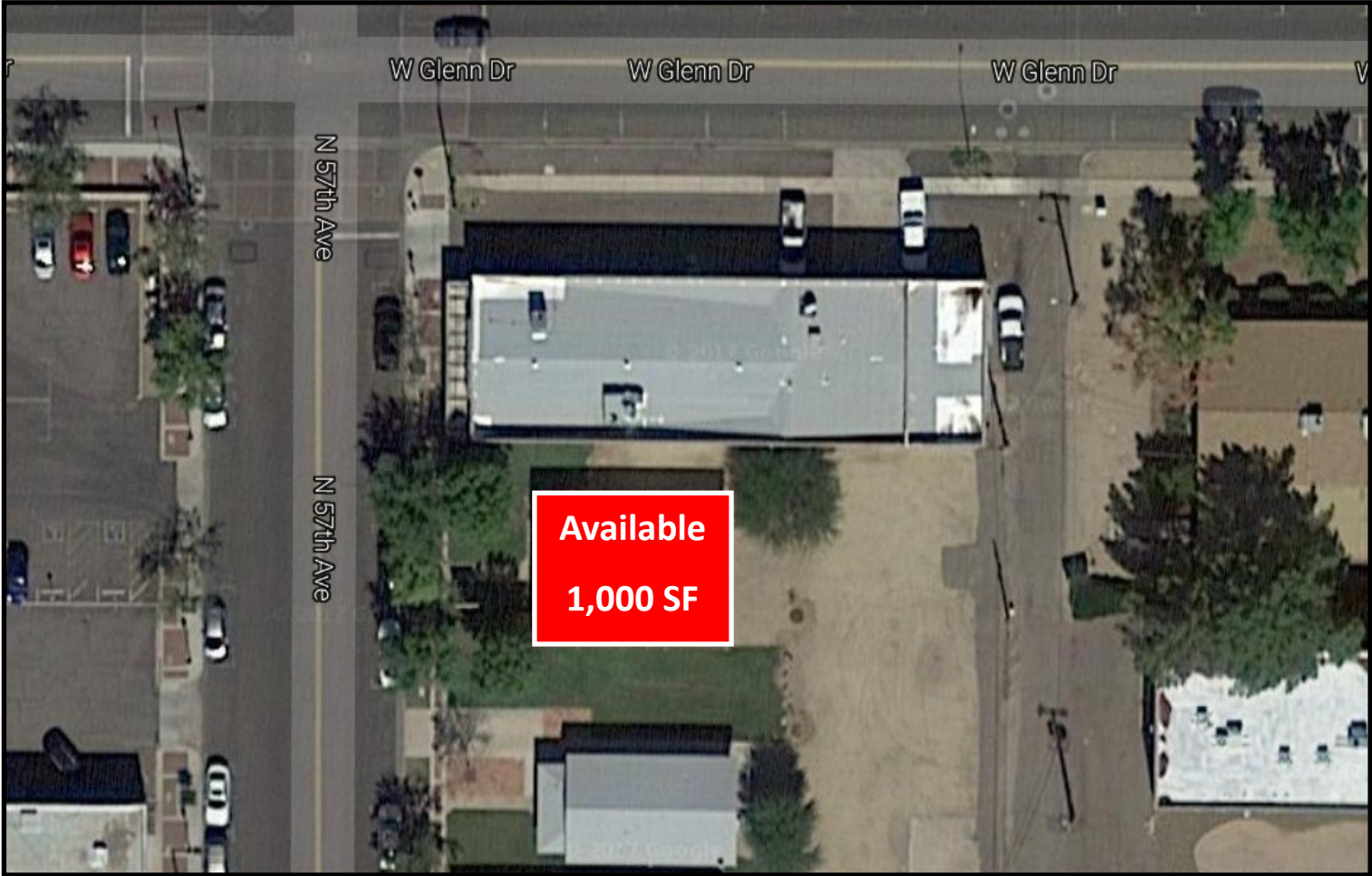


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SITE PLAN



NOT TO SCALE



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