



**7025 N 58th Ave
GLENDALE RETAIL CENTER
FOR LEASE**

7025 N 58th Ave., Glendale, AZ 85301

Opportunity for a variety of users

Very visible location in Downtown Glendale

4.87/1,000 SF parking ratio, covered parking for tenants

Close proximity to the Glendale City Hall and Glendale Civic Center

Frontage on 58th Ave directly across from Murphy Park and Glendale Library

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

Adam Lam
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Location Description

Located just North of Glendale Avenue on 58th Avenue. Less than three (3) miles West of Black Canyon Highway (I-17) and 1/4 mile to Grand Ave.

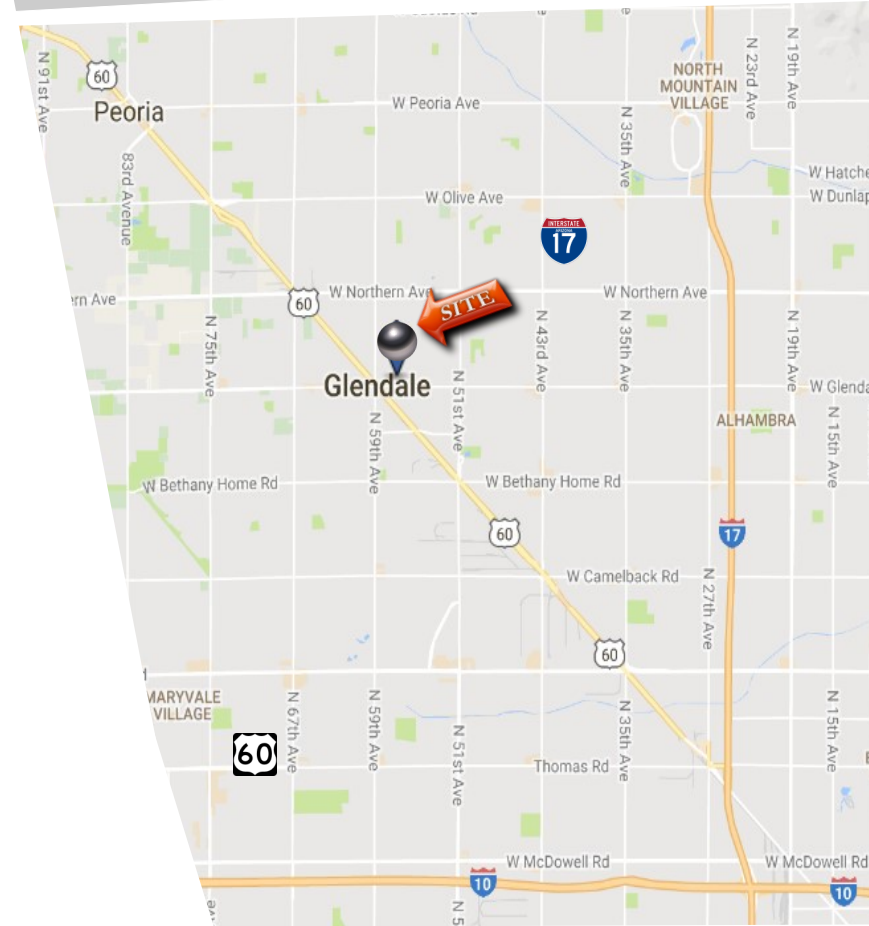
Property Profile

Total Space Available: ±2,000 Square Feet
Gross Leasable Area: ±2,000 Square Feet
Year Built: 1959
Parking: 6 surface spaces available; Ratio of 4.87/1,000 SF
Cross Streets: N 58th 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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