



# OFFICE CONDO INVESTMENT OPPORTUNITY

13934 N 59TH AVE, SUITE 120 | GLENDALE, AZ 85306



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 07 29 22

# OFFICE CONDO AVAILABLE FOR SALE

Address	13934 N 59th Ave, Suite 120 Glendale, AZ 85306
Suite Size	±1,758 SF
Year Built	1999
Floors	1
Zoning	C-O
Parcel	200-73-005U
Frontage	N 59th Ave



## NNN LEASED INVESTMENT OPPORTUNITY

Commercial Properties, Inc., is pleased to offer for sale suite 120 at **13934 N 59th Ave** in Glendale, Arizona. This investment opportunity is located near Banner Thunderbird Medical Center and the Arizona State University West Campus. This location is convenient for anyone who lives in Glendale, Peoria, and North Phoenix. Just 9 miles from downtown Phoenix is Glendale, the fourth largest city in Arizona. With a population of nearly 250,000, this fast-growing city is touted as being Arizona's Antique capital.

**SALE PRICE: \$750,000 (\$426.62 PSF)**

**NET OPERATING INCOME: \$37,560** \*Represents rent starting Jan 2023

**CAP RATE: 5.01% | OCCUPIED: 100%**

# EXTERIOR PHOTOS

13934 N 59TH AVE, SUITE 120  
GLENDALE, AZ 85306



# AERIAL VIEW (SOUTHEAST)

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# AERIAL VIEW (NORTHWEST)

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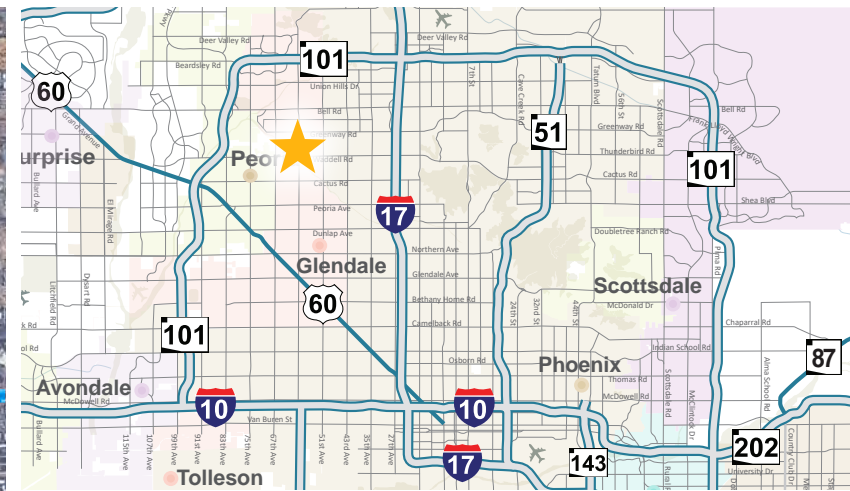
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# AREA MAP

13934 N 59TH AVE, SUITE 120  
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## DEMOGRAPHIC SUMMARY

13934 N 59th Ave, Glendale, Arizona, 85306

Ring of 3 miles

### KEY FACTS

132,006

Population



47,910

Households

39.3

Median Age

\$56,617

Median Disposable Income

### EDUCATION

9%

No High School Diploma



28%

High School Graduate



38%

Some College



25%

Bachelor's/Grad/Prof Degree

### INCOME



\$70,492

Median Household Income



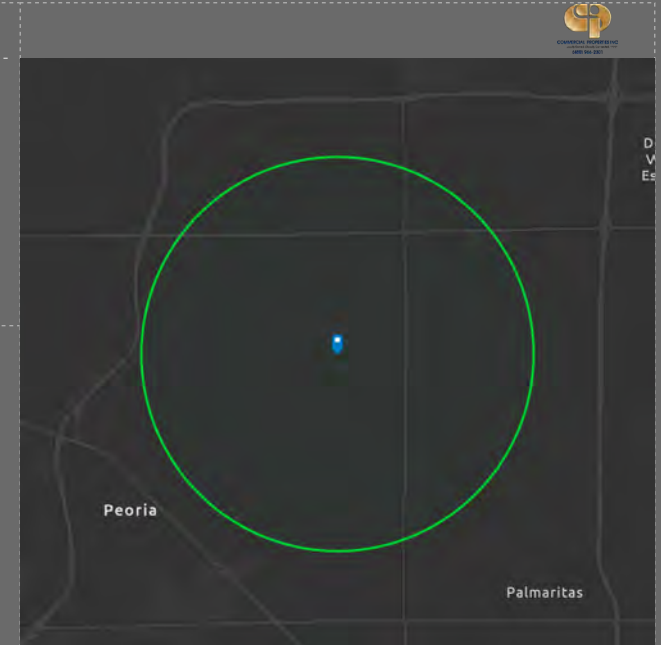
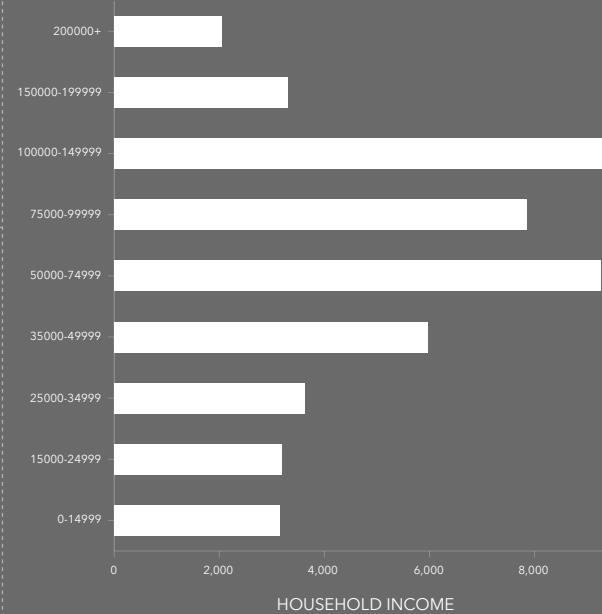
\$30,769

Per Capita Income



\$173,262

Median Net Worth



### EMPLOYMENT



White Collar

66.5%



Blue Collar

20.5%



Services

13.0%

6.6%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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# Glendale

A R I Z O N A

Get ready for an unforgettable experience filled with memory-making moments by heading to Glendale. From the nation's finest sports and entertainment district to top-notch accommodations and one of the most renowned shopping areas in America, Glendale has a blend of historic charm, and sports and entertainment year around.



## HOTELS AND VENUES

Glendale is the perfect environment for your next meeting. From small, intimate gatherings to large conferences, we can accommodate any group. Our hotels and event venues offer a unique experience.

## CONVENTION SERVICES

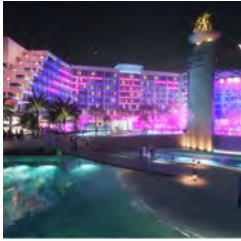
Our local connections and experts will go to extraordinary lengths to help make your meeting a success. Services include coordinating site tours, access to preferred vendors, marketing collateral, off-site-selection services and more.

## REASONS TO CHOOSE GLENDALE

Whether you are interested in a day trip or staying in town for a few nights, Glendale, Arizona, is the perfect hub for your trip. With over 16 hotels to choose from ranging from boutique style to modern, Glendale has what you need!

## GETTING HERE

Located West of Phoenix, the City of Glendale is only 20 minutes from Sky Harbor International Airport. Accessible by all major freeways and Grand Avenue, it is easy to get to Glendale whether you are flying in or driving in.



### Largest Hotel In Arizona

VAI Resort, the largest hotel and entertainment destination in Arizona, is set to open in late Spring of 2023. With the mission to bring a water oasis to the desert, VAI Resort will be the premiere daylife and nightlife destination in the country.

[\(CLICK HERE FOR MORE INFO\)](#)



### Mattel Adventure Park Coming to Glendale

Crystal Lagoons Island Restort announced an agreement with Mattel, Inc. for a new entertainment destination slated to open late 2022 in Glendale, Arizona.

[\(CLICK HERE FOR MORE INFO\)](#)



### Tesla Service Center Coming to Westgate

Tesla Inc. is building a 30,000 square-foot service center in Glendale's Westgate Entertainment District, on the corner of 93rd and Glendale Avenues.

[\(CLICK HERE FOR MORE INFO\)](#)



### Plaza Companies & City of Glendale Partner to Pursue Master Planned Development

The City of Glendale and the Arizona Cardinals are collaborating with Plaza Companies to plan an innovative and vibrant mixed-use project that will further enhance and spur economic development for the city and the region.

[\(CLICK HERE FOR MORE INFO\)](#)



### Glendale Positions Itself As A Growth Leader

Glendale is experiencing unprecedented growth in both commercial development and job creation. Glendale's economic development strategies have focused on increasing its tax base while targeting the creation of high-quality job opportunities.

[\(CLICK HERE FOR MORE INFO\)](#)



WE CARE LIKE FAMILY

### Dynarex Corporation Expands to Glendale

Dynarex Corporation, a leading durable medical equipment and disposable medical products company, proudly announces its new industrial warehouse in Glendale, AZ.

[\(CLICK HERE FOR MORE INFO\)](#)



### Amazon Brings Sorting Center to Glendale

Amazon is continuing its investment in Arizona with two new sortation centers across the state to support customer fulfillment and delivery operations.

[\(CLICK HERE FOR MORE INFO\)](#)



## Offering Memorandum Disclaimer

The material contained in this Investment Offering is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Commercial Properties Inc ("CPI") or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is "CPI", and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering.

This Investment Offering may include certain statements and estimates by "CPI" with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, "CPI" and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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