



NNN/QSR Redevelopment Opportunity



19th Ave VPD 35,018

Glendale Ave VPD 49,595

±0.51 Acres

NNN/QSR Redevelopment Opportunity

1917 W GLENDALE AVE, PHOENIX, AZ 85021

PRESENTED BY:

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PROPERTY SUMMARY

NNN/QSR REDEVELOPMENT OPPORTUNITY

1917 W GLENDALE AVE
PHOENIX, AZ 85021

OFFERING SUMMARY

| | |
|--------------------|----------------------|
| SALE PRICE: | \$1,900,000 |
| ZONING: | C-2 |
| LOT SIZE: | ±0.51 AC 22,300 SF |
| PRICE / SF: | \$85.53 |

PROPERTY SUMMARY

Prime ±0.51-acre redevelopment site available for sale, ground lease, or build-to-suit in the heart of North Central Phoenix. Positioned on highly visible Glendale Avenue, the property offers exceptional frontage, strong traffic counts, and direct access to one of the Valley's most active retail corridors. The site is ideally suited for a national quick-service restaurant (QSR), drive-thru user, coffee concept, automotive service, medical retail, or other single-tenant net-leased development.

With C-2 zoning, excellent accessibility, and surrounding national retailers, the property presents a rare opportunity to develop a high-profile outparcel in a densely populated infill location. The site's proximity to I-17, light rail transit, and ongoing area redevelopment provides strong long-term fundamentals for both owner-users and net-leased investors seeking a premier Phoenix location.



PROPERTY HIGHLIGHTS

- ±0.51-acre lot with NNN investment development potential
- Ideal for QSR, coffee, drive-thru, medical retail, or automotive users
- High-visibility frontage on Glendale Avenue with traffic counts exceeding 40,000 VPD
- Immediate access to Interstate 17
- C-2 zoning allows a variety of commercial uses
- Adjacent to light rail transit
- Dense infill location with approximately 450,000 residents within 5 miles
- Surrounded by national retailers and commercial development



**High Traffic
Counts**



**Strong QSR
Demographics**

SITE PLAN



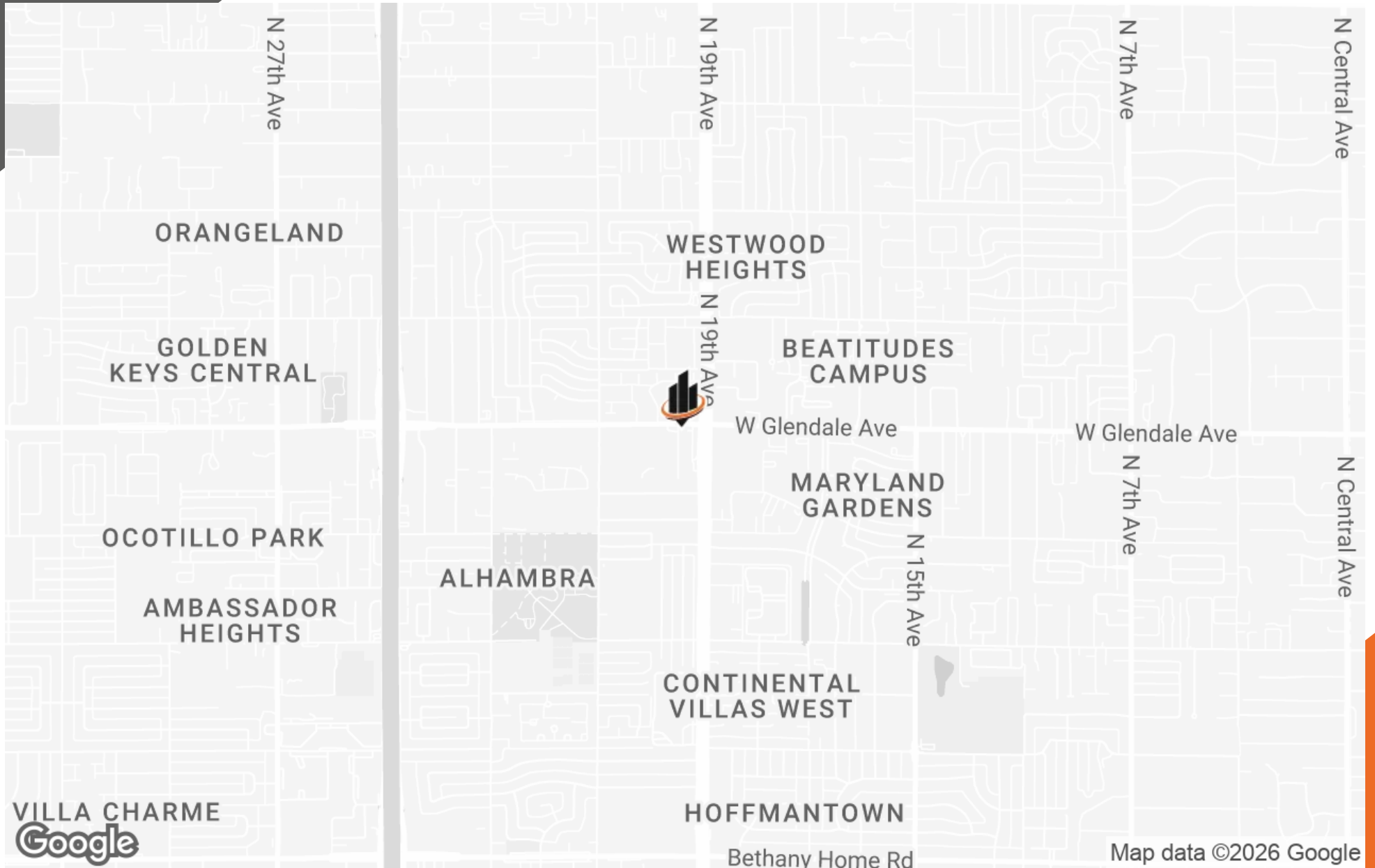
LOCATION DESCRIPTION

Located on Glendale Avenue just east of Interstate 17, the property benefits from outstanding visibility within one of Phoenix's most established commercial corridors. Glendale Avenue carries more than 40,000 vehicles per day, providing exceptional exposure to local residents, commuters, and area businesses. The surrounding trade area includes approximately 450,000 residents within a five-mile radius and is supported by a dense concentration of national retailers, restaurants, healthcare providers, and service-oriented businesses.

The site is adjacent to light rail access and is near the ongoing redevelopment of Christown Spectrum, a transformative mixed-use project bringing new residential density and investment to the area. Combined with immediate freeway connectivity and strong demographic fundamentals, the location offers an ideal setting for a high-performing QSR or single-tenant net-leased development.



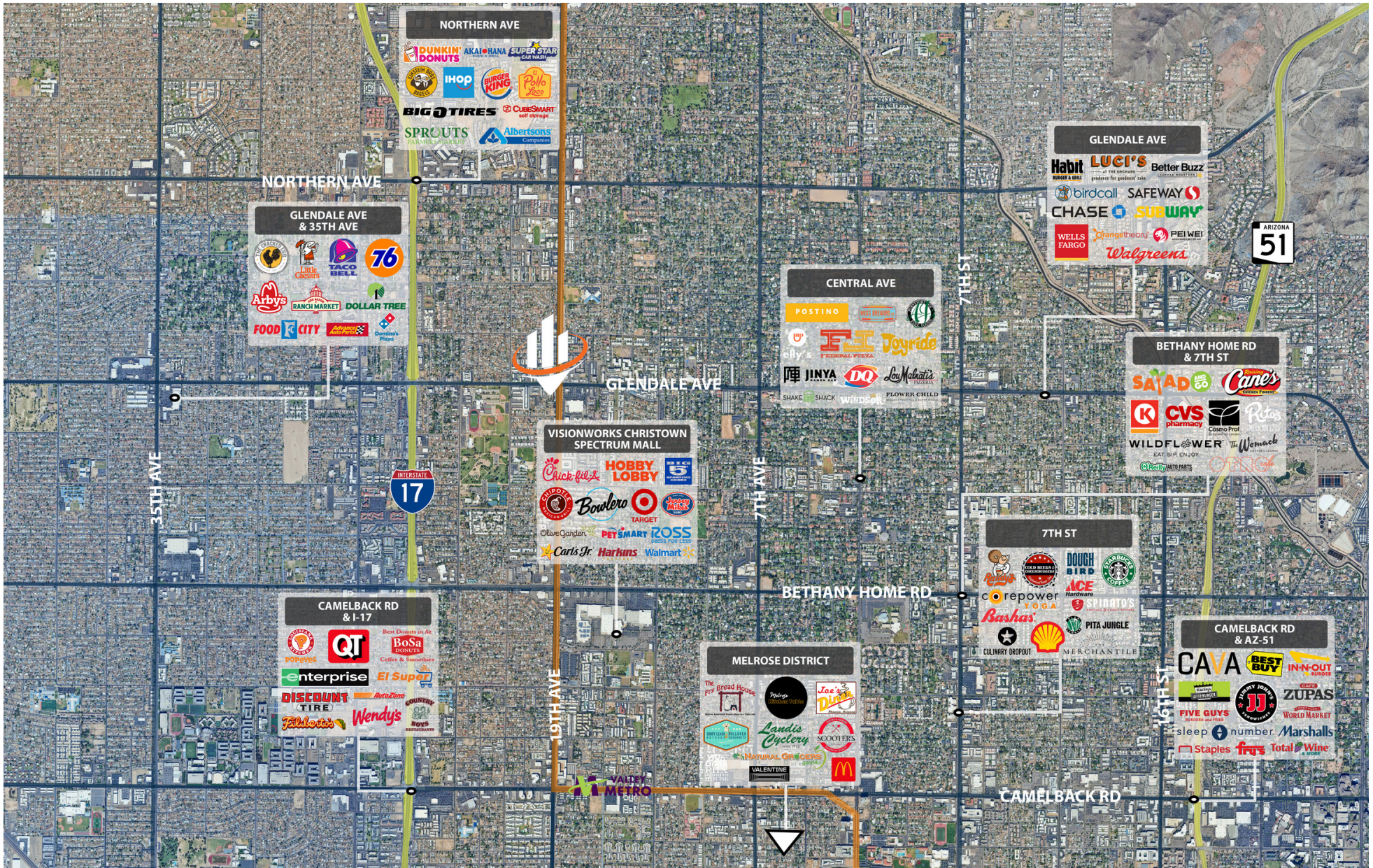
LOCATION MAP



AERIAL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 25,570 | 202,877 | 454,577 |
| AVERAGE AGE | 38 | 36 | 37 |
| AVERAGE AGE (MALE) | 37 | 36 | 37 |
| AVERAGE AGE (FEMALE) | 40 | 37 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 10,212 | 74,586 | 174,941 |
| # OF PERSONS PER HH | 2.5 | 2.7 | 2.6 |
| AVERAGE HH INCOME | \$77,817 | \$85,878 | \$85,123 |
| AVERAGE HOUSE VALUE | \$375,868 | \$434,511 | \$412,444 |

2020 American Community Survey (ACS)

