

5402 W Myrtle Ave. Glendale. 85301 | *Neighborhood Retail*

8800 sf +/- building | 9800 sf / .225 -acre lot | c-1 Zoning



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OVERVIEW

English: ZONED COMMERCIAL C-1/Neighborhood retail zoning with over 8800 sf of air conditioned space sitting on 9800 sf corner lot. The building includes a fully equipped kitchen, walk in cooler/freezer, 5 rooms (offices), 4 bathrooms, huge 1st floor Concert Hall/Church type space, and separate entrances for each floor. PERFECT BUILDING FOR LIVE WORK SETUP or take advantage of the C-1 zoning endless possibilities. Conveniently located (opportunity zone) near historic downtown Glendale and Grand Avenue in a desirable Glendale residential area.

Spanish: ZONIFICADO COMERCIAL C-1 / Zonificación comercial del vecindario con más de 8800 pies cuadrados de espacio con aire acondicionado en un lote de esquina de 9800 pies cuadrados. El edificio cuenta con una cocina totalmente equipada, una cámara frigorífica / congelador, 5 habitaciones (oficinas), 4 baños, un enorme espacio tipo iglesia / sala de conciertos en el primer piso y entradas independientes para cada piso. EDIFICIO PERFECTO PARA INSTALACIÓN DE TRABAJO EN VIVO o aproveche las infinitas posibilidades de zonificación C-1. Convenientemente ubicado (zona de oportunidad) cerca del centro histórico de Glendale y Grand Avenue en una atractiva área residencial de Glendale.



Office:
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS
REALTY

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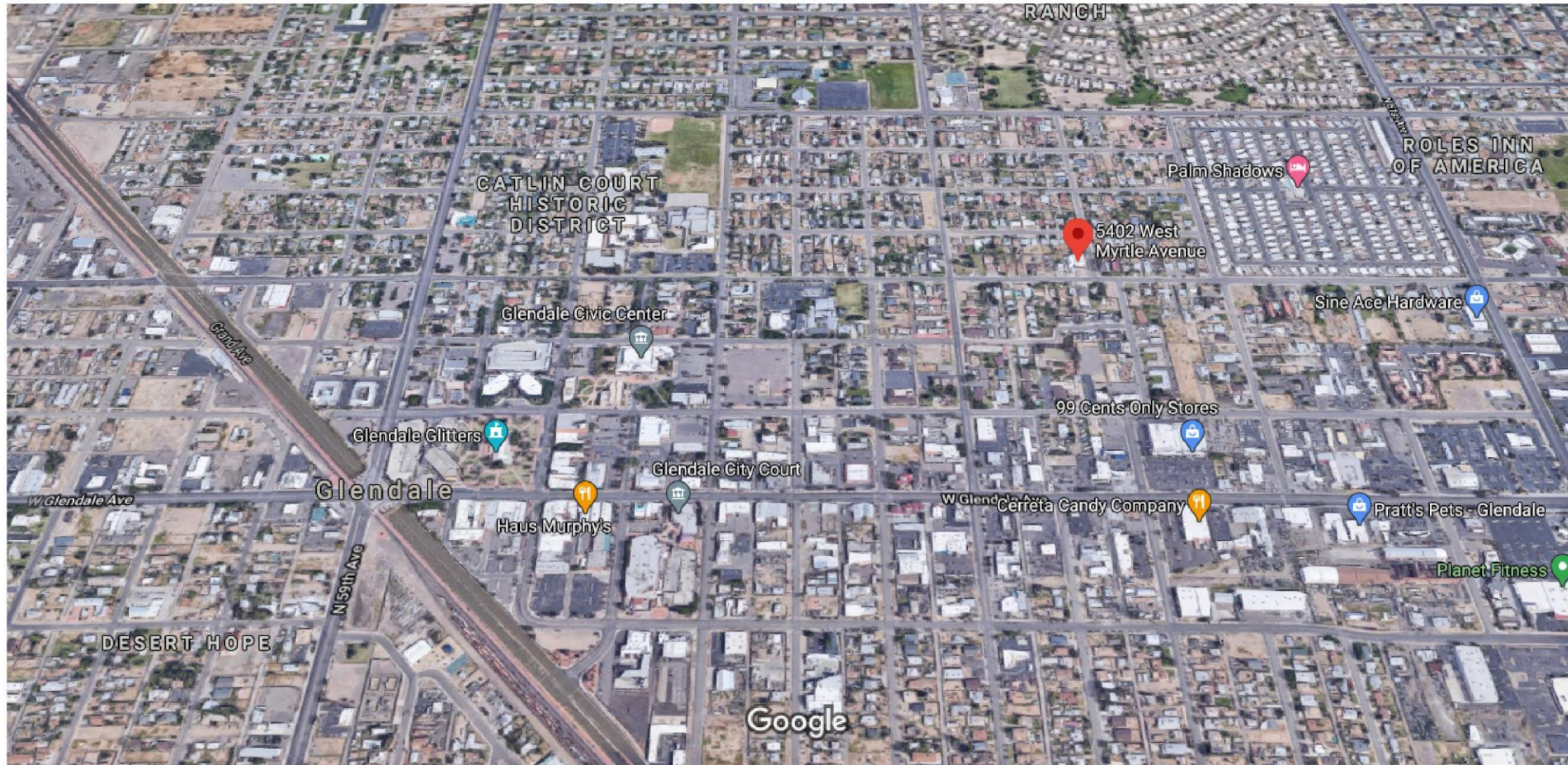
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10/26/2020

5402 W Myrtle Ave - Google Maps

Google Maps 5402 W Myrtle Ave



Imagery ©2020 Google, Map data ©2020

500 ft

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Demographics for Listing Id 6149169 - Monsoon

5402 W Myrtle Ave, Glendale, AZ 85301, Maricopa
Demographics

Population

Summary

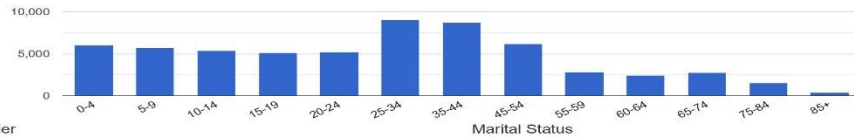
Estimated Population: 61387
Median Age: 28.3

Based on ZIP Code: 85301

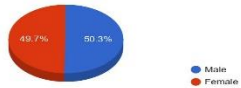
Household

Number of Households: 20128
Average House Hold Size: 3.03
House Hold with Children (%): 35.3

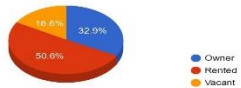
Age



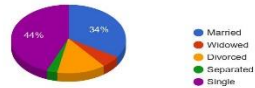
Gender



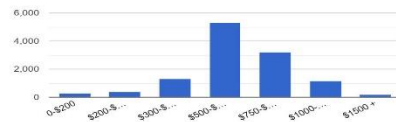
Housing Occupancy



Marital Status



Market Rents



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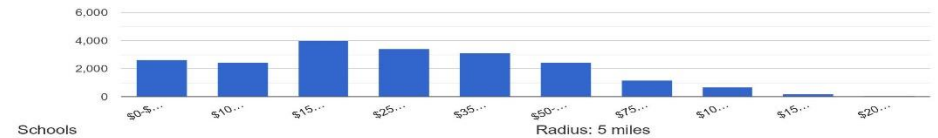
Demographics for Listing Id 6149169 - Monsoon

Quality of Life

Workforce by Industry

Industry	Count
Agriculture, Forestry, Fishing, Hunting, Mining Construction	101
Manufacturing	2391
Wholesale Trade	1591
Retail Trade	725
Transportation, Warehousing, Utilities	2931
Information	1141
Finance, Insurance, Real Estate, Rental, Leasing	280
Professional, Scientific, Management, Administrative, Waste Management	1572
Educational Services, Health Care, Social Assistance	3220
Arts, Entertainment, Recreation, Accommodation, Food Services	3669
Other Services	2363
Public Administration	1379
Household Income	725

Commute Method



Schools

Public	Name	Address	Distance	Grades	Students	ADE Grades
	Abraham Lincoln Traditional School	10444 N 39th Avenue	3.27	K-8	623	A-
	Academy of Mathematics and Science South	3335 W. Flower St.	4.72	K-8	130	
	ACCLAIM Academy	7624 W. Indian School Road	4.34	K-8	420	B
	Alhambra High School	3839 West Camelback Road	3.02	9-12	2726	C-
	Alhambra Traditional School	3736 W Osborn Rd	4.32	K-8	714	A
	All Aboard Charter School	5827 North 35th Avenue	2.72	K-5	113	A-
	Alta Loma School	9750 N. 87th Avenue	4.58	PK-8	840	C+
	Alta Vista Elementary School	8710 N 31st Ave	3.23	K-6	620	C+
	Andalucia Middle School	4730 W. Campbell	2.88	4-8	1087	C-
	Apollo High School	8045 N. 47th Avenue	1.17	9-12	2006	A-
	Arroyo Elementary School	4535 W Cholla	3.34	K-8	541	D+
	Barcelona Middle School	6130 N. 44th Ave.	1.36	PK-8	686	D+
	Bennett Academy	2930 West Bethany Home Road	3.32	K-8	205	B+
	Bicentennial North School	7237 W. Missouri Ave	2.92	3-8	823	C-
	Bicentennial South School	7240 W Colter St	3.1	PK-3	655	C+
	Bostrom Alternative Center	3535 N. 27th Avenue	4.97	9-12	213	C+
	Bret R. Tarver	4308 N. 51st Avenue	3.04	K-5	954	B+
	Cactus Wren Elementary School	9650 N 39th Ave	2.9	K-6	477	B-
	Camelback Academy	7634 West Camelback Road	3.64	K-8	514	C+
	Career Success High School - Glendale	3816 N 27th ave	4.84	9-12	104	B-

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Career Success High School - Main Campus	3816 N 27th Ave	4.84	9-12	219	C
Carol G. Peck Elementary School	5810 N. 49th Ave.	1.53	K-3	653	D+
Cartwright School	2825 N. 59th Avenue	4.36	K-8	864	B
CASA Academy	1500 W. Maryland Ave.	4.87	K-2	0	
Catalina Ventura School	6331 W. 39th Ave.	2.04	K-8	1145	C
Challenger Middle School	6905 W. Maryland Ave	2.11	4-8	682	C-
Chaparral Elementary School	3808 W Joan D Arc	4.95	PK-6	509	B-
Charles W. Harris School	2252 North 55th Avenue	4.89	K-8	1189	B-
Cholla Middle School	3120 W Cholla	4.33	6-8	682	C+
Copper Canyon Academy	7785 W. Peoria Ave	4.01	K-8	214	C
Copperwood School	11232 North 65th Ave	3.46	K-8	912	B+
Cordova Middle School	5631 N. 35th Ave.	2.86	3-8	950	C+
Cordova Primary School	6615 N. 39th Ave.	2.1	K-2	453	C-
Cornerstone Charter School	7107 N Black Canyon Hwy	3.64	9-12	235	C-
Cortez High School	8828 N. 31st Avenue	3.26	9-12	1156	A-
Cotton Boll School	8540 W. Butler Drive	4.08	PK-8	925	B+
Coyote Ridge	7677 W. Bethany	3.14	PK-8	919	C+
Crown Point High School	3830 North 67th Avenue	3.87	9-12	106	B-
David Kazan Family Educational Center	2941 N. 43rd Ave.	4.41	PK-PK	0	
Desert Garden Elementary School	7020 W. Ocotillo Road	2.08	PK-6	805	D+
Desert Mirage Elementary School	8605 W. Maryland Avenue	4.08	PK-8	660	B
Desert Palms Elementary School	11441 N. 55th Avenue	3.29	PK-8	631	B
Desert Pointe Academy	7785 W. Peoria Ave	4.01	9-12	60	D+
Desert Sands Middle School	6308 W Campbell Avenue	3.03	6-8	1120	B+
Desert Spirit	7355 W. Orangewood	2.48	PK-8	918	C-
Desert Valley Elementary School	12901 N. 63rd Ave	4.32	K-8	585	B
Discovery School	7910 W Maryland Ave	3.32	K-8	756	B-
Don Mensendick School	5535 N 67th Ave	2.37	4-8	1016	C+
EAGLE College Prep Maryvale	3950 N 53rd Ave	3.39	K-3	0	
EduPreneurship Student Center (ESC)	7801 N. 27th Ave	3.41	K-8	83	D+
Phoenix					
E-Institute at Metro	9201 N. 29th Ave	3.66	9-12	186	C-
Estrella Middle School	3733 N 75th Ave	4.45	6-8	1310	B+
Estrella Middle School	3733 N 75th Ave	4.45	6-8	1310	B+
Frank Borman School	3637 N. 55th Ave.	3.59	PK-8	1253	C+
G. Frank Davidson	6935 W. Osborn Rd	4.32	K-5	936	C+
Glendale American School	8530 N 55th Ave	1.32	PK-8	812	C
Glendale High School	6216 W. Glendale Avenue	1.12	9-12	1624	A-
Glendale Landmark Middle School	5730 West Myrtle Avenue	0.4	1-8	758	B
Glenn F Burton School	4801 W Maryland Ave	1.09	K-8	795	C
Glenn L. Downs School		3.68	K-8	762	B-
Glenview College Preparatory High School	3802 W. Maryland Ave	2.11	9-12	51	
Granada East School	3022 W Campbell	4.05	4-8	1125	C
Granada Primary School	3232 W. Campbell	3.97	K-3	951	A-
Great Hearts Academies- Maryvale Prep	6301 W. Indian School Rd	3.53	K-5	218	A-
Harold W Smith School	6534 N 63rd Ave	1.34	K-8	920	D+
Heatherbrae School	7070 West Heatherbrae Drive	3.68	K-5	740	A
Heritage School	5312 W Mountain View	2.23	K-8	685	C
Holiday Park School	4417 N. 66th Ave.	3.32	K-5	799	B+
Horizon School	8520 N. 47th Ave	1.6	K-8	839	B+
Imagine Camelback Elementary	5050 North 19th Ave.	4.84	K-5	531	A-

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Imagine Camelback Middle	5050 N. 19th Ave.	4.84	6-8	140	C-
Imagine Cortez Park Elementary	3535 W. Dunlap	2.84	K-5	627	B-
Imagine Cortez Park Middle	3535 West Dunlap Avenue	2.84	6-8	231	C+
Independence High School	6602 N. 75th Avenue	2.73	9-12	1982	B+
Intelli-School - Metro Center	3327 W Peoria Ave	3.68	9-12	122	D+
Intelli-School Glendale	13806 North 51st Avenue	4.75	9-12	100	C
Ira A Murphy	7231 W North Lane	3.46	PK-8	580	C
Ironwood High School	6051 W. Sweetwater Ave.	4.29	9-12	2008	B+
Isaac E Imes School	6625 N 56th Ave	0.65	PK-8	631	D+
James W. Rice Primary School	4530 W. Campbell Ave.	2.83	K-3	1268	A
John F. Long		2.85	K-5	876	B
Joseph Zito Elementary School	4525 W. Encanto Blvd.	4.9	K-5	727	C
Justine Spitalny School	3201 N 46th Dr.	4	K-5	654	B+
Kaizen Education Foundation dba Maya High School	3660 West Glendale Ave.	2.15	9-12	395	D+
Lakeview Elementary School	3040 West Yucca Street	4.38	K-6	546	C-
Liberty Traditional Charter School	4027 N. 45th Ave.	3.53	K-8	381	C+
Life Skills Center of Arizona	8123 North 35th Avenue 2	2.55	9-12	212	D
Life Skills Center of Arizona Online Education Academy	8123 N. 35th Ave.	2.53	9-12	129	NR
Manzanita Elementary School	8430 N 39th Ave	2.2	PK-6	808	B
Marc T. Atkinson Middle School	4315 N. Maryvale Pkwy.	2.99	6-8	1391	B
Marshall Ranch Elementary School	12995 N Marshall Ranch Dr	4.28	PK-8	742	A-
Maryland Elementary School	6503 N 21st Ave	4.15	K-8	906	C-
Maryvale High School	3415 N. 59th Ave.	3.74	9-12	2659	B
Melvin E Sine School	4932 W. Myrtle Ave	0.53	PK-8	708	C+
Metrocenter Academy	9617 Metro Parkway West Suite 2214	3.84	10-12	76	NR
Midtown Primary School	4735 North 19th Ave	4.97	K-5	107	A-
Montebello School	5725 N 27th Avenue	3.65	K-8	1369	C-
Moon Valley High School	3625 W Cactus Rd	4.33	9-12	1522	A
North Pointe Preparatory	10215 N. 43rd Avenue	2.85	7-12	891	B-
Oakwood Elementary School	12900 N 71st Ave	4.63	K-8	916	B+
Ocotillo School	3225 W Ocotillo Rd	2.77	K-6	806	C
Ombudsman - Charter Metro	4220 W. Northern Ave.	1.65	9-12	70	A-
Orangewood School	7337 N. 19th Avenue	4.51	K-8	1036	C+
P T Coe Elementary School	3801 W. Roanoke	4.81	K-5	765	D+
Palo Verde Middle School	7502 N 39th Ave	1.88	PK-8	895	C+
Pan-American Charter School	3001 W. Indian School	4.44	K-12	755	C+
Peoria eCampus	6625 W. Cholla	3.55	K-12	0	NR
Peoria Elementary School	11501 N 79th Ave	4.5	PK-8	660	C+
Peoria High School	11200 N 83rd Ave	4.76	9-12	1636	C+
Peoria Transition Center	7565 W. Peoria Avenue, Ste. A	3.74	8-12	91	D+
Pillar Academy Online	2400 W. Dunlap Avenue	4.09	9-12	20	NR
Pioneer Preparatory - A Challenge Foundation	6629 W. Clarendon Avenue	3.91	K-6	639	B
Premier Charter High School	7544 W. Indian School Rd, Suite 2A	4.3	9-12	242	C
Pueblo Del Sol Middle School	3449 N. 39th Ave.	4.14	K-8	1034	C+
R E Simpson School	5330 N 23rd Ave	4.3	4-8	852	C
Raymond S. Kellis	8990 W. Orangewood	4.37	9-12	1832	B
Richard E Miller School	2021 West Alice	4.47	K-5	605	B-
Roadrunner Elementary School	7702 N. 39th Avenue	1.94	K-6	789	C+
Royal Palm Middle School	8520 N 19th Ave	4.52	5-8	718	C+
Sahuaro Ranch Elementary School	10401 N 63rd Ave.	2.81	K-8	603	C+

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3/6

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4/6

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Sahuaro School	12835 N 33rd Ave	4.91	PK-6	598	B
Santa Fe Elementary School	9880 N 77th Ave	3.65	PK-8	794	B
Sevilla Primary School	3801 W. Missouri	2.61	K-3	906	B
Sevilla West School	3851 W. Missouri Ave.	2.56	4-8	1159	C+
Southwest Key Transitional Learning Center	2613 W Campbell Ave	4.46	K-12	309	NR
Starlight Park School	7960 W. Osborn Rd.	5	K-8	924	B+
Sundance Elementary School	7051 W Cholla St.	3.78	PK-8	747	B
Sunset Ridge Elementary School	8490 W. Missouri Ave.	4.28	PK-8	639	B
Sunset School	4626 W Mountain View Rd	2.42	PK-6	534	B
Sunset School	6602 W. Osborn Road	4.07	K-5	696	A-
Sunset Vista	7775 W Orangewood Avenue	2.94	K-8	956	C
Sweetwater School	4602 W Sweetwater	4.34	K-8	532	B+
Tomahawk School	7820 West Turney Avenue	4.26	K-5	989	B
Trevor Browne High School	7402 W. Catalina	4.87	9-12	3038	C
Tumbleweed Elementary School	4001 W Laurel Ln	4.02	PK-6	486	B
Washington Elementary School	8033 N 27th Ave	3.46	PK-6	951	B
Washington High School	2217 W. Glendale Ave.	3.99	9-12	1758	A-
West Phoenix High School	3835 West Thomas Road	4.7	9-12	542	C
Western School of Science and Technology	6515 W. Indian School Rd.	3.67	7-9	0	
Westland School	4141 N. 67th Ave	3.43	K-12	250	B
Westland School Brighton Campus	8632 W. Northern Ave	4.14	K-12	0	
West-MEC - Apollo High School	8045 N. 47th Ave.	1.23	9-12	0	
West-MEC - Cortez High School	8828 N. 31st Ave.	3.14	9-12	0	
West-MEC - Glendale High School	6216 W. Glendale Ave.	1.14	9-12	0	
West-MEC - Independence High School	6602 N. 75th Ave.	2.83	9-12	0	
West-MEC - Ironwood High School	6051 W. Sweetwater	4.17	9-12	0	
West-MEC - Moon Valley High School	3625 W. Cactus Rd.	4.23	9-12	0	
West-MEC - Peoria High School	11200 N. 83rd Ave.	4.83	7-12	0	
West-MEC - Raymond S. Kellis	8990 W. Orangewood	4.53	7-12	0	
West-MEC - Washington High School	2217 W. Glendale Ave.	4	9-12	0	
Westwind Middle School	2045 W. Northern Avenue	4.22	6-8	21	C+
Westwind Preparatory Academy	2045 W. Northern Avenue	4.22	9-12	150	C
Westwood Primary School	4711 N. 23rd Ave.	4.55	K-3	953	B
William C Jack School	6600 West Missouri Avenue	2.33	PK-3	938	C+
Private					
Name	Address	Distance	Grades	Students	ADE Grades
51st/Peoria KinderCare	10406 N. 51st Ave.	0.56	NS-PK	38	
Arrowhead Christian Academy	4030 W Yorkshire Dr	0.56	KG-12	129	
Arrowhead KinderCare	20245 North 67th Avenue	0.56	NS-PK	15	
Arrowhead Montessori	14801 N 83rd Ave	4.34	PK-KG	36	
Atonement Lutheran	4001 W Beardsley Rd	0.56	PK-6	158	
Blueprint Education	5651 W Talavi Blvd Ste 170	0.56	7-12	0	
Children's Center For Neurodevelopmental Studies	5430 W Glenn Dr	0.56	PK	43	
Cross of Glory Lutheran School	10111 W. Jomax. Rd.	4.34	PK-8	95	
Fletcher Heights KinderCare	20565 N. Fletcher Way	4.34	NS-PK	47	
Grace Lutheran School	5600 W Palmar Avenue	0.56	PK-8	131	
Hi-star Center For Children	Po Box 6466	0.56	UG	56	
Hope Montessori School L L C	5348 N 106th Ave	0.56	PK-KG	18	
Joy Christian School	21000 N 75th Ave	0.56	NS-12	830	
La Petite Academy	20195 N 67th Avenue	0.56	PK-K	36	

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Life Development Institute	18001 N 79th Ave Ste E71	0.56	212	0
Montessori Kingdom Of Learning	13111 N 94th Dr	4.34	K-9	139
Northwest Christian School-peoria Campus	8133 W Cactus Rd	4.34	K-7	97
Our Lady Of Perpetual Help	7521 N 57th Ave	0.56	PK-8	202
Peoria Ave Preschool	8815 W Peoria Ave	4.34	K-4	172
Peoria Station KinderCare	6835 West Peoria Avenue	4.34	NS-PK	0
Primrose School Of Fletcher Heights	8270 W Lake Pleasant Pkwy	4.34	K	160
Rancho Solano Preparatory School - Hillcrest Campus	7877 W. Hillcrest Blvd	4.34	PK-8	0
Rancho Solano Preparatory School	3540 W Union Hills Dr	0.56	5-10	106
Southwest Indian Schools/living Word Academy	14202 N 73rd Ave	4.34	4-12	24
Spirit Of Hope Montessori School	14403 N 75th Avenue	4.34	NS-K	28
St. Louis The King Catholic School	4331 W. Maryland Avenue	0.56	PK-8	253
Sunrise Montessori School	14233 North 47th Avenue	0.56	PK-K	55
The ACES	6815 W. Cactus Road	4.34	K-12	279
Tutor Time	10260 N 67th Ave	0.56	PK-K	46
Tutor Time Cc Learning Center	8348 W Deer Valley Road	4.34	PK-K	41
Tutor Time Child Care Learning Center	5550 W Bell Road	0.56	PK-K	93
Tutor Time Child Care/ Learning Centers	5911 W Thunderbird Rd	0.56	K-1	52
Union Hills KinderCare	3524 West Union Hills Drive	0.56	NS-PK	24
Valley Child Care	5041 West Union Hills	0.56	NS-K	190
Zion's Daycare & Learning Center	7643 W Acoma Dr	4.34	K-2	15
Local Business	Radius: 3 miles			

Eating - Drinking			
Name	Address	Distance	Description
Golden Corral Buffet & Grill	5679 West Northern Avenue, Glendale	0.80	Restaurant
Haus Murphy's	5739 West Glendale Avenue, Glendale	0.53	Meal takeaway
La Piazza Al Forno	5803 West Glendale Avenue, Glendale	0.58	Restaurant
Little Caesars Pizza	6601 West Bethany Home Road, Glendale	1.99	Meal delivery
Subway	5757 West Glendale Avenue, Glendale	0.56	Meal takeaway
Subway	5047 West Olive Avenue, Glendale	1.76	Meal takeaway
Subway	6030 North 67th Avenue, Glendale	2.03	Meal takeaway
Subway	5707 West Northern Avenue Suite 103, Glendale	0.77	Meal takeaway
Subway	5862 North 43rd Avenue Suite 1107, Glendale	1.79	Meal takeaway
Subway	5808 West Camelback Road, Glendale	2.31	Meal takeaway
Vito's Pizza	4318 West Northern Avenue D, Glendale	1.51	Restaurant
Domino's Pizza	6766 West Glendale Avenue Ste 105, Glendale	1.73	Meal delivery
Subway	3415 West Glendale Avenue Suite 9-A, Phoenix	2.46	Meal takeaway
Subway	8129 North 35th Avenue Unit A7, Phoenix	2.56	Meal takeaway
Chuck E. Cheese	8039 North 35th Avenue, Phoenix	2.53	Restaurant
Panda Express	9111 North 59th Avenue, Glendale	1.95	Restaurant
Panda Express	4309 West Bethany Home Road, Glendale	1.90	Restaurant
Pizza Hut	8860 North 43rd Avenue, Glendale	2.09	Meal delivery
Takamatsu Restaurant	4214 West Dunlap Avenue, Phoenix	2.29	Restaurant
Chipotle Mexican Grill	5849 West Northern Avenue Ste 500, Glendale	0.91	Restaurant

Shopping			
Name	Address	Distance	Description

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