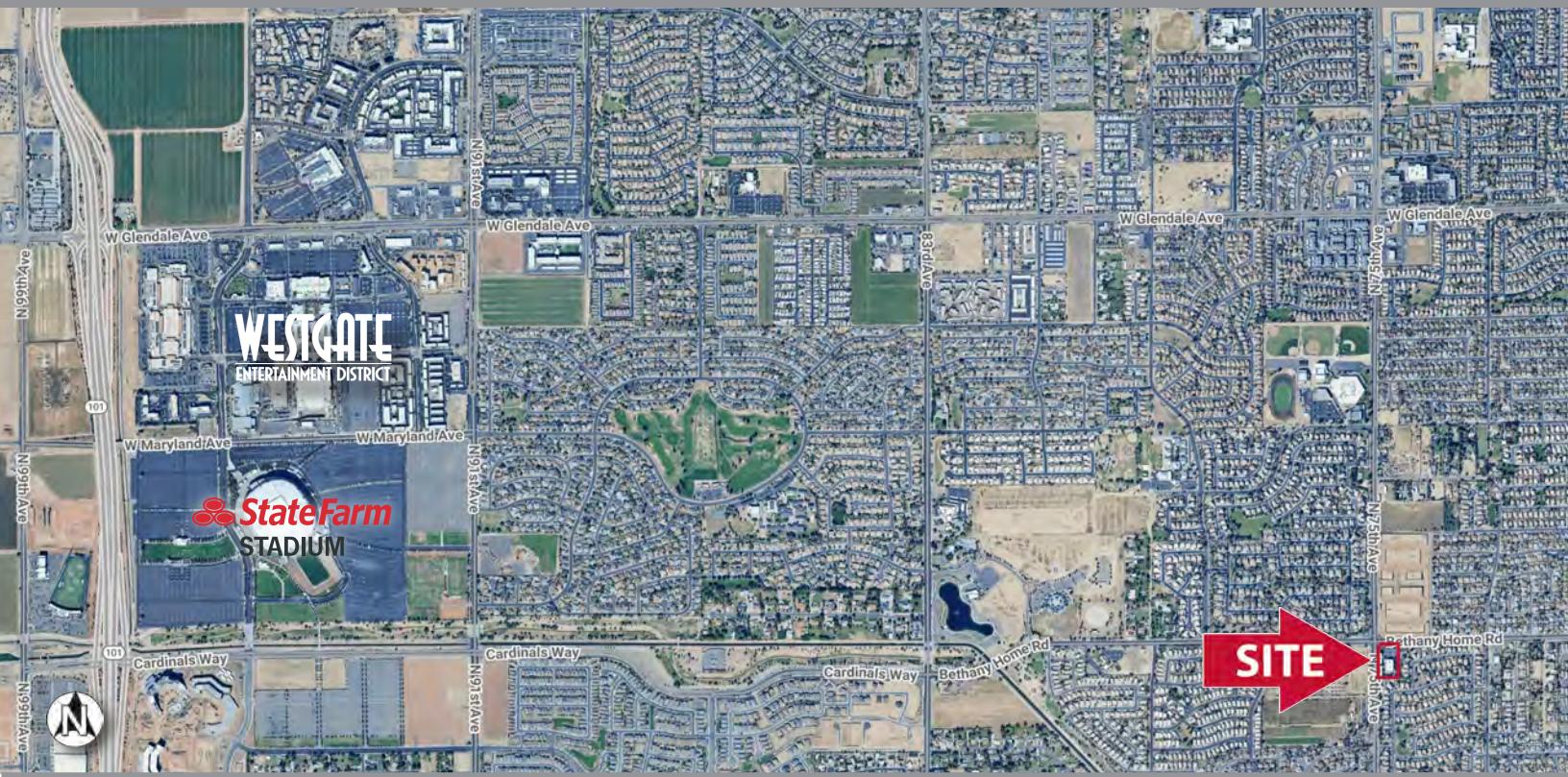


Infill Signalized Hard Corner

7499 W. Bethany Home Rd.
Glendale, AZ 85303
Maricopa County



key features

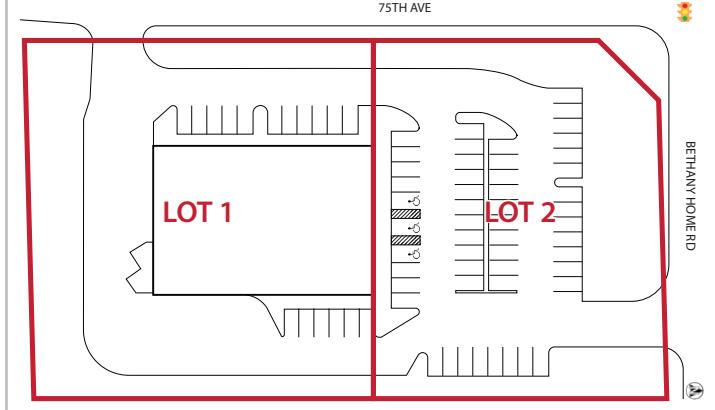
- highly visible corner parcel at signalized intersection across from brand-new Shops at 75th
- located in West Valley/Glendale retail corridor
- $\pm 14,259$ -sf building on ± 2.2365 -acre lot for lease or redevelopment
- daily traffic counts: 19,498 on 75th Avenue and 20,084 on Bethany Home Road

demographics

	1 mile	3 miles	5 miles
population	22,287	180,434	466,818
households	6,427	55,492	149,920
avg. household income	\$99,676	\$89,669	\$89,397
daytime population	7,258	79,458	213,996

2025 Estimates. Source: Applied Geographic Solutions 11/2025, TIGER Geography

ground lease, lease, or sale ± 0.75 – 2.365 ac



Justin Eller
Nick Orozco

480.385.1304
480.385.1316

jeller@sandordev.com
norozco@sandordev.com

5725 N. Scottsdale Rd., Suite C-195, Scottsdale, AZ 85250

www.sandordev.com
sandor