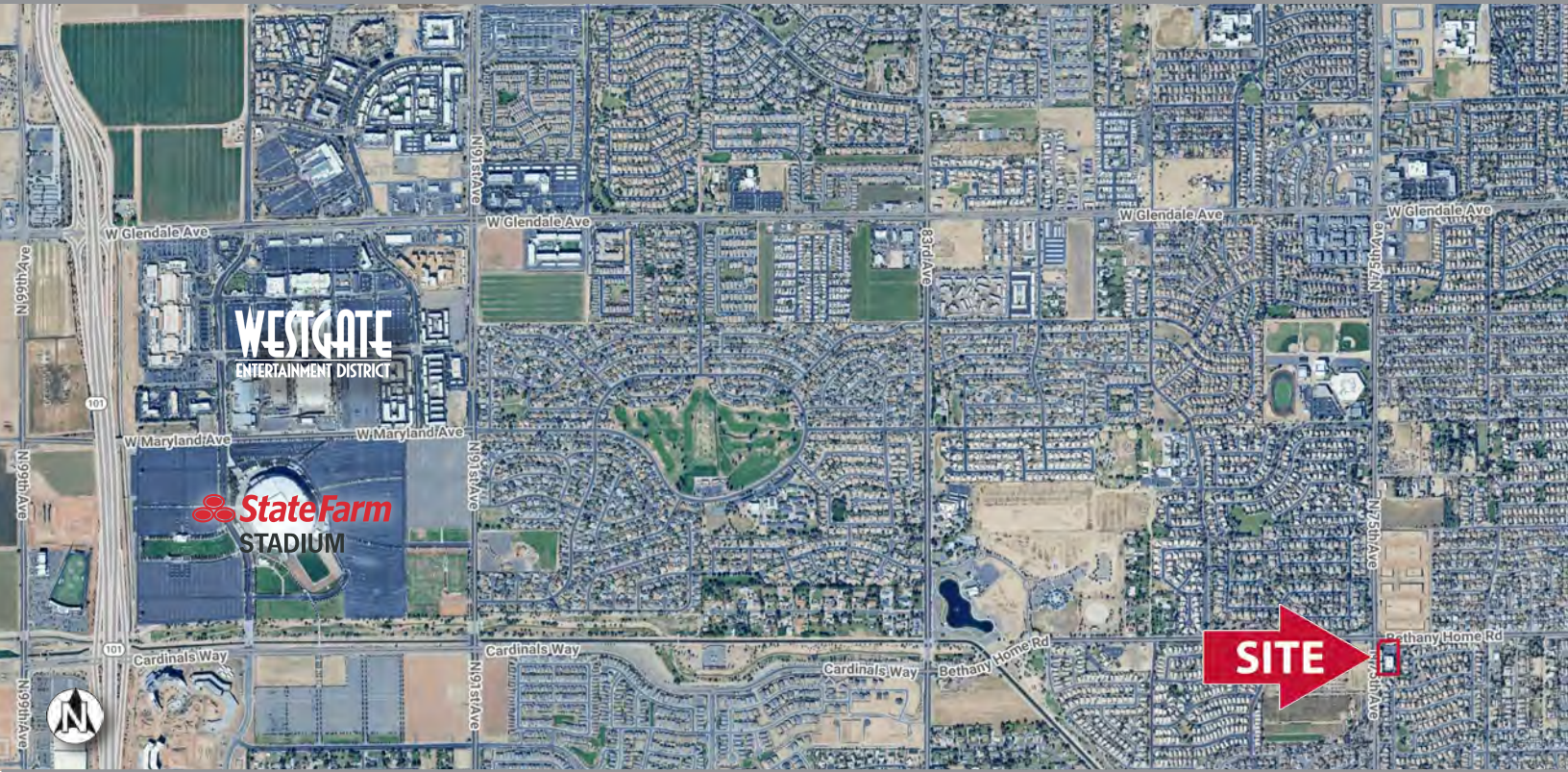


Infill Signalized Hard Corner

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



key features

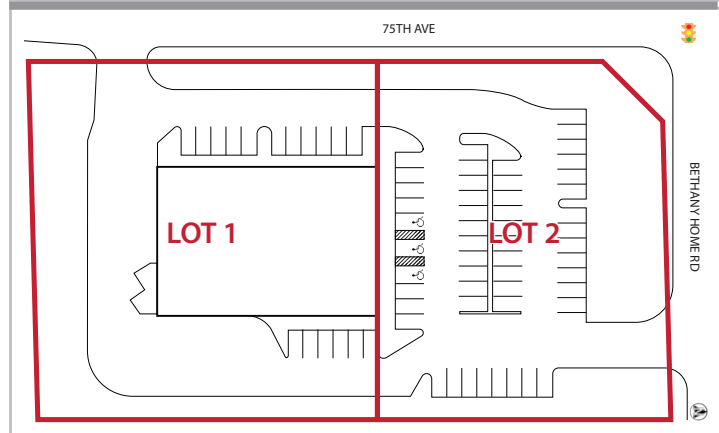
- highly visible corner parcel at signalized intersection across from brand-new Shops at 75th
- located in West Valley/Glendale retail corridor
- ±14,259-sf building on ±2.2365-acre lot for lease or redevelopment
- daily traffic counts: 19,498 on 75th Avenue and 20,084 on Bethany Home Road

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



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