



LAND FOR SALE

BEARDSLEY ROAD

**WEST BEARDSLEY ROAD,
GLENDALE, AZ 85308**



HIGHLIGHTS

- Signalized/high-visibility position at Loop 101 & Beardsley Road
- Medical / professional office pad opportunity
- Adjacent to established healthcare ecosystem (Abrazo Arrowhead, Midwestern University)
- Shared-access site ideal for single-user owner/operator
- Freeway frontage exposure

CONTACT

BOBBIE MASTRACCI, CCIM, SIOR
PRINCIPAL / DESIGNATED BROKER

PROPERTY SUMMARY



WEST BEARDSLEY ROAD - LAND SALE

\$1,409,279 | ($\pm$ \$23.00 / DEVELOPABLE SF)

SPACE	SIZE	PARCEL NUMBER
Land	61,273 SF ($\pm$ 1.407 AC)	200-30-986

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



phxwc.com



(623) 748-1958



bmastracci@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

PROPERTY OVERVIEW

PROPERTY INFORMATION

The Property is located on West Beardsley Road, in the City of Glendale, Zip Code 85308, County of Maricopa, State of Arizona, Maricopa County Tax Assessor Parcel Number 200-30-986, approximately 61,273 square feet (±1.407 acres) of net developable land area.

HIGHEST & BEST USE

The site's freeway visibility, Beardsley Road and Loop 101 frontage, limited net developable land area, and shared-access setting favor an appointment-based owner/operator over a high-turnover retail or drive-thru user. The strongest and most defensible highest and best use is a single-user or small multi-tenant medical/professional office building, with healthcare-adjacent services representing the deepest buyer pool.

USE	POSITIONING
Medical Office	Primary highest and best use
Dental/Specialty Clinic	Strong fit
Therapy/Rehab/Wellness	Strong fit
Professional Office	Acceptable Alternative
Adult Care/Senior Service Office or Clinic	Possible, subject to City confirmation

ZONING & CITY SUPPORT

Due to traffic, parking, and parcel size considerations, the City of Glendale's Economic Development department supports a medical, dental office, or congregate care use under current PAD zoning and Unified Development Code (UDC) guidelines. Under the UDC, medical offices and clinics are defined as outpatient facilities furnishing chiropractic, dental, medical, or surgical services, while congregate care facilities provide licensed 24-hour care for eleven or more residents. Proximity to Banner Health Center and Sonoran Quest Labs on West Aspera further supports a medical or clinic use as complementary to the surrounding area.



TRADE AREAS



BOUNDARIES

The subject property is positioned at the interchange of Loop 101 and West Beardsley Road in Glendale, Arizona, offering direct freeway frontage within an established residential and commercial corridor.



HEALTHCARE ECOSYSTEM

The surrounding trade area is anchored by real healthcare infrastructure. Abrazo Arrowhead Campus is a recognized hospital leader in surgical robotics, cardiovascular care, women's services, and residency programs. Midwestern University's Glendale campus further strengthens the market with health-science, pharmacy, optometry, dental, osteopathic medicine, podiatric, veterinary, and graduate-health programs and clinical services.



TRAFFIC COUNTS

W. Beardsley Rd (W): 27,284 VPD

W. Beardsley Rd (SE): 27,143 VPD

Loop 101 Southwest bound: 41,848 VPD

Loop 101 Northeast bound: 55,799 VPD



BROKERS COMMENT

This corridor's combination of freeway visibility, established healthcare anchors, and limited nearby developable land creates a compelling case for a medical or professional office user seeking long-term visibility and access in the Northwest Valley.



phxwc.com



(623) 748-1958



bmastracci@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

AERIAL MAP



= SITE



= MEDICAL



= MISC.



= DINING



= LIVING



= AVERAGE DAILY TRAFFIC COUNT



phxwc.com



(623) 748-1958



bmastracci@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

2026 DEMOGRAPHICS & INCOME PROFILE

1 MILE RADIUS



POPULATION
14.8K



HOUSEHOLDS
6,173



AVG. HOUSEHOLD SIZE
2.37



MEDIAN AGE
42.7



\$112K
Median Household
Income



\$458K
Median
Net Worth

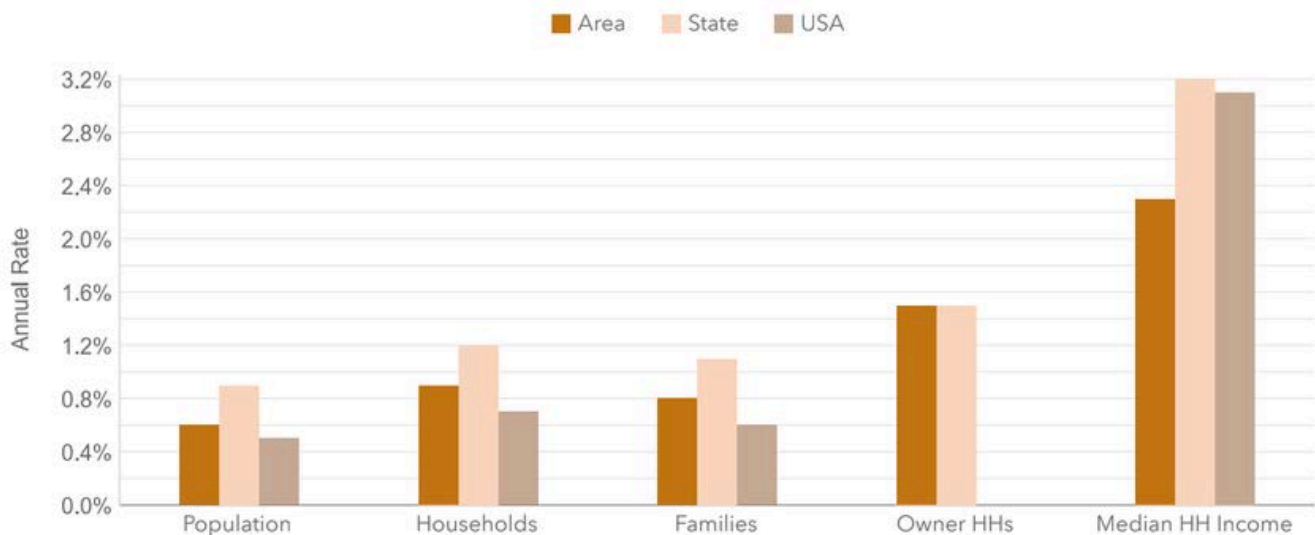


107
Wealth
Index



54.7
Diversity
Index

TRENDS: 2026 - 2031 ANNUAL RATE



phxwc.com



(623) 748-1958



bmastracci@phxwc.com



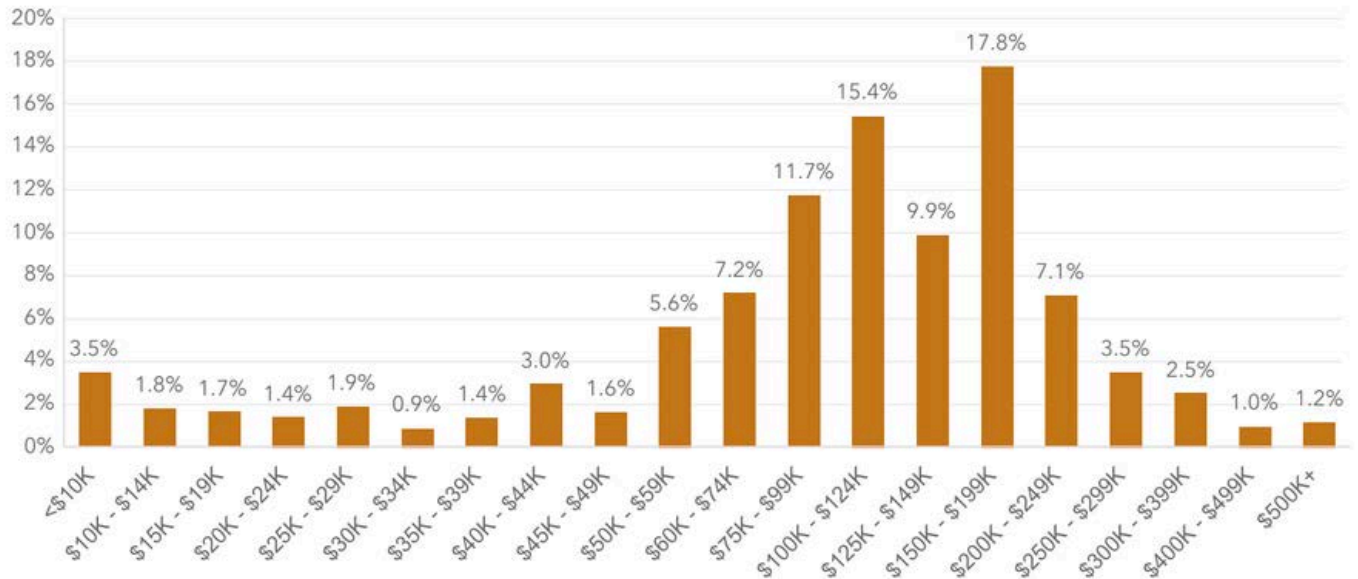
700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

2026 DEMOGRAPHICS & INCOME PROFILE

1 MILE RADIUS



HOUSEHOLDS BY INCOME FOR 2026



POPULATION BY AGE



2026 DEMOGRAPHICS & INCOME PROFILE

3 MILE RADIUS



POPULATION
103K



HOUSEHOLDS
40.5K



AVG. HOUSEHOLD SIZE
2.48



MEDIAN AGE
44.8



\$112K
Median Household
Income



\$524K
Median
Net Worth

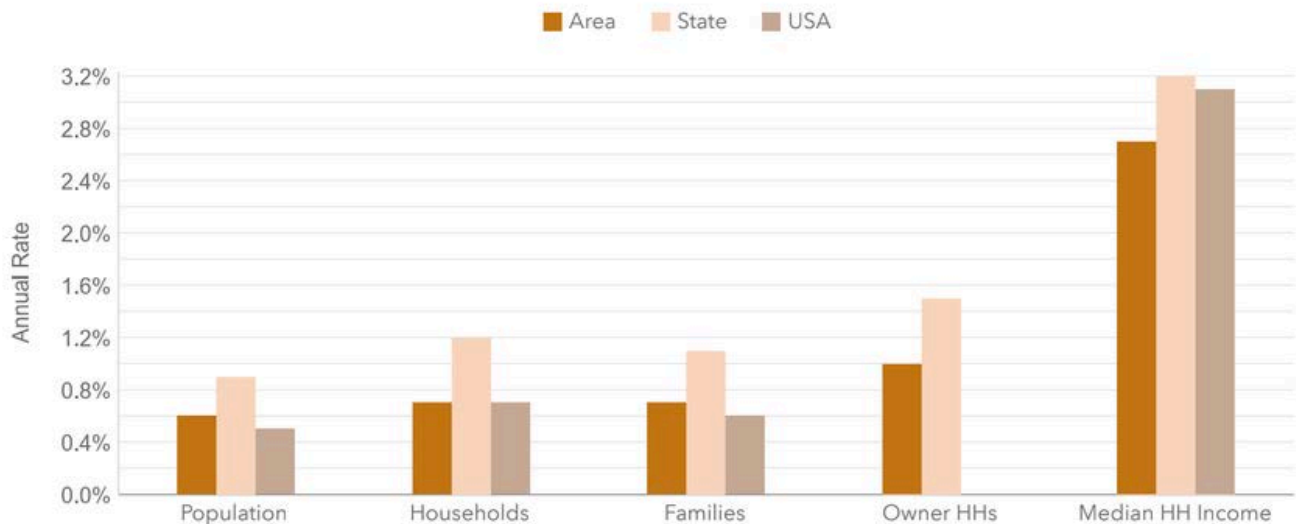


126
Wealth
Index



55.3
Diversity
Index

TRENDS: 2026 - 2031 ANNUAL RATE



phxwc.com



(623) 748-1958



bmastracci@phxwc.com



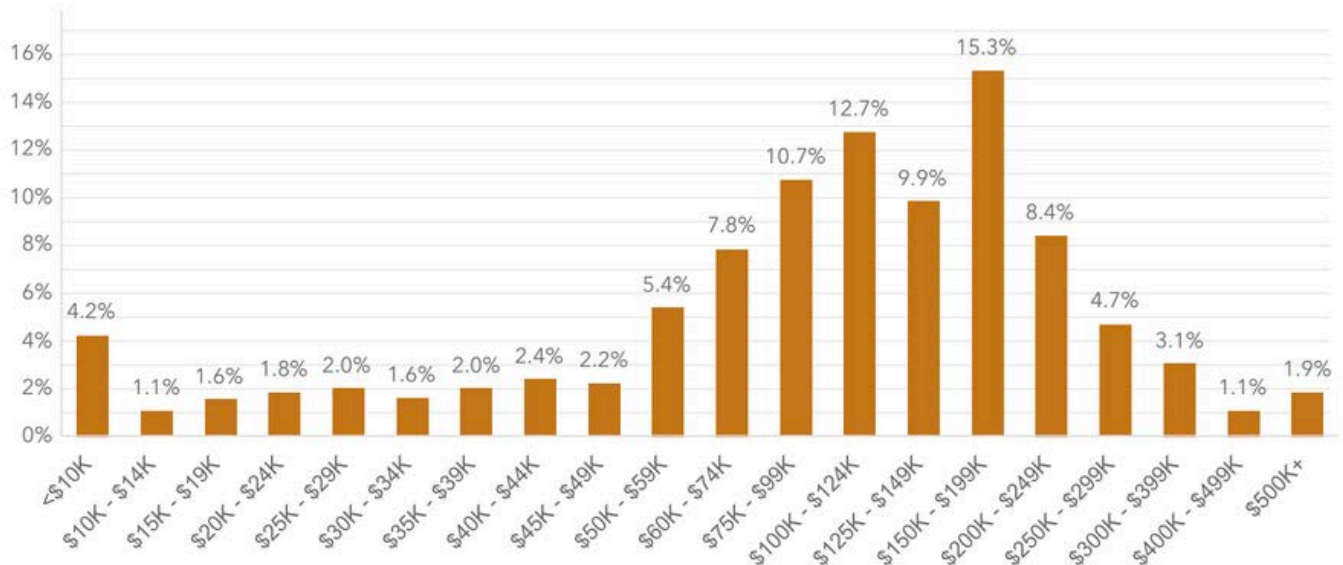
700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

2026 DEMOGRAPHICS & INCOME PROFILE

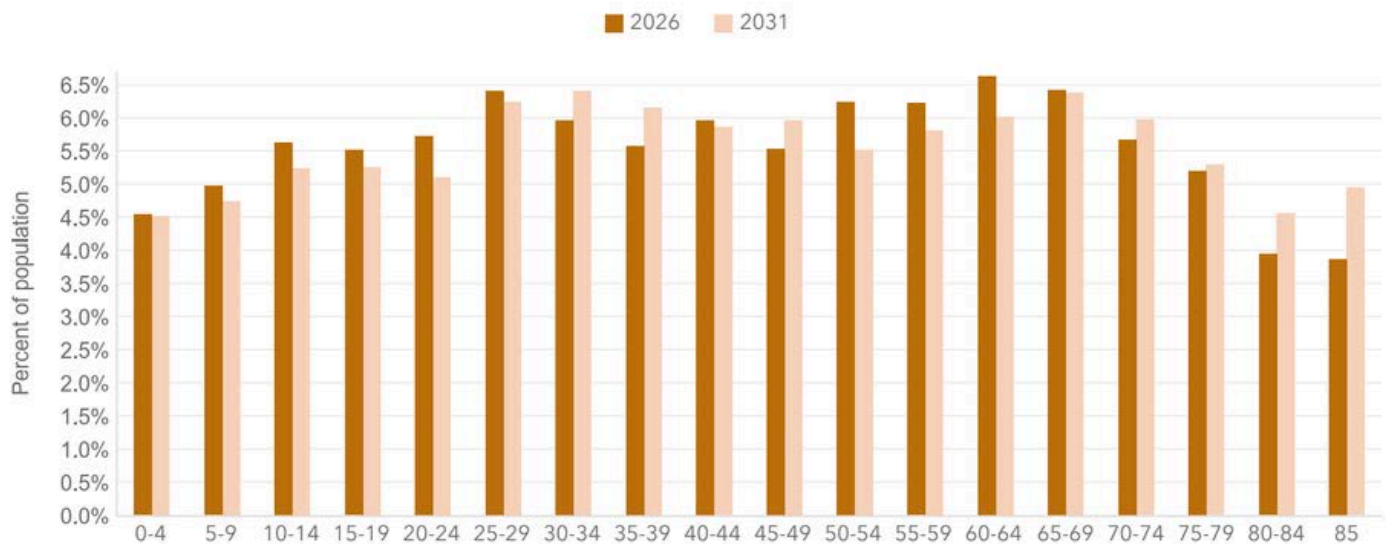
3 MILE RADIUS



HOUSEHOLDS BY INCOME FOR 2026



POPULATION BY AGE



2026 DEMOGRAPHICS & INCOME PROFILE

5 MILE RADIUS



POPULATION
251K



HOUSEHOLDS
101K



AVG. HOUSEHOLD SIZE
2.45



MEDIAN AGE
45.5



\$106K
Median Household
Income



\$520K
Median
Net Worth

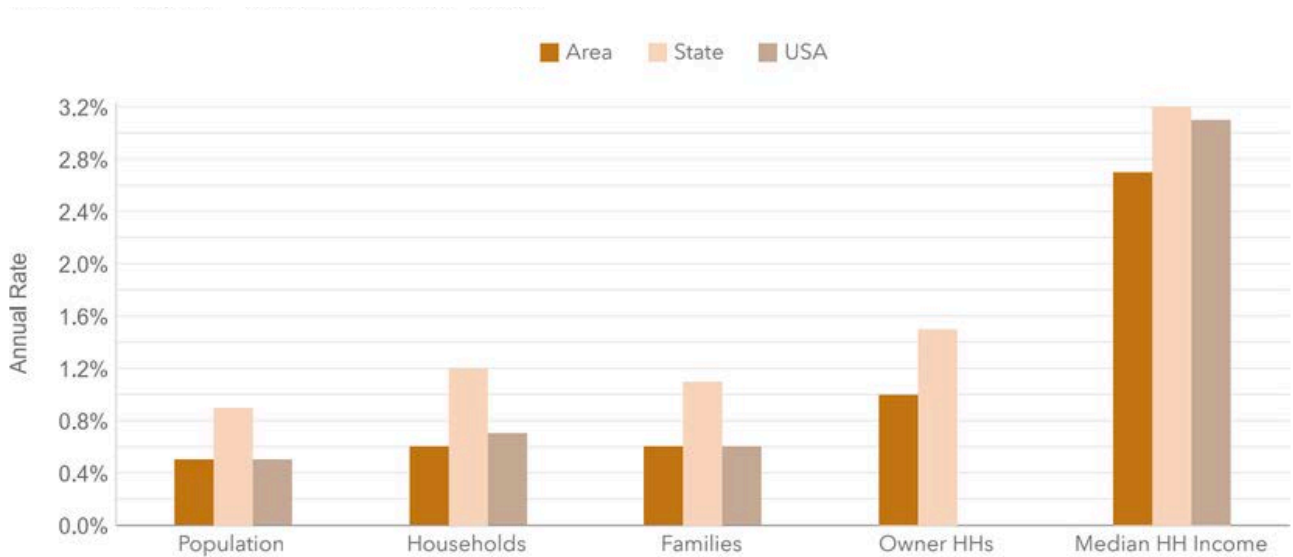


122
Wealth
Index



56.3
Diversity
Index

TRENDS: 2026 - 2031 ANNUAL RATE



phxwc.com



(623) 748-1958



bmastracci@phxwc.com



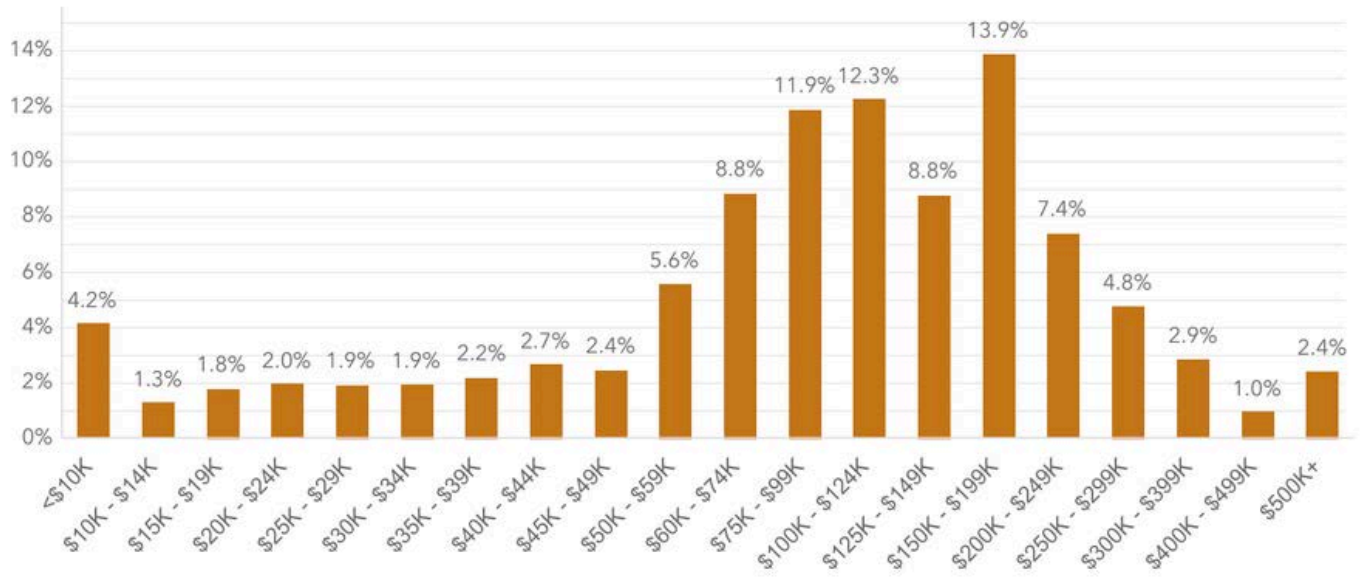
700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

2026 DEMOGRAPHICS & INCOME PROFILE

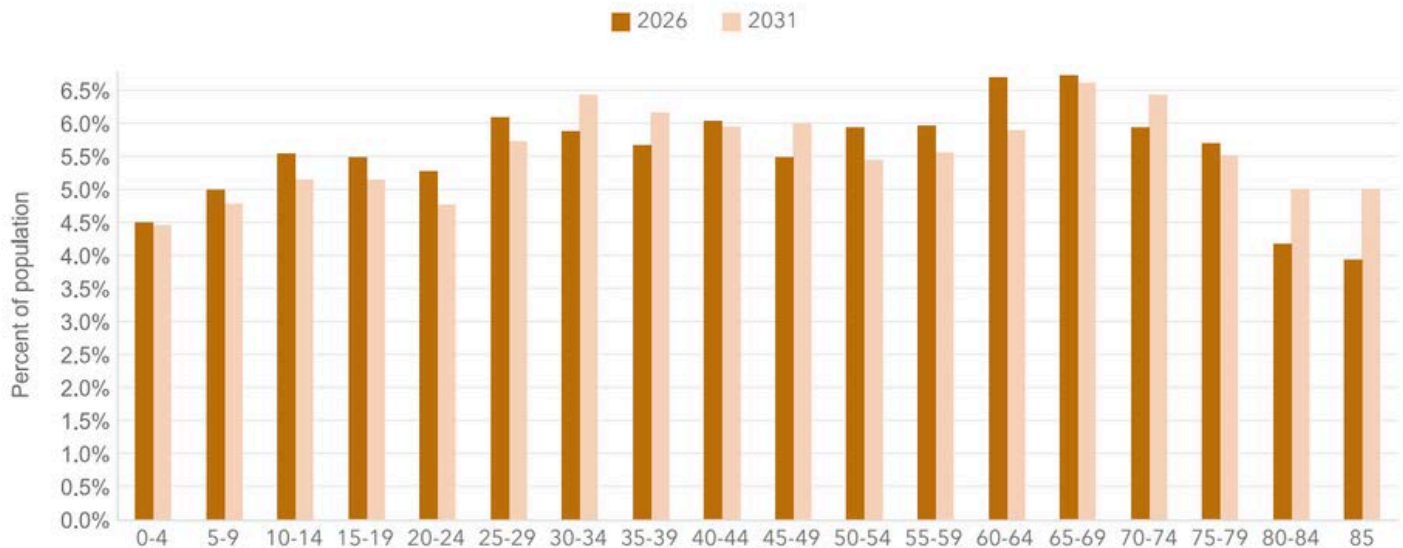
5 MILE RADIUS



HOUSEHOLDS BY INCOME FOR 2026



POPULATION BY AGE





PHOENIX WEST COMMERCIAL

phxwc.com

BOBBIE MASTRACCI, CCIM, SIOR
PRINCIPAL / DESIGNATED BROKER

(623) 748-1958 | bmastracci@phxwc.com

700 N Estrella Parkway, Suite 205, Goodyear, AZ 85338