

FOR SALE: \$1,350,000

INVESTMENT SALE



Great Entry Level Multifamily Investment Opportunity

6601 & 6609 W Ocotillo Rd
Glendale, AZ 85301





Executive Summary

SALE PRICE: \$1,350,000
PRICE PER UNIT: \$168,750
PRICE PER SF: \$217.74

6601 and 6609 W Ocotillo Rd offers a solid opportunity for buyers looking to step into multifamily ownership with a manageable, smaller-scale property and long-term upside. The property features a functional layout that can be repositioned to better align with current rental demand. Ongoing multifamily development in the surrounding area supports future rent growth and overall market strength. This is a great chance to acquire an asset with value-add potential in a growing West Valley location.

6601 & 6609 W Ocotillo Rd Two Quadplex Buildings



±6,200 SF Total | Two buildings at
±3,100 SF Each



Built in 1985, Zoned RM-4



LOT SIZE-
6601: ±9,595 SF (±0.22 Acres)
6609: ±9,384 SF (±0.21 Acres)



APN-
6601: 144-14-062 | 6609: 144-14-061

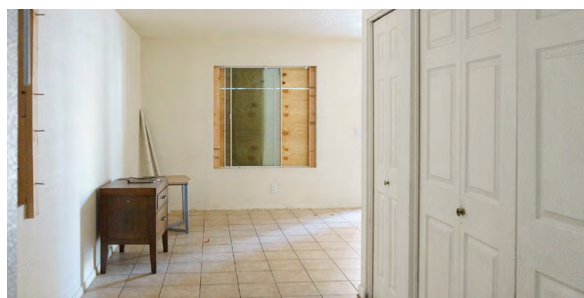
Property Overview

Summary

The two Multi-4 plex buildings were built in 1985, with masonry/steel construction. Part of a small condo community and situated in the middle of an area where new multifamily projects are going up. Located on the South side of Ocotillo Rd between 65th and 67th Avenue's. Easy ingress and egress from Ocotillo Rd with easy access to I-10 via Grand Ave/60 freeway.

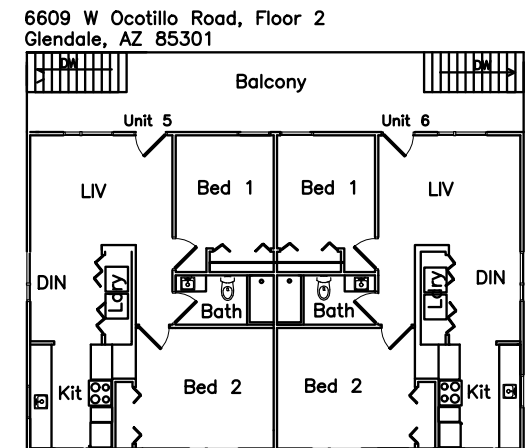
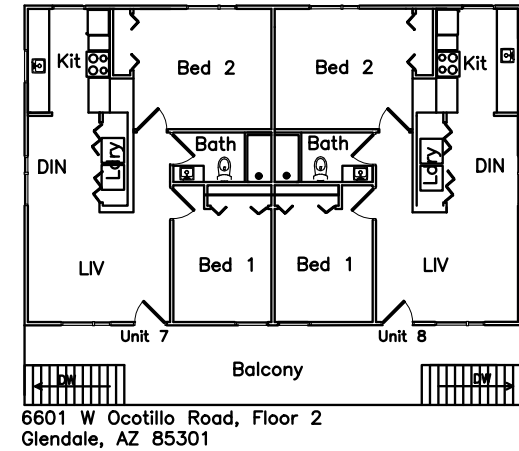
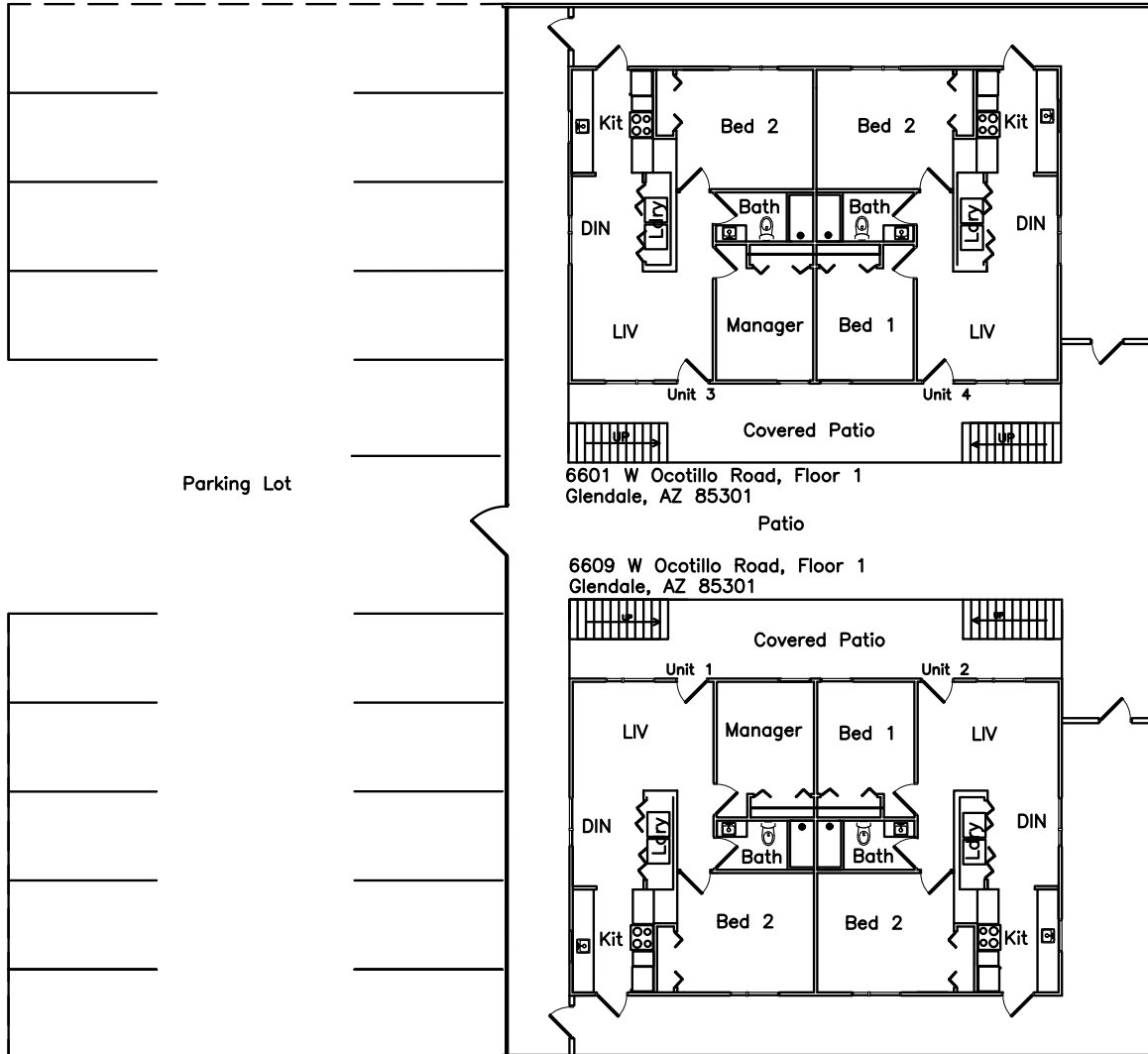
Property Details

TOTAL UNITS	8
UNIT TYPE	2 Bedroom 1 Bath
AVG SIZE	±775 SF
BUILDINGS	2
PARKING	Open
STRUCTURE	Wood and Wood Frame
ROOF	Pitched
HVAC	Roof Mounted Condensing Unit(s)
DOMESTIC HOT WATER	Hot Water Heater



Floor Plan | All Units

8 UNITS
AVAILABLE





±\$1,450/MO

Average Rent for a 2-Bedroom
Apartment in this ZIP Code

Location

**CENTRAL ACCESS TO
US-60, LOOP 101, & I-10**

via W Glendale Ave

**PUBLIC TRANSPORTATION
WITHIN MINUTES**

0.1 miles/3 minute walk to the nearest
Valley Metro bus stop on N 67th Ave

25,000 VEHICLES PER DAY

along N 67th Ave

DEMOGRAPHICS (3-MILES)

POPULATION	184,212
MED. HH INCOME	\$69,222
HOUSEHOLDS	60,314
RENTER POPULATION	52.9%
AVG. HH SIZE	3.0

Amenities

The property is located in a well-connected area of Glendale with convenient access to a wide range of nearby amenities. Residents benefit from proximity to major retail corridors, grocery stores, dining options, and everyday services along Grand Avenue and surrounding arterials. The location also offers easy access to entertainment and recreation, and strong connectivity to the greater Phoenix Metro area.

Nearby Restaurants

- + Angie's
- + Black Rock Coffee
- + Caribbean Cuisine
- + Cracker Barrel
- + McDonald's
- + Mi Pueblito
- + Olive Garden
- + Pizza Hut
- + Red Robin
- + Senor Taco
- + Sonic Drive-In
- + Subway
- + Taco Bell
- + Texas Roadhouse
- + Thirsty Lion
- + Wendy's
- + Wingstop

AND MORE!





GLENDALE

Market Overview

Glendale has emerged as one of the West Valley's most dynamic and rapidly growing submarkets, driven by significant investment in tourism, entertainment, and mixed-use development. The city is anchored by the Westgate Entertainment District, a premier regional destination attracting millions of visitors annually with its concentration of dining, retail, nightlife, and large-scale events, alongside State Farm Stadium and Desert Diamond Arena. Complementing this growth, Historic Downtown Glendale offers a unique, walkable Main Street environment with local boutiques, restaurants, and cultural attractions, creating a distinct blend of historic charm and modern amenities.

QUICK FACTS ON GLENDALE

- ±250K population within a growing West Valley submarket
- Strong population and rental demand growth
- Major employment base across West Phoenix & logistics corridors
- Ongoing multifamily and mixed-use development activity
- Increasing investor interest in West Valley assets
- Diverse housing demand supporting multifamily fundamentals





For additional information on this
outstanding investment opportunity,
please contact:

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Thank You.

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