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FOR SALE | C2 LAND

15901 W Northern Ave

15901 W Northern Ave | Litchfield Park, AZ 85340

PRESENTED BY:

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Sale Price:

\$2,500,000

OFFERING SUMMARY

Lot Size:	115,514 SF
Price / Acre:	\$942,742
Year Built (Office Building):	1983
Zoning:	C2

THE DETAILS

This recently rezoned C-2 property in Glendale is an excellent opportunity for investors or business owners looking for a versatile commercial space. Featuring an 1,800 SF brick office building with a newer roof and an attached 1,500 SF service garage with two bays, this property is ideal for redevelopment or retrofitting to suit your business needs.

The area is experiencing rapid growth, attracting distribution centers, manufacturing companies, and new retail developments, making it a hotspot for commercial investment. The nearby Loop 303 corridor continues to expand, bringing in a wave of new businesses and reinforcing the region's economic strength.

In addition to its thriving commercial landscape, the property benefits from proximity to popular attractions like Wildlife World Zoo, Desert Diamond Casino, White Tanks Regional Park, and Luke Air Force Base. This mix of business and leisure makes it a compelling location for office/flex users, service-based businesses, or retail investors looking to capitalize on the area's momentum.

Whether you're looking to develop, expand, or invest, this property offers the flexibility and prime positioning needed to succeed in Glendale's Loop 303 dynamic market.

LRA

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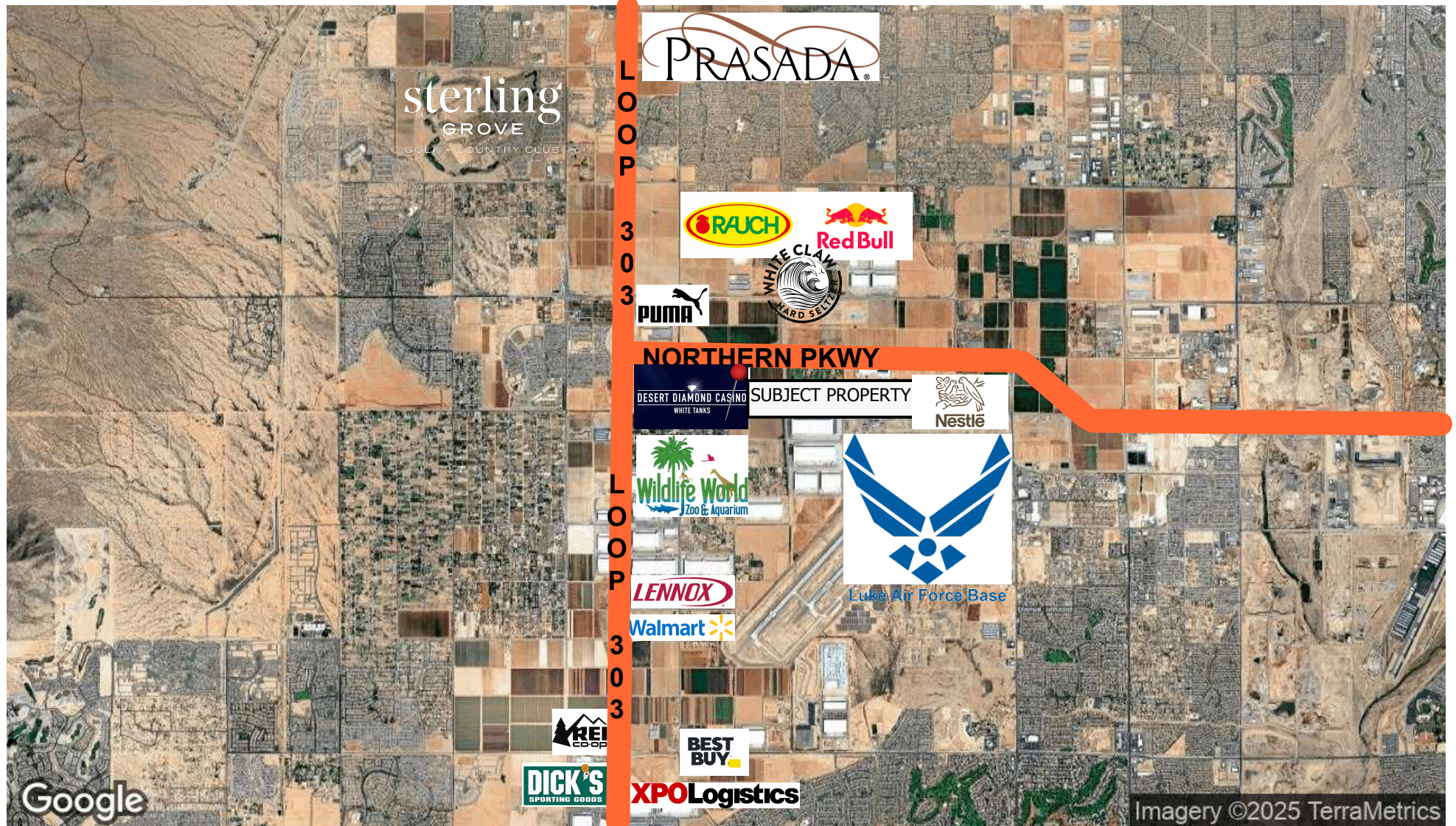
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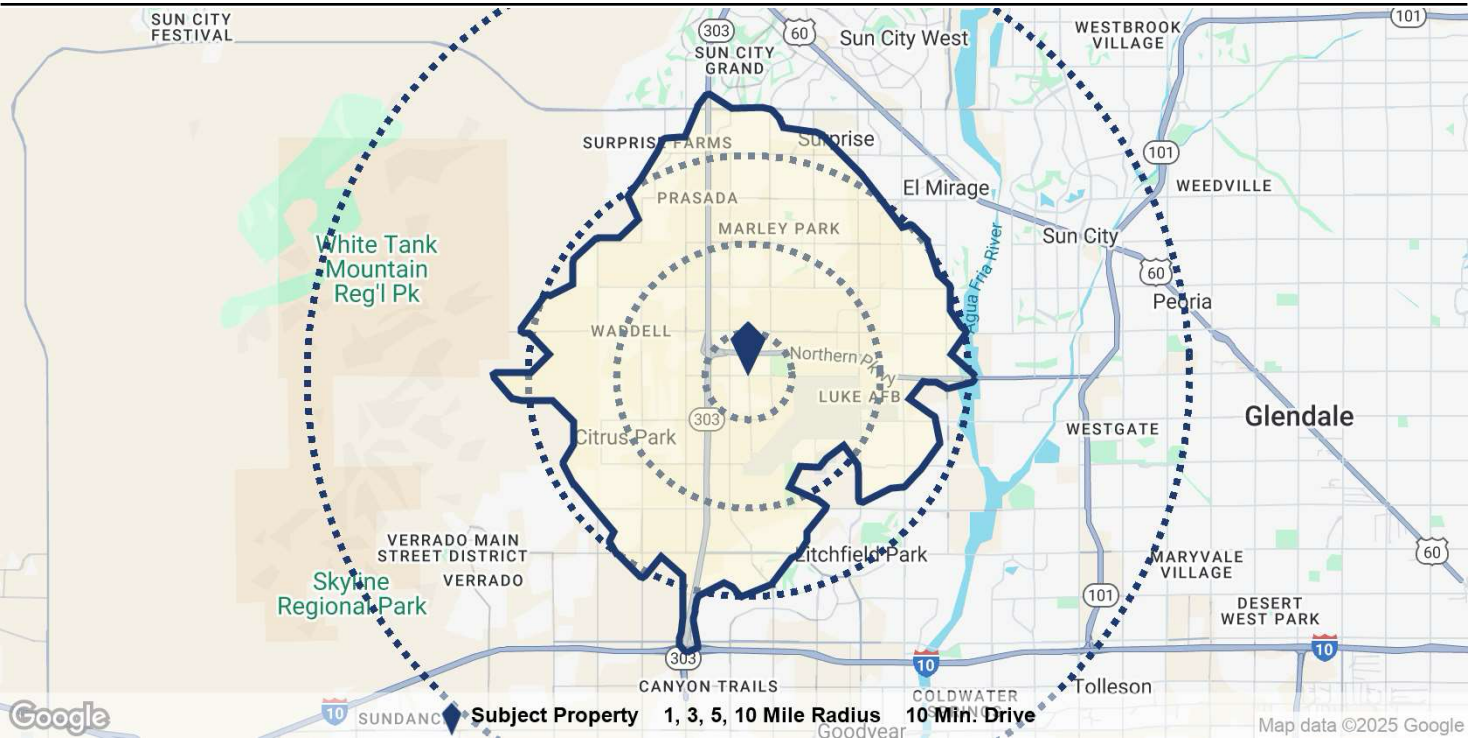
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Subject Property

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DEMOGRAPHICS

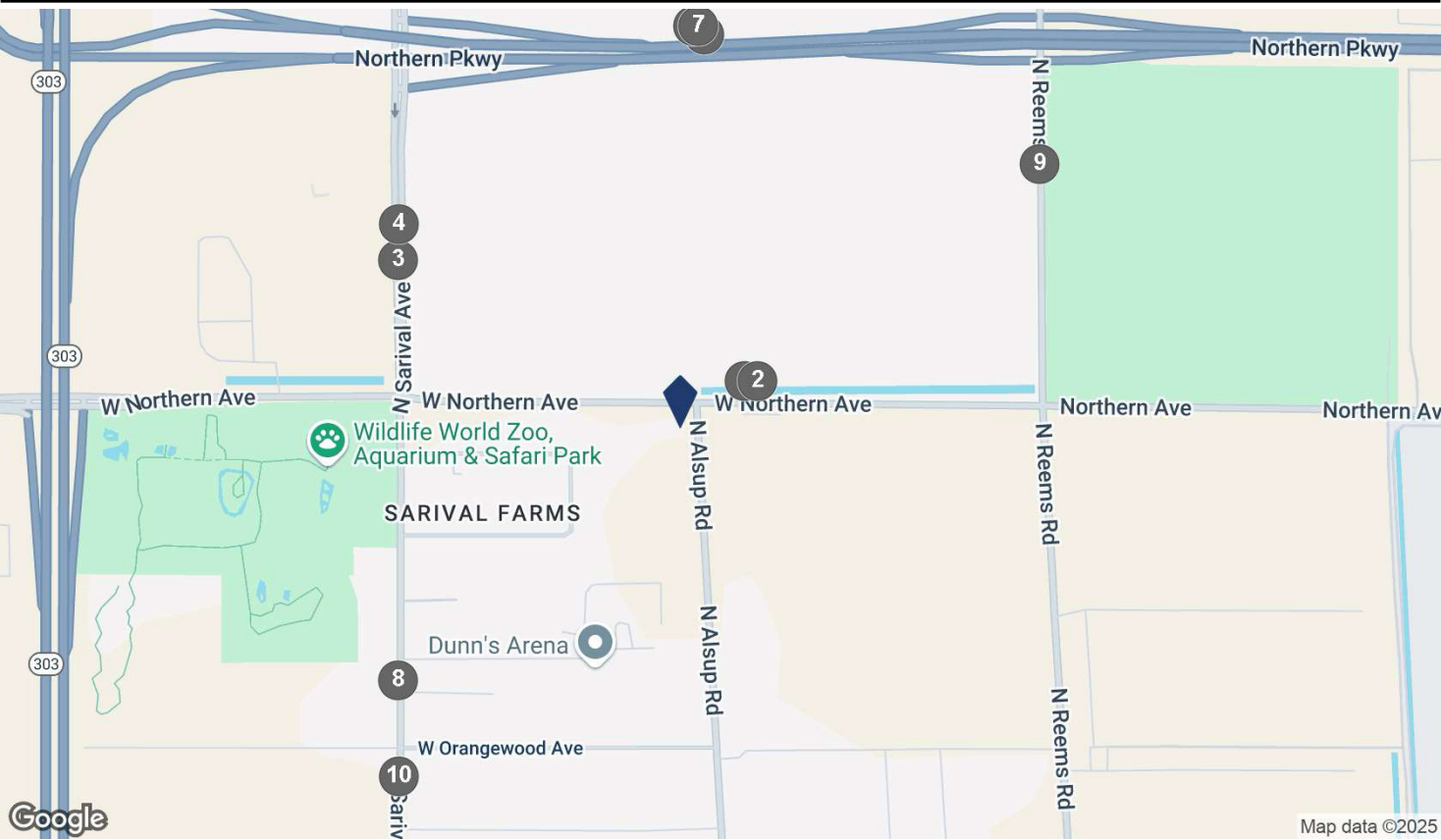


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	630	21,767	125,357	634,969	125,552
5 Yr Growth	11.1%	10.4%	10.3%	9.6%	11.9%
Median Age	43	35	38	41	37
5 Yr Forecast	42	36	39	42	38
White / Black / Hispanic	54% / 9% / 33%	64% / 7% / 25%	62% / 7% / 27%	57% / 7% / 34%	63% / 7% / 26%
5 Yr Forecast	54% / 9% / 33%	64% / 7% / 25%	62% / 7% / 27%	57% / 7% / 34%	63% / 7% / 26%
Employment	282	7,724	20,969	142,233	62,521
Buying Power	\$20.6M	\$639.5M	\$4.1B	\$17.5B	\$4B
5 Yr Growth	8.9%	10.1%	11.1%	10.5%	13.3%
College Graduates	35.7%	24.0%	30.0%	25.1%	35.3%
Household					
Households	207	6,520	40,224	231,662	40,020
5 Yr Growth	11.1%	10.6%	10.4%	9.7%	12.2%
Median Household Income	\$99,394	\$98,079	\$102,013	\$75,388	\$98,924
5 Yr Forecast	\$97,402	\$97,581	\$102,689	\$75,931	\$99,857
Average Household Income	\$132,114	\$117,536	\$117,722	\$92,451	\$112,675
5 Yr Forecast	\$130,884	\$117,370	\$118,154	\$93,252	\$113,239
% High Income (>\$75K)	79%	68%	68%	50%	66%
Housing					
Median Home Value	\$560,975	\$400,995	\$413,520	\$342,505	\$391,746
Median Year Built	2010	2007	2006	2001	2006
Owner / Renter Occupied	77% / 24%	84% / 16%	80% / 20%	73% / 27%	76% / 24%

Subject Property

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 W Northern Ave	159th Ave - W	2,510	2024	0.10 mi
2 Northern Ave	159th Ave - W	2,025	2025	0.12 mi
3 Sarival Ave	N Sarival Ave - S	2,210	2025	0.46 mi
4 N Sarival Rd	N Sarival Ave - S	2,202	2023	0.49 mi
5 Northern Pkwy	N Sarival Rd - W	18,304	2024	0.54 mi
6 West Northern Parkway	N Sarival Rd - W	16,111	2023	0.55 mi
7 West Northern Parkway	N 147th Ave	16,809	2020	0.55 mi
8 Sarival Ave	W Vista Ave - N	1,264	2024	0.57 mi
9 Reems Rd	N 147th Ave - N	6,700	2025	0.63 mi
10 North Sarival Road	W State Ave	1,008	2025	0.67 mi

Income & Spending Demographics

15901 W Northern Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	207		6,520		40,221		40,020	
<\$25,000	7	3.38%	362	5.55%	2,339	5.82%	2,426	6.06%
\$25,000 - \$50,000	22	10.63%	811	12.44%	4,320	10.74%	4,667	11.66%
\$50,000 - \$75,000	14	6.76%	945	14.49%	6,200	15.41%	6,575	16.43%
\$75,000 - \$100,000	62	29.95%	1,237	18.97%	6,664	16.57%	6,627	16.56%
\$100,000 - \$125,000	25	12.08%	1,054	16.17%	7,295	18.14%	7,577	18.93%
\$125,000 - \$150,000	25	12.08%	638	9.79%	4,698	11.68%	4,570	11.42%
\$150,000 - \$200,000	17	8.21%	753	11.55%	4,465	11.10%	3,940	9.85%
\$200,000+	35	16.91%	720	11.04%	4,240	10.54%	3,638	9.09%
2024 Avg Household Income	\$132,114		\$117,536		\$117,722		\$112,675	
2024 Med Household Income	\$99,394		\$98,079		\$102,013		\$98,924	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$8.9M		\$271.5M		\$1.7B		\$1.6B	
Total Apparel	\$440K	4.97%	\$13.8M	5.08%	\$83.2M	5.02%	\$81M	5.09%
Women's Apparel	\$174.5K	1.97%	\$5.2M	1.92%	\$31.9M	1.93%	\$31M	1.95%
Men's Apparel	\$93K	1.05%	\$2.8M	1.05%	\$17.1M	1.03%	\$16.7M	1.05%
Girl's Apparel	\$31.6K	0.36%	\$1.1M	0.40%	\$6.4M	0.38%	\$6.1M	0.38%
Boy's Apparel	\$23K	0.26%	\$816.8K	0.30%	\$4.8M	0.29%	\$4.6M	0.29%
Infant Apparel	\$18.1K	0.20%	\$627.8K	0.23%	\$3.7M	0.23%	\$3.7M	0.23%
Footwear	\$99.8K	1.13%	\$3.2M	1.19%	\$19.3M	1.17%	\$19M	1.19%

Total Entertainment & Hobbies	\$1.3M	14.85%	\$40.4M	14.88%	\$247.1M	14.91%	\$236.7M	14.88%
Entertainment	\$218K	2.46%	\$7.6M	2.78%	\$43.8M	2.64%	\$41.4M	2.60%
Audio & Visual Equipment/Service	\$255.8K	2.89%	\$8.1M	2.99%	\$49.7M	3.00%	\$48.6M	3.05%
Reading Materials	\$20.8K	0.23%	\$605.5K	0.22%	\$3.9M	0.23%	\$3.7M	0.23%
Pets, Toys, & Hobbies	\$222.6K	2.51%	\$7.1M	2.61%	\$43.2M	2.61%	\$41.5M	2.61%
Personal Items	\$597.9K	6.75%	\$17M	6.28%	\$106.5M	6.43%	\$101.5M	6.38%

Total Food and Alcohol	\$2.3M	25.88%	\$70.3M	25.89%	\$431.5M	26.04%	\$420.7M	26.45%
Food At Home	\$1.2M	13.35%	\$37M	13.63%	\$225.3M	13.59%	\$221.4M	13.91%
Food Away From Home	\$954.9K	10.79%	\$28.8M	10.60%	\$178.1M	10.74%	\$172.4M	10.84%
Alcoholic Beverages	\$154.7K	1.75%	\$4.5M	1.66%	\$28.2M	1.70%	\$27M	1.70%

Total Household	\$1.6M	17.65%	\$45.3M	16.69%	\$281.3M	16.98%	\$264.1M	16.60%
House Maintenance & Repair	\$323.2K	3.65%	\$10.3M	3.80%	\$61.9M	3.74%	\$57.5M	3.62%
Household Equip & Furnishings	\$582.6K	6.58%	\$17.6M	6.49%	\$108.9M	6.57%	\$103.7M	6.52%
Household Operations	\$459.7K	5.19%	\$12.5M	4.62%	\$79.2M	4.78%	\$74.2M	4.67%
Housing Costs	\$197K	2.23%	\$4.8M	1.78%	\$31.3M	1.89%	\$28.7M	1.80%



Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$2.2M	24.59%	\$72M	26.52%	\$427.1M	25.77%	\$411.1M	25.84%
Vehicle Purchases	\$1.1M	11.90%	\$37.7M	13.89%	\$218M	13.16%	\$209.3M	13.16%
Gasoline	\$533.8K	6.03%	\$17.8M	6.54%	\$106.1M	6.40%	\$104.1M	6.55%
Vehicle Expenses	\$68.9K	0.78%	\$1.6M	0.58%	\$10M	0.60%	\$9M	0.57%
Transportation	\$266.6K	3.01%	\$6.9M	2.53%	\$43.7M	2.64%	\$40.9M	2.57%
Automotive Repair & Maintenance	\$254.3K	2.87%	\$8.1M	2.98%	\$49.3M	2.98%	\$47.7M	3.00%
Total Health Care	\$420.8K	4.75%	\$12.1M	4.47%	\$76.2M	4.60%	\$73.1M	4.60%
Medical Services	\$257.9K	2.91%	\$7.5M	2.76%	\$46.8M	2.82%	\$44.8M	2.82%
Prescription Drugs	\$117.6K	1.33%	\$3.4M	1.25%	\$21.4M	1.29%	\$20.5M	1.29%
Medical Supplies	\$45.2K	0.51%	\$1.3M	0.46%	\$8.1M	0.49%	\$7.7M	0.49%
Total Education/Day Care	\$646.5K	7.30%	\$17.6M	6.48%	\$110.7M	6.68%	\$104.1M	6.54%
Education	\$400.3K	4.52%	\$11M	4.05%	\$68.9M	4.16%	\$65.5M	4.12%
Fees & Admissions	\$246.2K	2.78%	\$6.6M	2.43%	\$41.8M	2.52%	\$38.6M	2.43%



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