

School/Church For Sale

\$4,100,000 | 10,207 SF

4.95 ACRES OF DEVELOPABLE LAND



**WATCH THE FULL
PROPERTY VIDEO**

7614 N 43RD AVE, GLENDALE, AZ 85301

CONTACT



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commercial real estate advocates

PROPERTY OVERVIEW

This property's existing configuration is ideal for a school or church. There are four buildings already built out with classrooms, a kitchen, and multiple auditoriums/function rooms. Additionally, with ample power, parking, and land, 7614 N 43rd Ave sets up well for large gatherings and outdoor activities.

	ADDRESS	7614 N 43rd Ave Glendale, AZ 85301
	BUILDING SIZE	10,207 SF
	# OF STRUCTURES	4
	PARCEL SIZE	4.95 AC
	ZONING	A-1
	YEAR BUILT	1991
	SECURITY	Fenced in Yard & Alarm System
	VEHICLES PER DAY	27.8 K
	PARKING SPACES	60
	POWER	2 Metered Stations - 600A 120/240V single phase service, 400A 120/240V single phase service



8-10
CLASSROOMS



1
KITCHEN



2
AUDITORIUMS

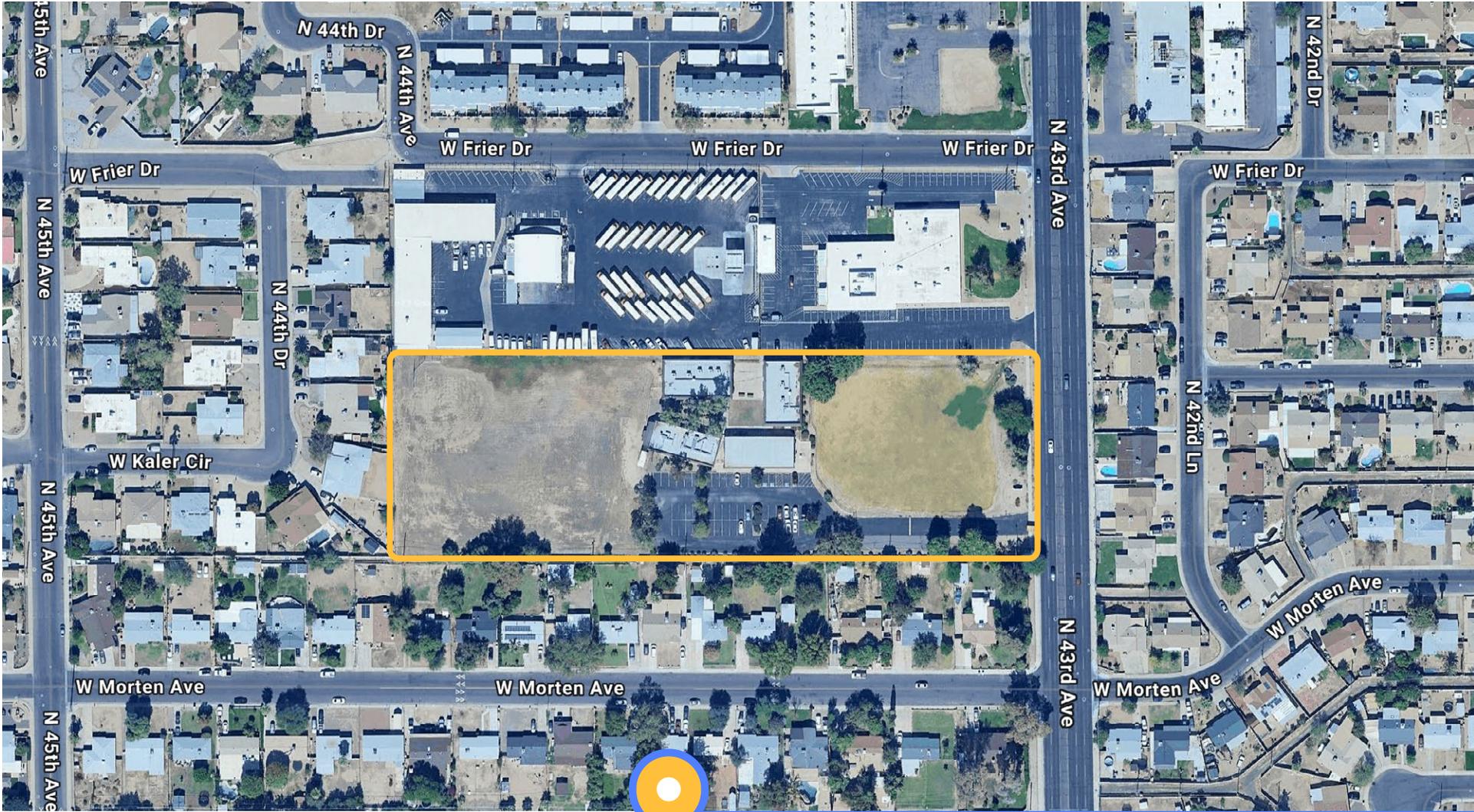


PROPERTY PHOTOS



LOCATION

7614 N 43RD AVE | GLENDALE, AZ



DEMOGRAPHICS (3-Mile Radius)

Population Growth	1.7% (Annual Growth 2010-2025)
Population (2025)	201,828
Under 18 Population	57,473 (28.5%)
Avg. Household Income	\$79,420

Location Description

This neighborhood offers convenient access to shopping, dining, and parks, with major roadways connecting it to downtown Glendale and the greater Phoenix area. Its mix of residential and commercial activity supports a dynamic community.

A-1 ZONING

The A-1 district allows the following uses as-of-right:

Agriculture, General

Short-term or Vacation Rental

Community Playfields and Parks

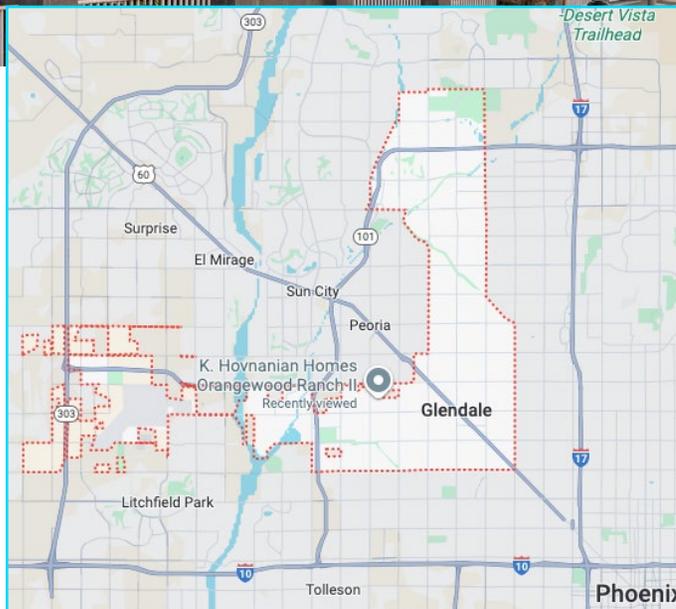
Government Offices and Civic Buildings

Utility Facility, Minor

A-1 allows the following uses as-of-right but with supplemental use provisions outlined in Article 3 of the Glendale Unified Development Code:

- Agriculture, Stables
- Dwelling, Single-Family Detached (A dwelling unit designed for or used by one housekeeping unit, located on an individual lot, and having no walls in common with adjoining dwellings)
- Dwelling, Modular Home (A single residence that is a prefabricated, factory-built dwelling unit, excluding mobile homes and manufactured homes.)
- Residential Care Home
- Place of Worship
- Wireless Facility (Including Tower and Supporting Facilities)
- Animal Supply and Feed Store

ABOUT GLENDALE



ARIZONA'S VIBRANT CITY OF GLENDALE

is located in the northwest valley of Greater Phoenix. Home to over 250,784 residents, Glendale provides fantastic opportunities for work, education, entertainment, dining, and relaxation. The NFL's Arizona Cardinals State Farm Stadium sits in the busy center of Glendale, and has hosted the Super Bowl in 2008, 2015, and 2023. Nearby, the Westgate Entertainment District offers numerous premiere dining and shopping spots. The Desert Diamond Arena north of the State Farm stadium also hosts hundreds of events each year.

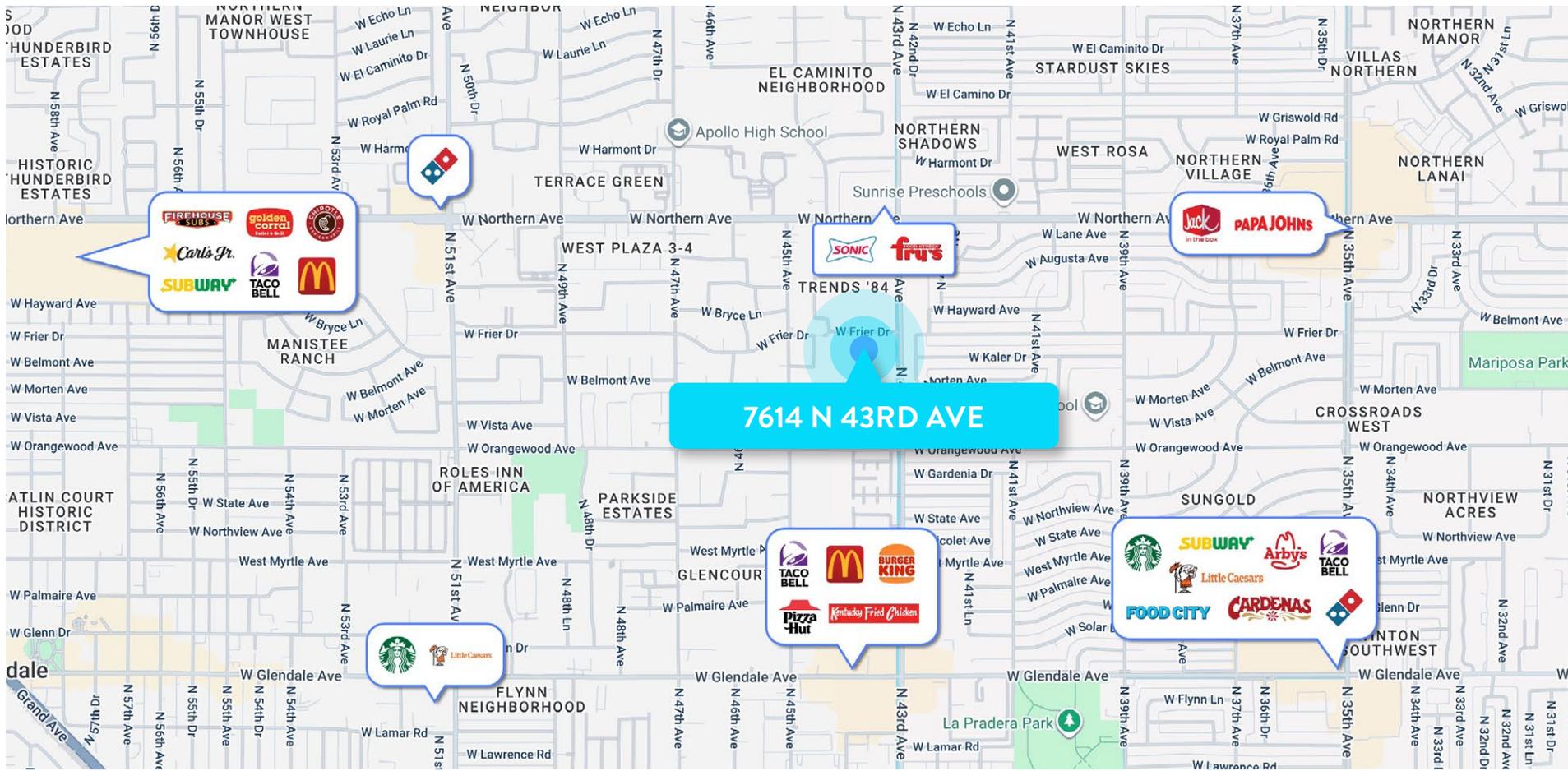
Glendale additionally is home to several well known technology manufacturers, Honeywell Aerospace, Conair, and more recently, TSMC Arizona, the "most advanced semiconductor technology in the United States" as of 2025. These companies and many others provide tremendous job opportunities to Glendale residents and promising students alike. Earlier this year, the city's planning and zoning commission also approved another large, mixed-use development across the freeway from the State Farm Stadium. As the years progress, the city of Glendale continues to provide rich opportunities for residents and business owners alike.

LOCAL AMENITIES



GLENDALE
(2 MILE RADIUS)

7614 N 43RD AVE | GLENDALE, AZ



RESTAURANTS

- Golden Corral
- Poliberto's Taco Shop
- Ocho Rios Jerk Spot
- Pho Thuan Thanh
- Submarino's Pizzeria
- Bunzee's Burgers & Wings
- Riva's Mexican Food

FAST FOOD

- Subway
- Chipotle
- Firehouse Subs
- Kentucky Fried Chicken
- Taco Bell
- Jack in the Box
- McDonald's

BEVERAGES

- Starbucks
- Sonic

GROCERY

- Fry's
- Food City
- Cardenas

EDUCATION

- Glendale Union High School
- Apollo High School
- Palo Verde School
- Sunrise Preschools
- Barcelona Elementary School
- Catalina Ventura School

...AND MORE

Thank You.

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CONTACT



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