

FOR SALE

CASA LA JOLLA APARTMENTS



7107-7113 N 53RD AVE, GLENDALE, ARIZONA 85301

km Kidder
Mathews



CASA LA JOLLA AN 18-UNIT COMMUNITY

Kidder Mathews is pleased to present Casa La Jolla, a multifamily community ideally positioned just minutes from the charm & energy of historic Downtown Glendale.

Set within one of Glendale's most historic neighborhoods, Casa La Jolla combines traditionally built apartment construction with broad workforce housing appeal, offering investors a well-located, bona fide value-add opportunity supported by strong fundamentals, walkable amenities, and steady tenant demand.

PROPERTY HIGHLIGHTS

Well-designed studio, one-bedroom, and two-bedroom floor plans

Individually metered for electricity (studio unit excluded)

Ground-floor residences feature private fenced backyards

Two on-site laundry facilities for resident convenience

Secure perimeter fencing surrounding the community

LOCATION HIGHLIGHTS

Prime Historic Setting

Casa La Jolla is situated minutes from Downtown Glendale's historic core, offering residents walkable charm, local dining, cafés, boutiques, and parks.

Access to Diverse Employment

The property benefits from proximity to a wide range of job sectors—including healthcare, education, advanced manufacturing, public sector, and the rapidly expanding TSMC semiconductor corridor.

Strong Renter Demand

Established surrounding neighborhoods and consistent population growth support stable, long-term tenant demand and solid occupancy fundamentals.

Excellent Connectivity

Convenient access to Grand Avenue, Loop 101, and the broader West Valley freeway network provides seamless connectivity to major employment centers across the Phoenix metro.

Near Major Regional Destinations

Just a short drive from Westgate, State Farm Stadium, Desert Diamond Arena, and other regional attractions that continue to fuel Glendale's economic growth.

EXECUTIVE SUMMARY

PRICING

PRICE	\$2,500,000
PRICE PER UNIT	\$138,889
PRICE PER SF	\$216.34

PROPERTY OVERVIEW

ADDRESS	7107-7113 N 53rd Avenue Glendale, AZ 85301
NO. OF UNITS	18
STORIES	One and Two Story
NRSF	±11,585
APN	147-16-030E
PARKING	16 Spaces, 12 Covered
ZONING	R-3, Glendale
STRUCTURE	Concrete Block
ROOF	Pitched Composite Shingle
HVAC	Roof Mounted Condensing Unit
DOMESTIC HOT WATER	Individual Hot Water Heaters

UTILITIES

ELECTRICITY	Arizona Public Service
NATURAL GAS	Southwest Gas
REFUSE	City of Glendale
PORTABLE WATER	City of Glendale
SANITARY / SEWER	City of Glendale



4.5%

2025
UNEMPLOYMENT

13K

NEW JOBS IN
THE PAST 6 YRS

#9 CITY

RANKED FOR ECONOMIC
GROWTH

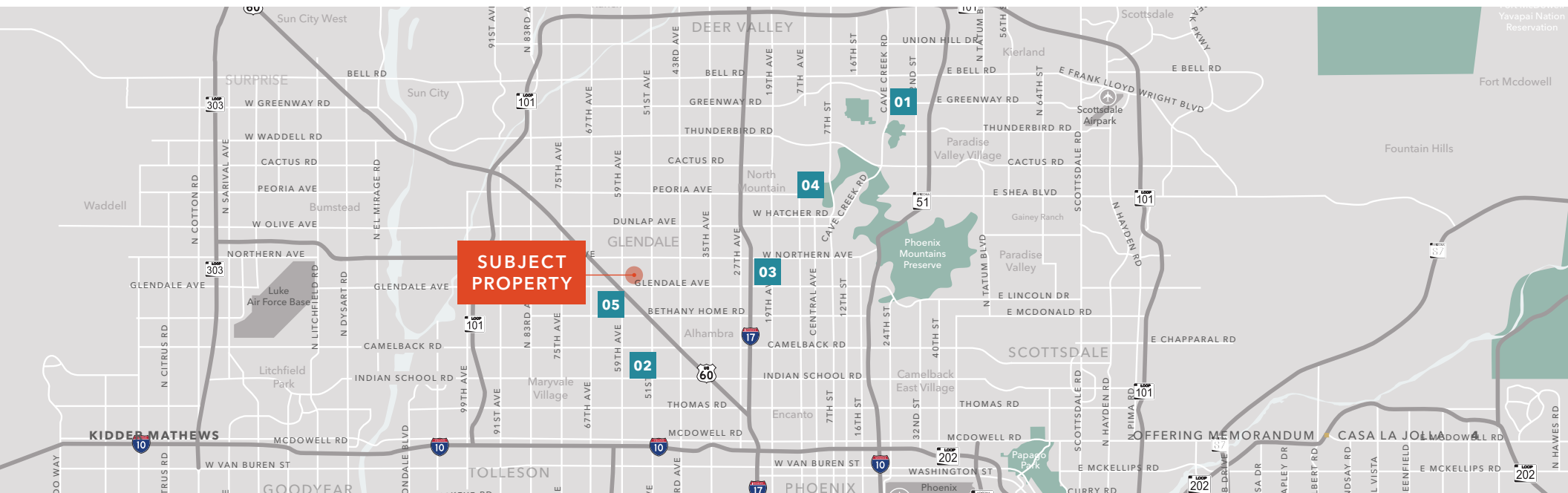
Downtown Glendale combines neighborhood charm with proximity to diverse employment opportunities across healthcare, education, manufacturing, and technology.

COMPARABLES

SALES COMPARABLES

SALES COMPARABLE SUMMARY

Property Name	Total Units	Year Built	Sale Date	Sale Price	Down Payment %	\$/Unit	\$/SF	Down Payment	1st TD Lender
RUNNING BROOK	28	1981	10/16/2025	\$4,180,000	19.5%	\$149,286	\$128.27	\$815,000	Seller Carry Back Financing
PARKWAY APARTMENTS	36	1963	10/1/2025	\$4,500,000	25.2%	\$125,000	\$132.98	\$1,135,000	New Loan Conventional
THE PREMIER	14	1989	9/17/2025	\$2,620,000	48.5%	\$187,143	\$216.17	\$1,270,053	New Loan Conventional
IRONWOOD	16	1965	1/10/2025	\$2,750,000	40.0%	\$171,875	\$222.35	\$1,100,000	New Loan Conventional
ESCONDIDO	10	1963	On Market	\$1,713,109	TBD	\$171,311	\$280.84	TBD	TBD
AVERAGES	21	1972	N/A	\$3,152,622	33.3%	\$160,923	\$196.12	\$1,080,013	
CASA LA JOLLA	18	1968/76	TBD	\$2,500,000	TBD	\$138,889	\$215.80	TBD	TBD



MARKET OVERVIEW





CASA LA JOLLA

*For more information on
this property, please contact*

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