

**6801 N 59<sup>th</sup> AVE 42-46**

Glendale, AZ 85301

**COMMERCIAL ZONED PARCEL**

Listed At  
**\$ 1,050,000**

**DOWNTOWN GLENDALE'S NEXT BIG OPPORTUNITY STARTS HERE**



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## Property Summary

Prime opportunity to acquire ±43,500 SF of C-2 zoned commercial land within a high-visibility, rapidly improving Glendale corridor.

Positioned along North 59th Avenue—one of the area’s key thoroughfares—this site benefits from strong daily traffic counts, exceptional frontage, and convenient ingress/egress, providing maximum exposure for future development.

The flexible C-2 zoning supports a wide range of commercial uses, including retail, office, service-oriented businesses, and potential mixed-use concepts. Surrounded by ongoing growth and nearby redevelopment efforts, the property is strategically located with quick access to major arterial routes, strengthening its long-term value and development viability.

Ideal for both owner-users and developers, this parcel offers a rare opportunity to secure a well-positioned asset in the heart of the West Valley’s expanding commercial landscape.



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## Property Details

ADDRESS	6801 N 59TH AVE 42-46, Glendale, AZ 85301
PARCEL	146-01-106-E & 146-01-010-B
LOT SIZE	43,962 SQFT (1 ACRE)
ZONING	C-2 (GENERAL COMMERCIAL)
LOTS IN LISTING	2
POTENTIAL USE	COMMERCIAL, OFFICE, RETAIL

## Property Highlights

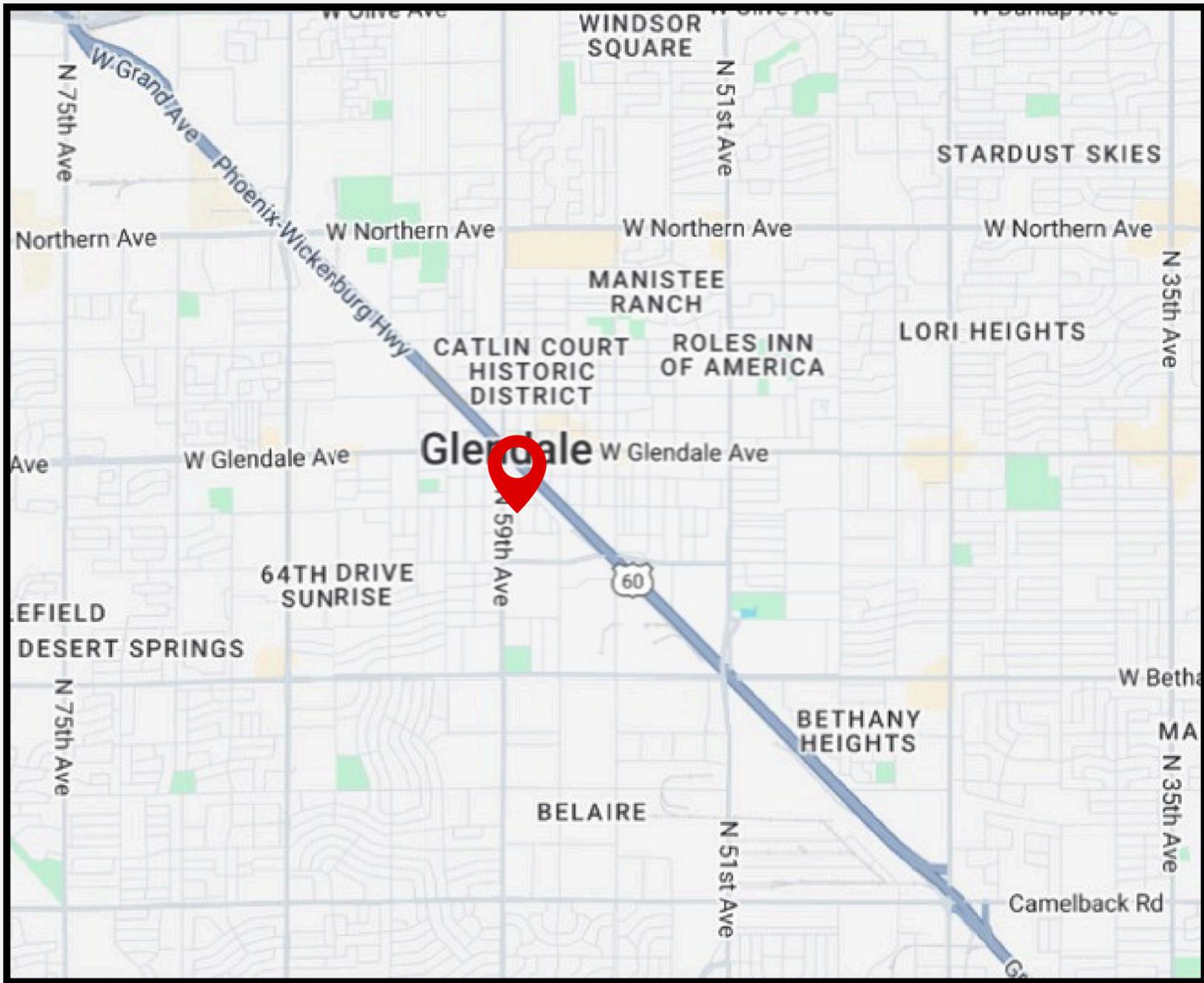
- Prime **C-2 zoned commercial site** located in a high-traffic Glendale corridor
- Surrounded by **strong demographics** and consistent population growth
- Flat, **buildable parcels** with nearby utility access
- Convenient connectivity to **Grand Avenue, Glendale Avenue, and Loop 101**
- **Flexible zoning** supports a wide range of uses and strong long-term investment potential
- **Excellent visibility** for branding, signage, and customer exposure



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# Location

The property is centrally located within Glendale's business corridor, surrounded by established retail centers, neighborhood services, and dense residential communities. Its position near major arterial routes provides easy access to Downtown Glendale, Grand Avenue (US-60), and the Westgate Entertainment District, ensuring steady consumer traffic and visibility.



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