

# 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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**KEYSER**™  
commercial real estate advocates



# PROPERTY OVERVIEW

**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

**CONSTRUCTION**

Concrete

**SECURITY**

Fenced in Yard &  
Alarm System

**VEHICLES PER DAY**

27.8 K

**PARKING SPACES**

60



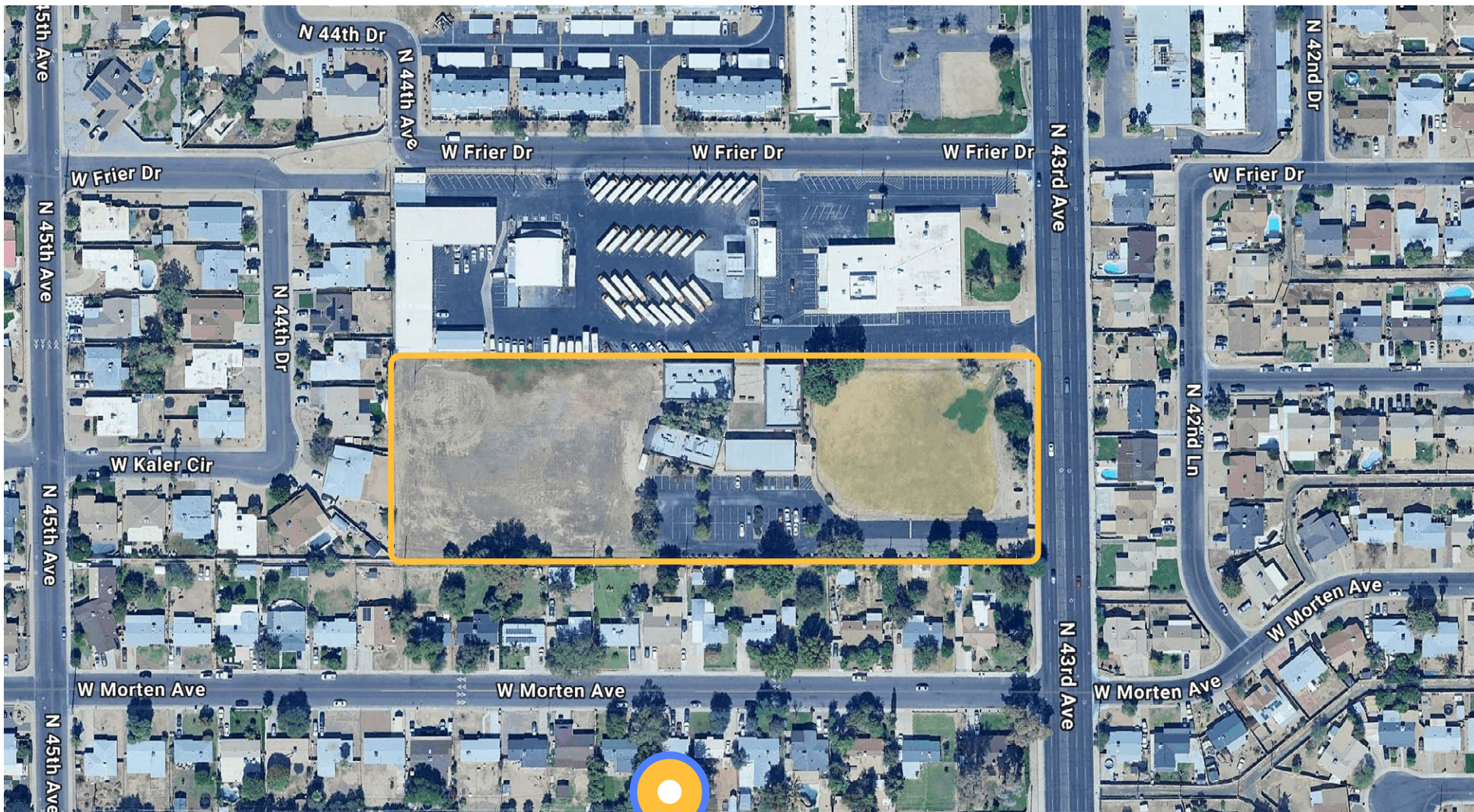


# PROPERTY PHOTOS





# LOCATION



## DEMOGRAPHICS

(3-Mile Radius)

Population Growth	1.7% (Annual Growth 2010-2025)
Population (2025)	201,828
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

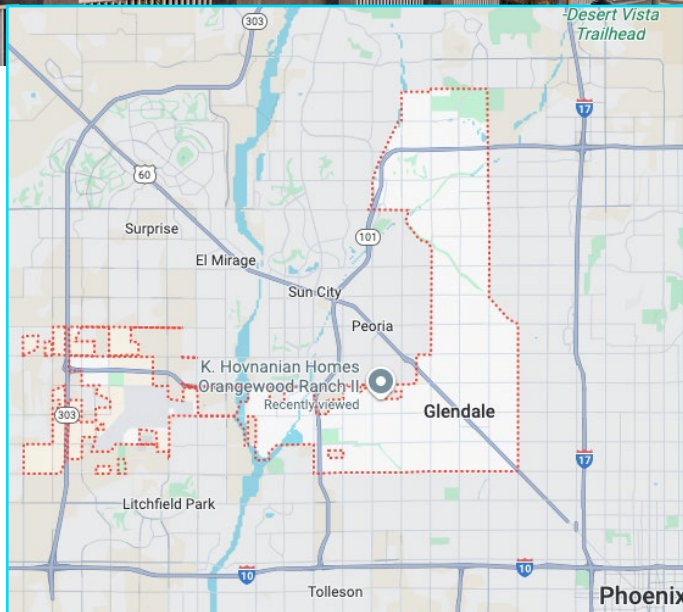
Utility Facility, Minor

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.

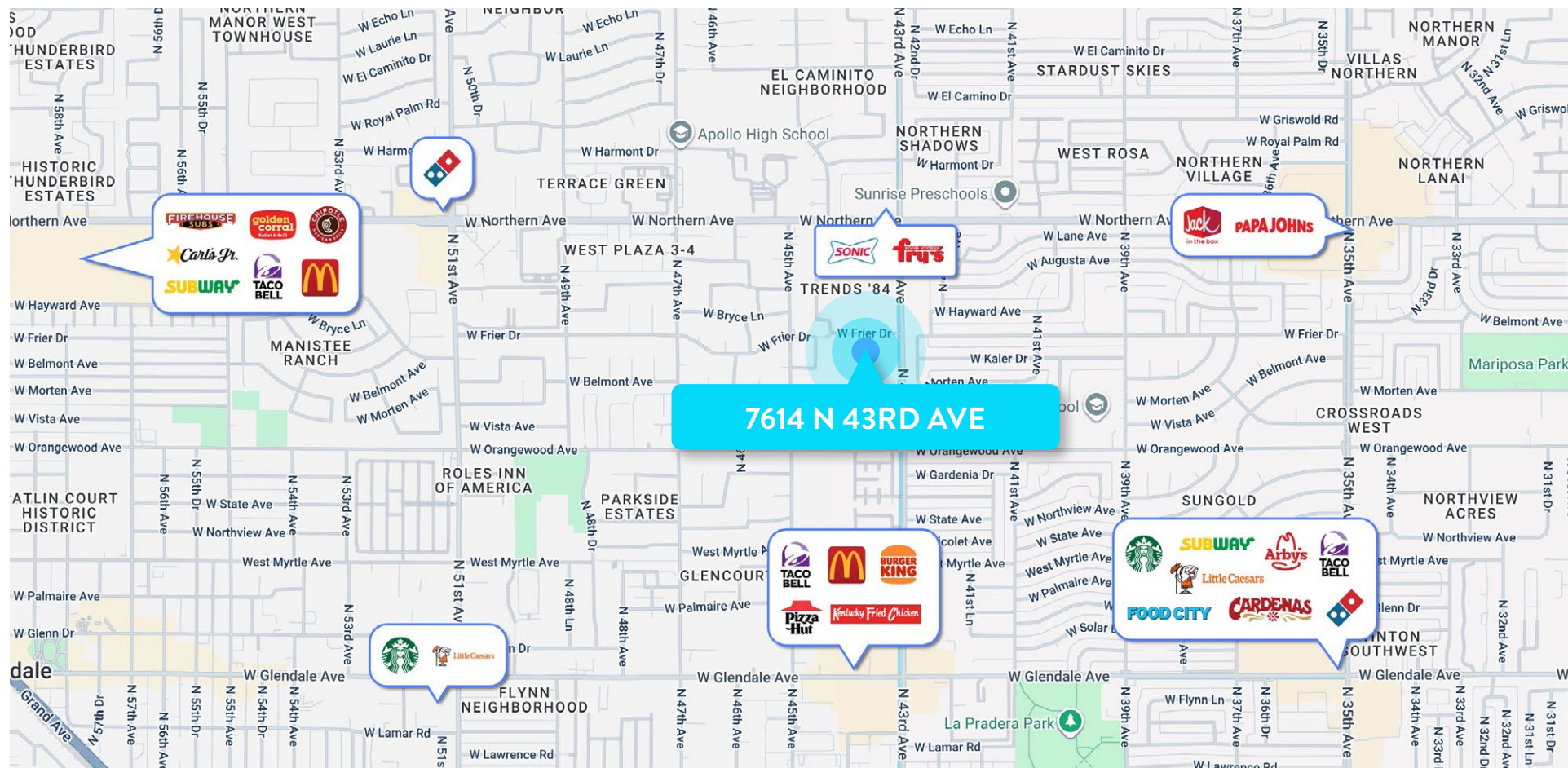
Glendale additionally is home to several well known technology manufacturers, Honeywell Aerospace, Conair, and more recently, TSMC Arizona, the “most advanced semiconductor technology in the United States” as of 2025. These companies and many others provide tremendous job opportunities to Glendale residents 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)



## 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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