



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**PROPERTY OVERVIEW**

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.

OFFERING SUMMARY

| | |
|-------------------------------|------------|
| Lot Size: | 115,514 SF |
| Price / Acre: | \$942,743 |
| Year Built (Office Building): | 1983 |
| Zoning: | C2 |

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.

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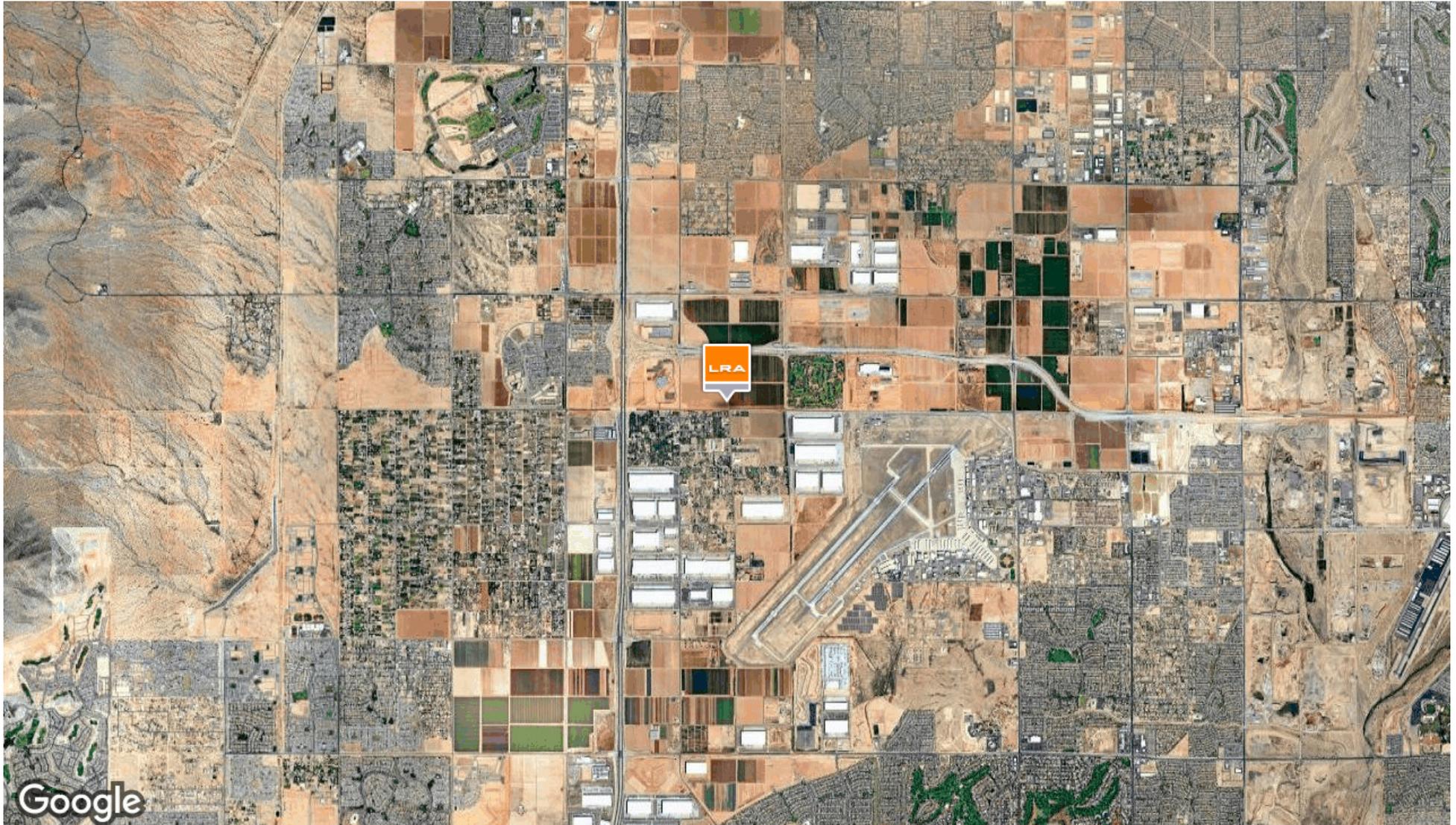


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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 596 | 20,787 | 131,471 |
| Average Age | 44 | 36 | 38 |
| Average Age (Male) | 41 | 35 | 38 |
| Average Age (Female) | 46 | 37 | 39 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 194 | 6,367 | 43,272 |
| # of Persons per HH | 3.1 | 3.3 | 3 |
| Average HH Income | \$146,980 | \$132,893 | \$128,944 |
| Average House Value | \$659,889 | \$509,194 | \$497,657 |

Demographics data derived from AlphaMap



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