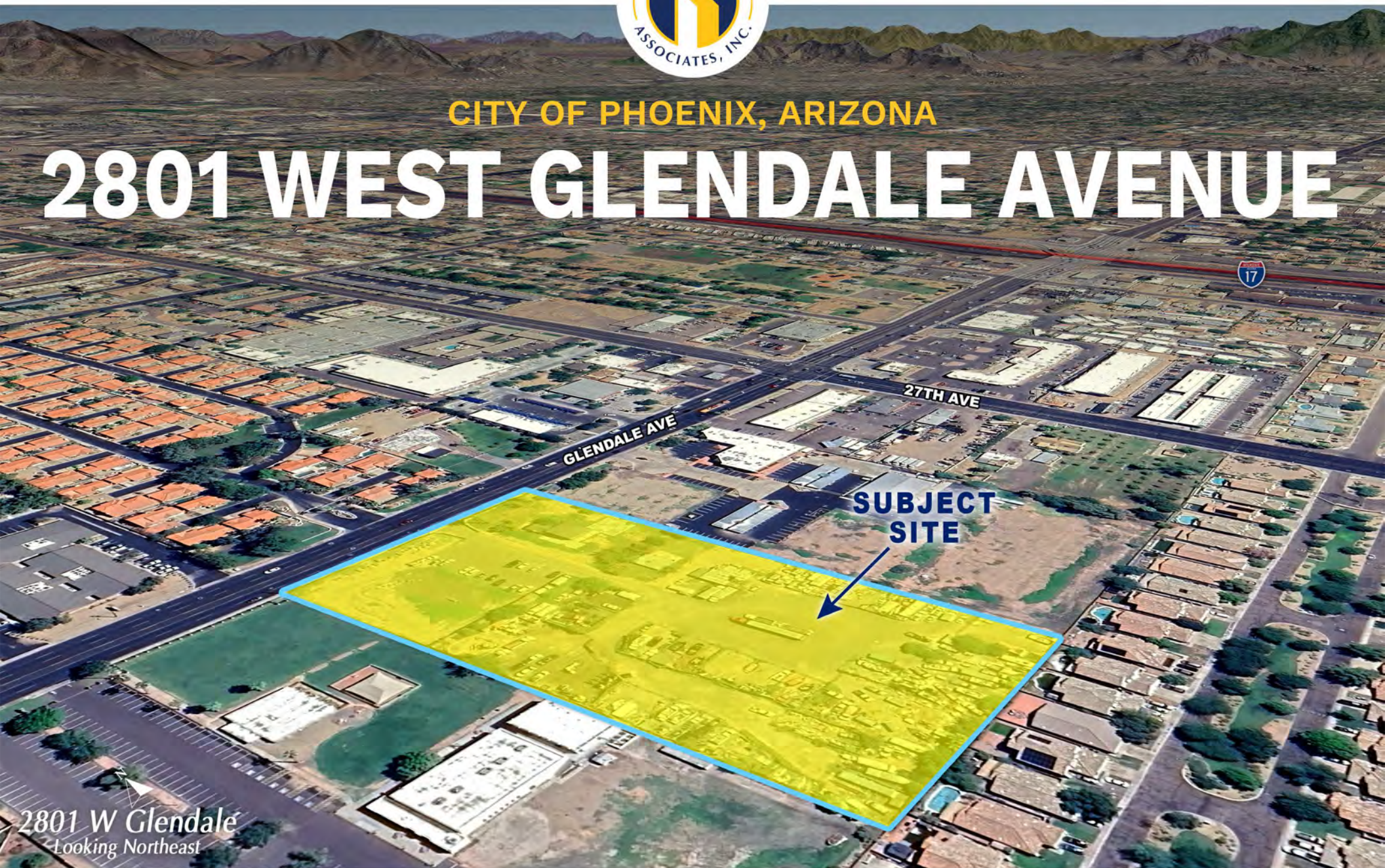




CITY OF PHOENIX, ARIZONA

2801 WEST GLENDALE AVENUE



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
MAX NATHAN / max@nathanlandaz.com

CITY OF PHOENIX, ARIZONA

2801 WEST GLENDALE AVENUE

LOCATION

Site is located at 2801 West Glendale Avenue in the City of Phoenix, Arizona.

SIZE

±4.721 Acres

ASSESSOR PARCEL NUMBER

152-12-004

ZONING

[ZONED R1-6](#) | City of Phoenix

PRICE

\$3,900,000

TERMS

Cash

UTILITIES

Electricity: SRP

Gas: Southwest Gas

Water: SRP Flood Irrigation

Sewer: City of Phoenix

PROPERTY TAXES

2025 Assessment: \$23,171.58

ALTA SURVEY

[CLICK HERE](#) to view

COMMENTS

The subject property enjoys a highly accessible West Phoenix location just west of Interstate 17 at the Glendale Avenue interchange, providing excellent connectivity throughout the Phoenix metropolitan area. The property is in close proximity to Valley Metro light rail and is situated directly north of Grand Canyon University, one of Phoenix's fastest-growing university campuses and a significant driver of continued area revitalization. Additionally, the site benefits from its proximity to the redevelopment of the former Metrocenter Mall into The Metropolitan, a major mixed-use project that is reshaping and elevating the surrounding corridor.



PHOENIX QUICK FACTS



POPULATION

2025 population: **1,662,607**
Population growth annually: **1.27%**
Median age of **34.4**



HOUSEHOLDS

Median household Income: **\$99,862**
Number of households: **601,397**



RANKING

5th largest city in the United States
Between 2010 and 2021, employment grew
an **average of 37%**
Fastest growing city of the last decade



ECONOMICS

Phoenix is emerging in the **new economy** with strength
in high technology, manufacturing, bioscience research
and advanced business services.



PHOENIX'S LARGE EMPLOYERS

TSMC
Banner Health
American Express
Honeywell
Amazon
Charles Schwab
Dignity Health
Chase
Ping
U Haul
Phoenix Children's Hospital
Sprouts Headquarters



EDUCATION

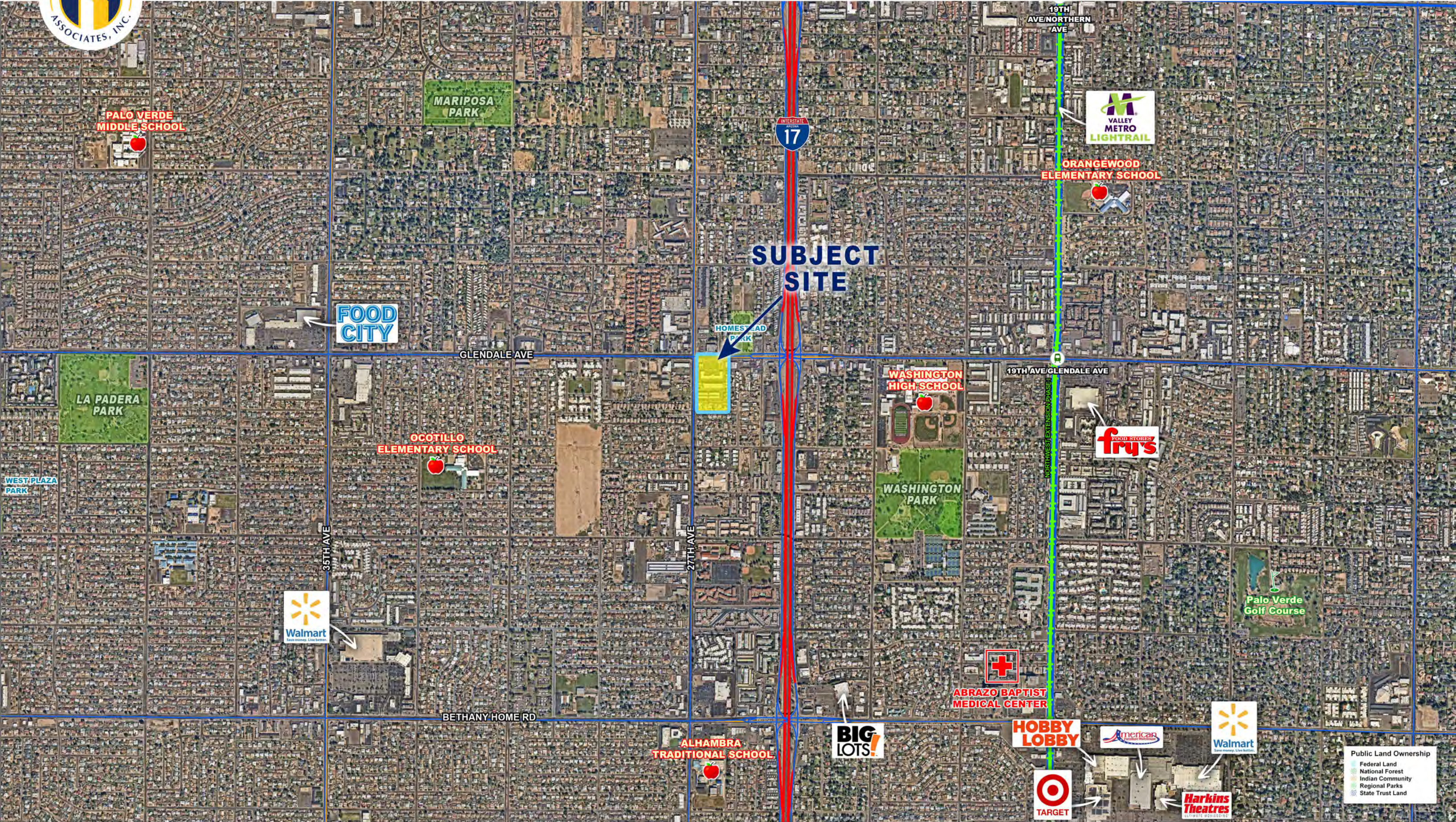
Phoenix is home to the strongest academic institutions
available in the region.

Arizona State University **119,951**
University of Arizona - Phoenix **45,918**
Northern Arizona University- Phoenix **30,736**
Grand Canyon University **102,000**
Maricopa Community College **114,775**



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All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate.
Offer subject to prior sale, price change, correction or withdrawal.





**SUBJECT
SITE**