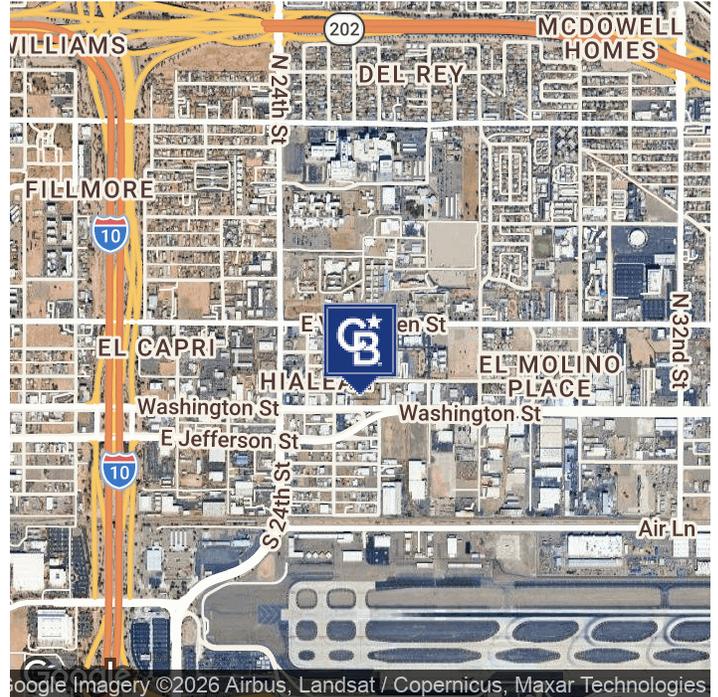


SALE

PRIME CENTRAL PHOENIX LOCATION

2524 East Washington Street Phoenix, AZ 85034



Sale Price

\$1,500,000

OFFERING SUMMARY

Lot Size:	33,284 SF
Zoning:	WU walkable Urban
Market:	Phoenix
Submarket:	Central Phoenix
Traffic Count:	30,400

PROPERTY HIGHLIGHTS

- Five contiguous parcels spanning East Washington St. and East Adams St., offering flexible site planning for a unified development.
- Zoned WU T:4.3 and WU T:5.5, allowing medium- to high-density multifamily, retail, office, and live-work uses with building heights up to 100 feet.
- Ideal for small to mid-scale multifamily development, supported by walkable-urban zoning designed to encourage transit-oriented housing.
- One block from the Valley Metro Light Rail on Washington St., providing citywide connectivity including Downtown Phoenix, Tempe, and Mesa.
- Quick access to I-10 and Loop 202—approximately a 4-minute drive—enhancing commuter mobility and logistics convenience.
- Direct light-rail access to the 44th St/Washington St Station, which connects to the PHX Sky Train® for seamless airport terminal and parking access.
- Within 1 mile of major employment centers, including Phoenix Sky Harbor Airport and Valleywise Health Medical Center, generating strong housing demand.
- Surrounding daytime population is 50–90% higher than the total residential population within 3 miles, highlighting a significant need for affordable and workforce housing.
- Longstanding commercial and service-based activity in the corridor demonstrates enduring demand for urban infill sites in this industrial-to-mixed-use transition zone.

Cathy Fox
(602) 316-7978

Candace Eldridge
(602) 661-8566



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REALTY

SALE

PRIME CENTRAL PHOENIX LOCATION

2524 East Washington Street Phoenix, AZ 85034



PROPERTY DESCRIPTION

Diamond in the rough, this site's location offers outstanding regional connectivity. It lies just one block from the Valley Metro Light Rail on Washington Street, providing residents with easy access to Downtown Phoenix, Tempe, and Mesa. The property is also only minutes from I-10 and Loop 202, and a short ride from the 44th St/Washington St Light Rail Station, which connects directly to the PHX Sky Train®, offering seamless access to all Phoenix Sky Harbor International Airport terminals and parking facilities.

The area is supported by strong employment fundamentals. Sky Harbor Airport and Valleywise Health Medical Center—both located within one mile—serve as major employment anchors generating consistent housing demand for workers across a range of income levels. The surrounding daytime population is reported to be 50–90% higher than the total residential population within three miles, signaling a significant imbalance between where people work and where they live. This gap highlights a clear opportunity and ongoing need for attainable and workforce housing in the immediate area.

With its transit-rich location, flexible walkable-urban zoning, major employment proximity, and strong demonstrated need for residential density, this site is exceptionally positioned for a multifamily or mixed-use development that supports Central Phoenix's continued growth and housing demand.

LOCATION DESCRIPTION

Prime Central Phoenix Location with Exceptional Transit & Freeway Access

These five contiguous parcels are strategically positioned along East Washington Street and East Adams Street in the heart of Central Phoenix. The property benefits from outstanding connectivity, located just one block from the Metro Valley light rail station on Washington Street, providing seamless access throughout the metro area.

SITE DESCRIPTION

This level infill development site, consisting of five contiguous tax parcels—three fronting East Washington Street and two on East Adams Street—offers an exceptional opportunity for a boutique or mid-scale multifamily project in the heart of Central Phoenix. Its dual-street frontage enhances design flexibility, circulation, and site planning efficiency, making it highly suitable for urban residential, mixed-use, or live-work configurations.



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