



# 10215 N 43rd Ave, Phoenix, AZ 85051

## Turnkey Education Campus For Sale



## Campus Highlights



Located at  
10215 N 43rd Ave  
Phoenix, AZ 85051



+/- 69,066 SF on  
4.5 Acres



35 Existing  
Classrooms



Built 1973, 1987,  
2004, 2015

Reciprocal Easement with Adjacent Owner for Use of the Adjacent 2.6 Acre Parcel Consisting of Field Space & Parking

## The Campus Consists of:

### Permanent Structures

Two-Story Classroom Building (12 classrooms)	14,382 SF
Two-Story Classroom Building (12 classrooms)	12,922 SF
Multipurpose Room (dance & music rooms)	4,821 SF
Gym	10,477 SF
Special Rooms (band, art, t-shirt printing, karate)	2,824 SF

### Modular Buildings

Admin Building (6 classrooms, admin offices)	7,149 SF
Computer / TV Production Studio (3 classrooms)	3,209 SF
Cafeteria	2,192 SF
Modular Classroom (2 classrooms)	1,522 SF
Performance Stage & Weight Room	9,601 SF

**Total Campus SF - 69,066 SF (35 classrooms)**

Total Permanent Structures 45,426 SF / Modular SF - 23,673 SF

CAMPUS  
**VIDEO**

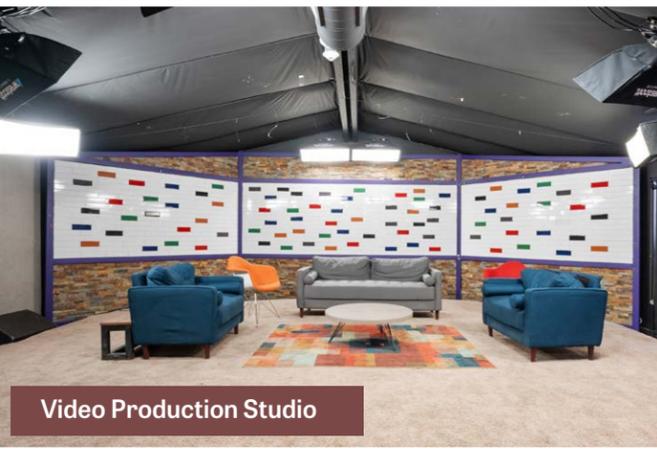




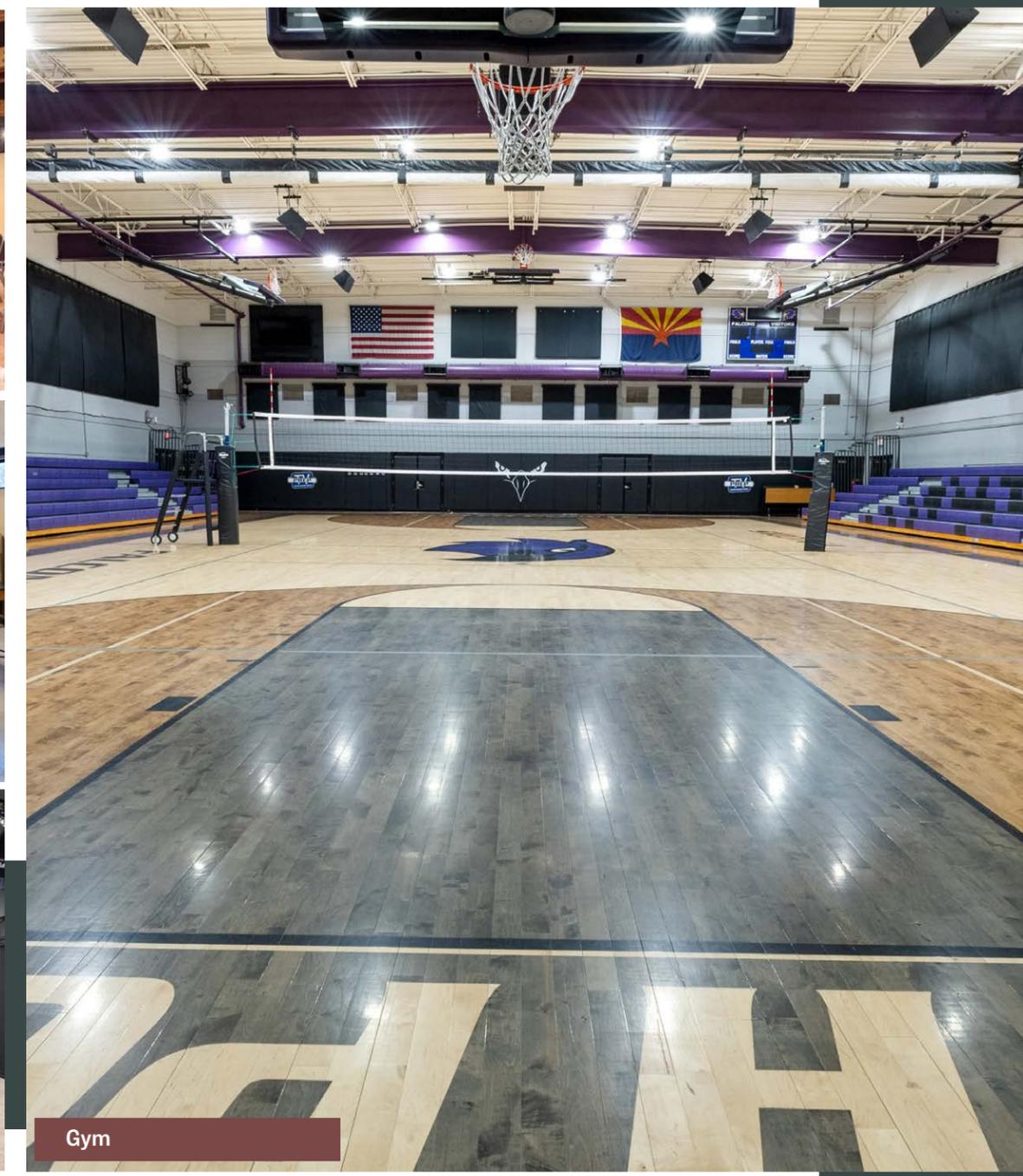
Performance Stage



Science Lab



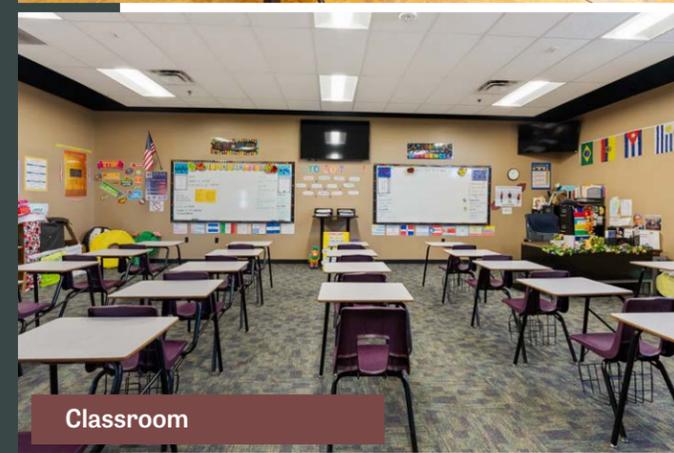
Video Production Studio



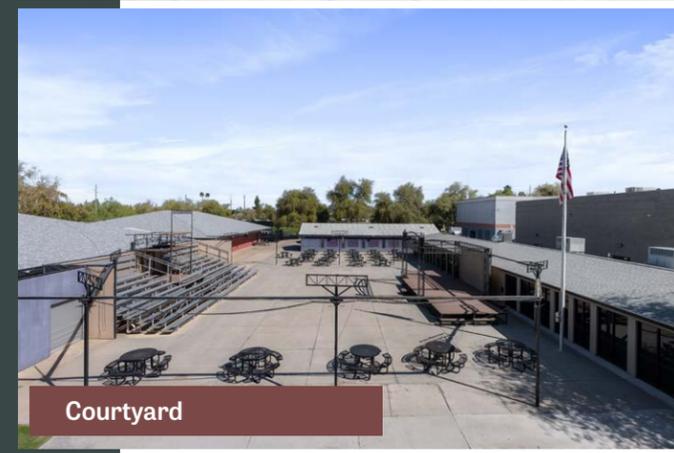
Gym



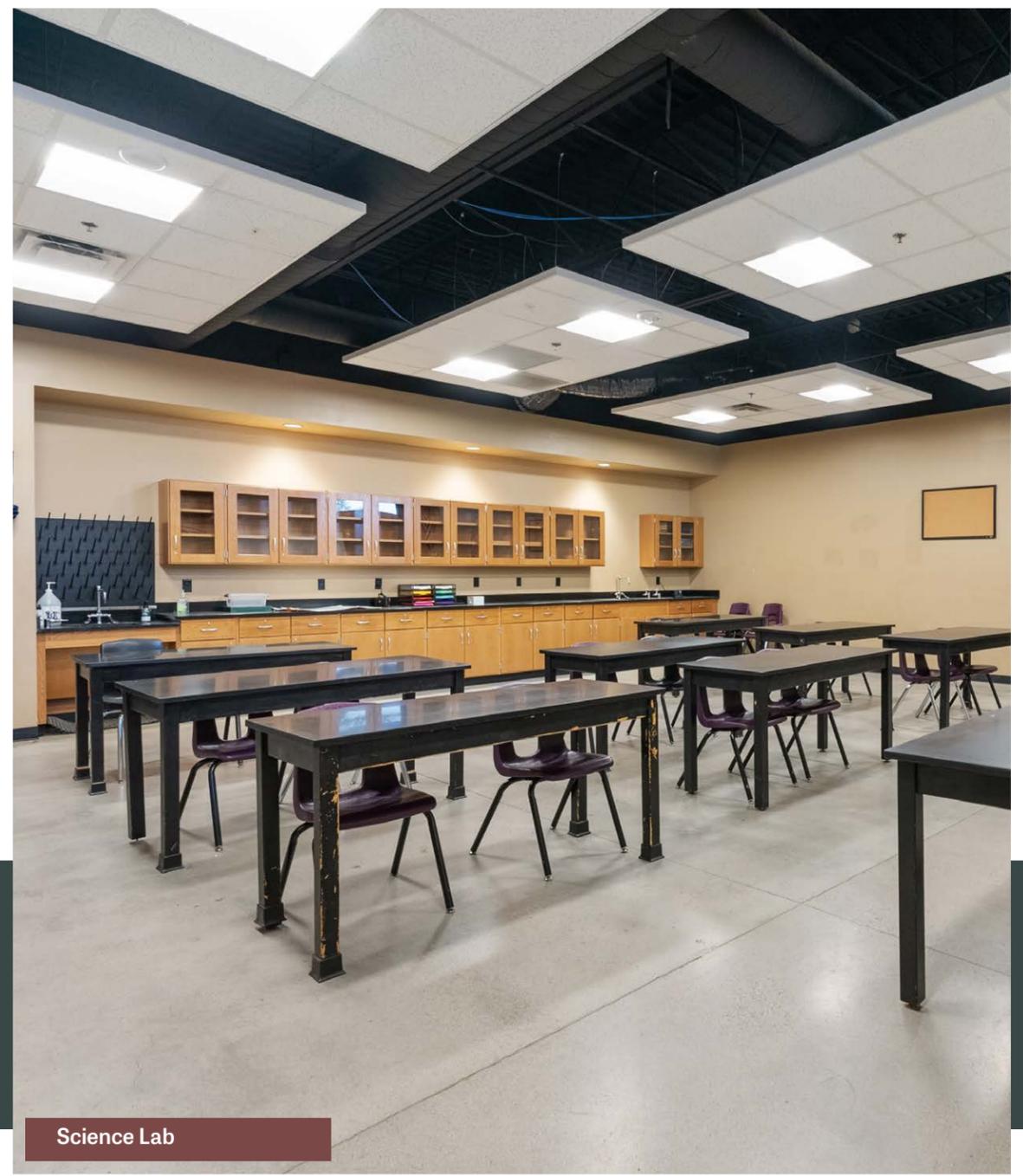
Production Studio



Classroom

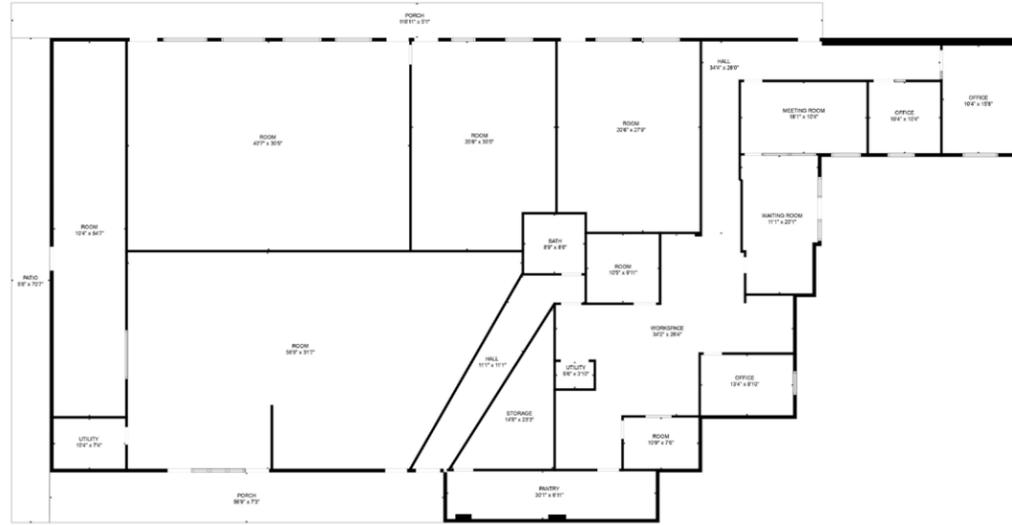


Courtyard



Science Lab

## 100 BUILDING

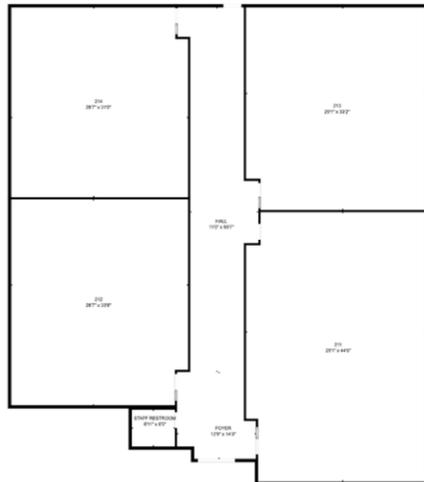


### Building Highlights

#### 100 Building - 7,149 SF

- > Administrative Offices
- > Conference Rooms
- > Six Classrooms (682 SF Avg.)
- > Restrooms

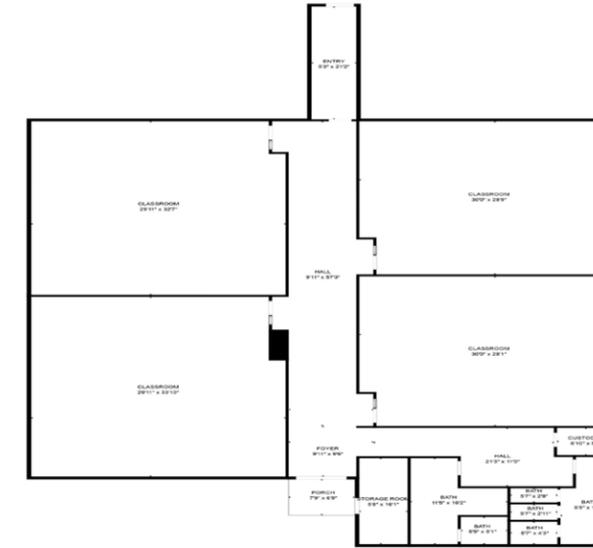
## 200 BUILDING (1ST FLOOR)



#### 200 Building - 14,382 SF

- > Six Classrooms (2 not shown) (1,021 SF Avg.)
- > Science & Chemistry Labs

## 200 BUILDING (2ND FLOOR)

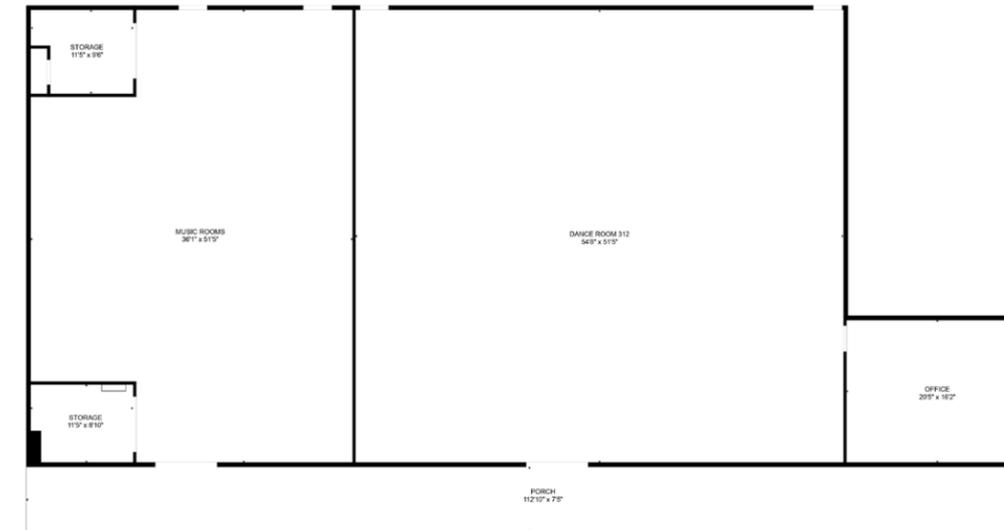


### Building Highlights

#### 200 Building - 14,382 SF

- > Six Classrooms (2 not shown) (922 SF Avg.)

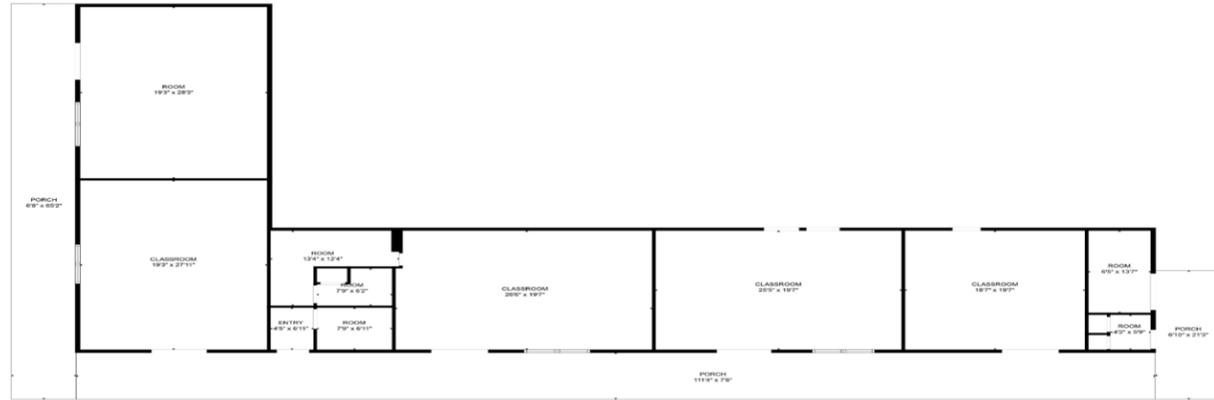
## 300 BUILDING



#### 300 Building - 4,821 SF

- > Dance Studio - 2,860 SF
- > Music Room - 1,872 SF

## 300 BUILDING (SPECIAL ROOMS)



### Building Highlights

#### 300 Building - 2,824 SF

- > Instrument Storage
- > T-Shirt Screen Printing
- > Art Room
- > Karate Room

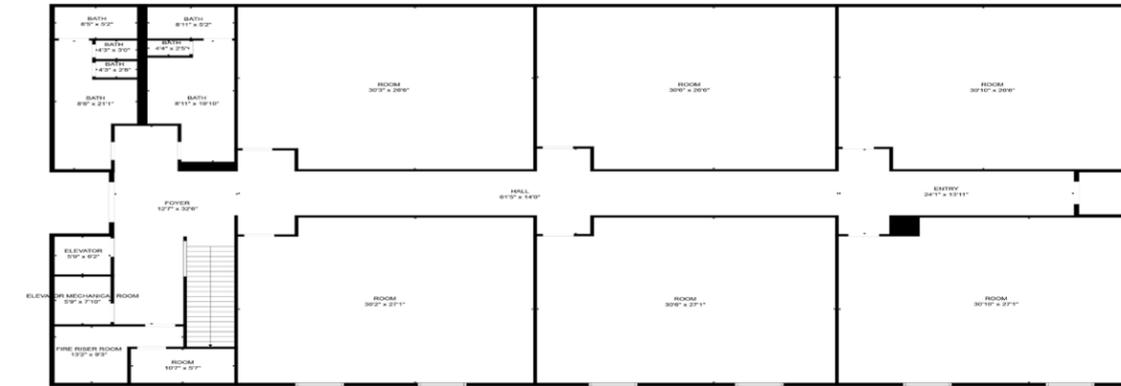
## 400 BUILDING



#### 400 Building - 3,209 SF

- > Video Studio
- > TV Production Studio
- > Computer Lab

## 500 BUILDING (1ST FLOOR)

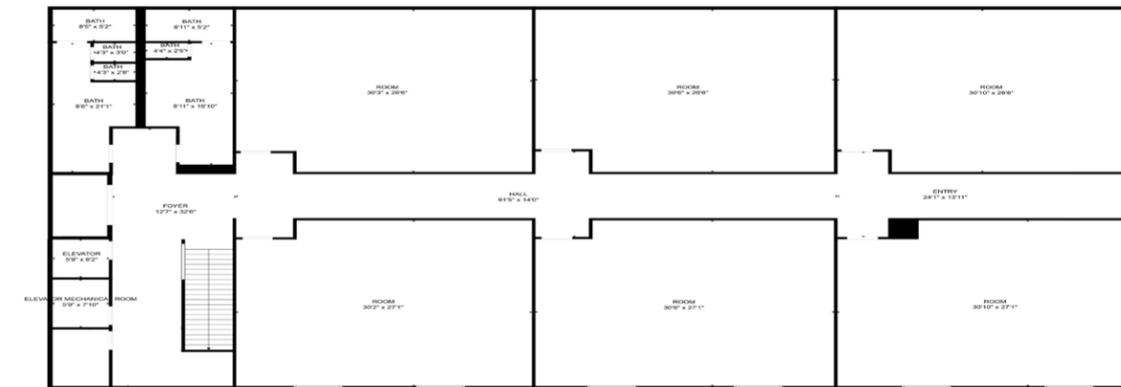


### Building Highlights

#### 500 Building - 12,922 SF

- > Six Classrooms (803 SF Avg.)

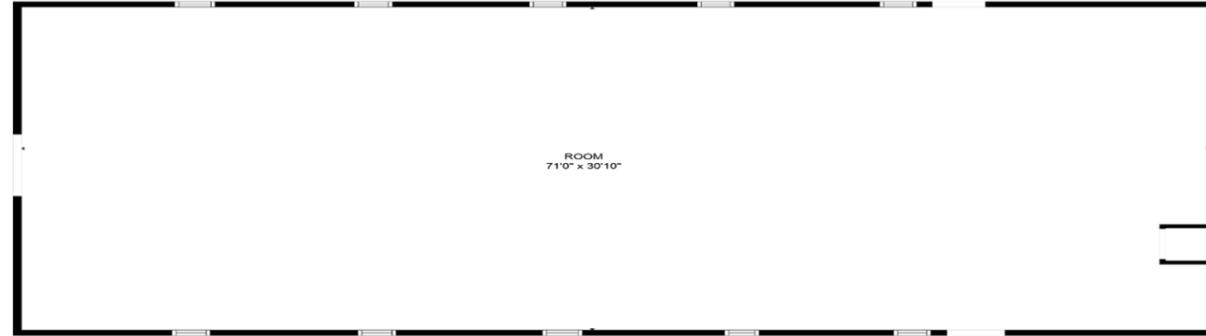
## 500 BUILDING (2ND FLOOR)



#### 500 Building - 12,922 SF

- > Six Classrooms (803 SF Avg.)

## 600 BUILDING

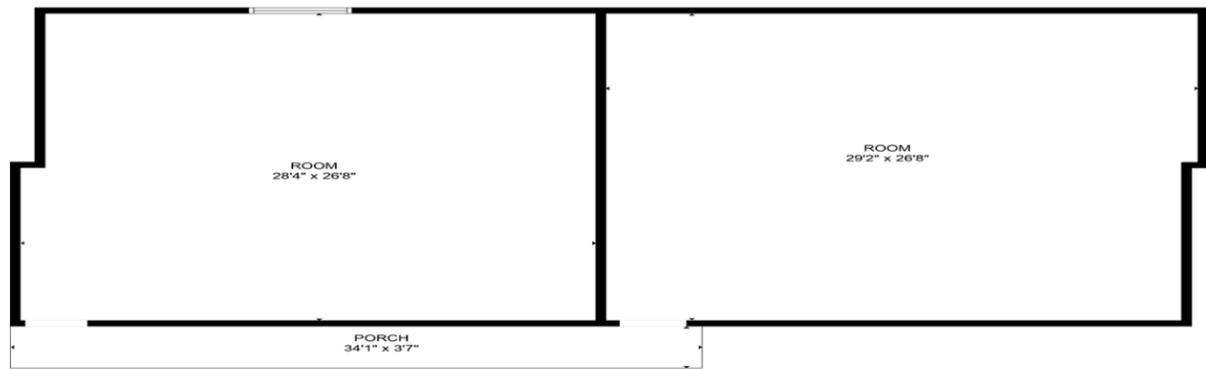


### Building Highlights

600 Building - 2,192 SF

- > Cafeteria

## 700 BUILDING



700 Building - 1,522 SF

- > Two Classrooms (741 SF Avg.)

## 800 BUILDING

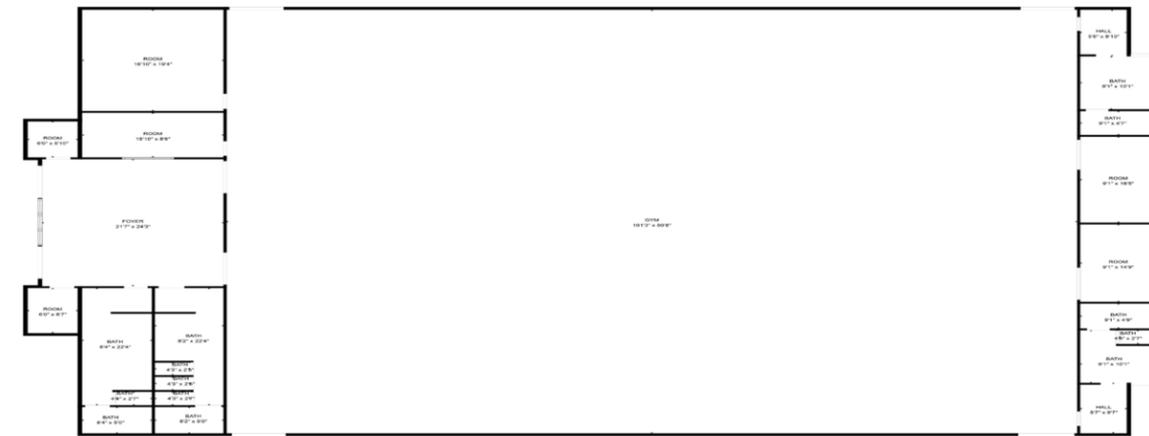


### Building Highlights

800 Building - 9,601 SF

- > Performance State / Auditorium (Seating for 220)
- > Restrooms
- > Weight Room
- > Boys & Girls Locker Room

## 900 BUILDING (GYM)



900 Building - 10,477 SF

- > Regulation Sized Indoor Basketball Court
- > Inserts for Volleyball Courts
- > Lockers & Showers
- > Concession Stand

## Area Demographics

	3-Mile	5-Mile
Population	178,181	460,288
Households	64,693	163,675
Housing Units	67,421	172,390
Median Household Income	\$65,090	\$64,018
Population by Age		
Ages 5-14	22,273	60,298
Ages 5-18	29,044	78,709
% of Population with a College Degree or Higher	23.1%	23.4%

> Charter Saturation - 5-Mile Radius (Charter Enrollment / Total Enrollment) = 20.2%

> Free & Reduced Lunch - 5-Mile Radius = 75%

> Vehicles Per Day  
 Peoria Ave 35,000 vehicles per day  
 43rd Ave 26,000 vehicles per day



Chemistry Lab

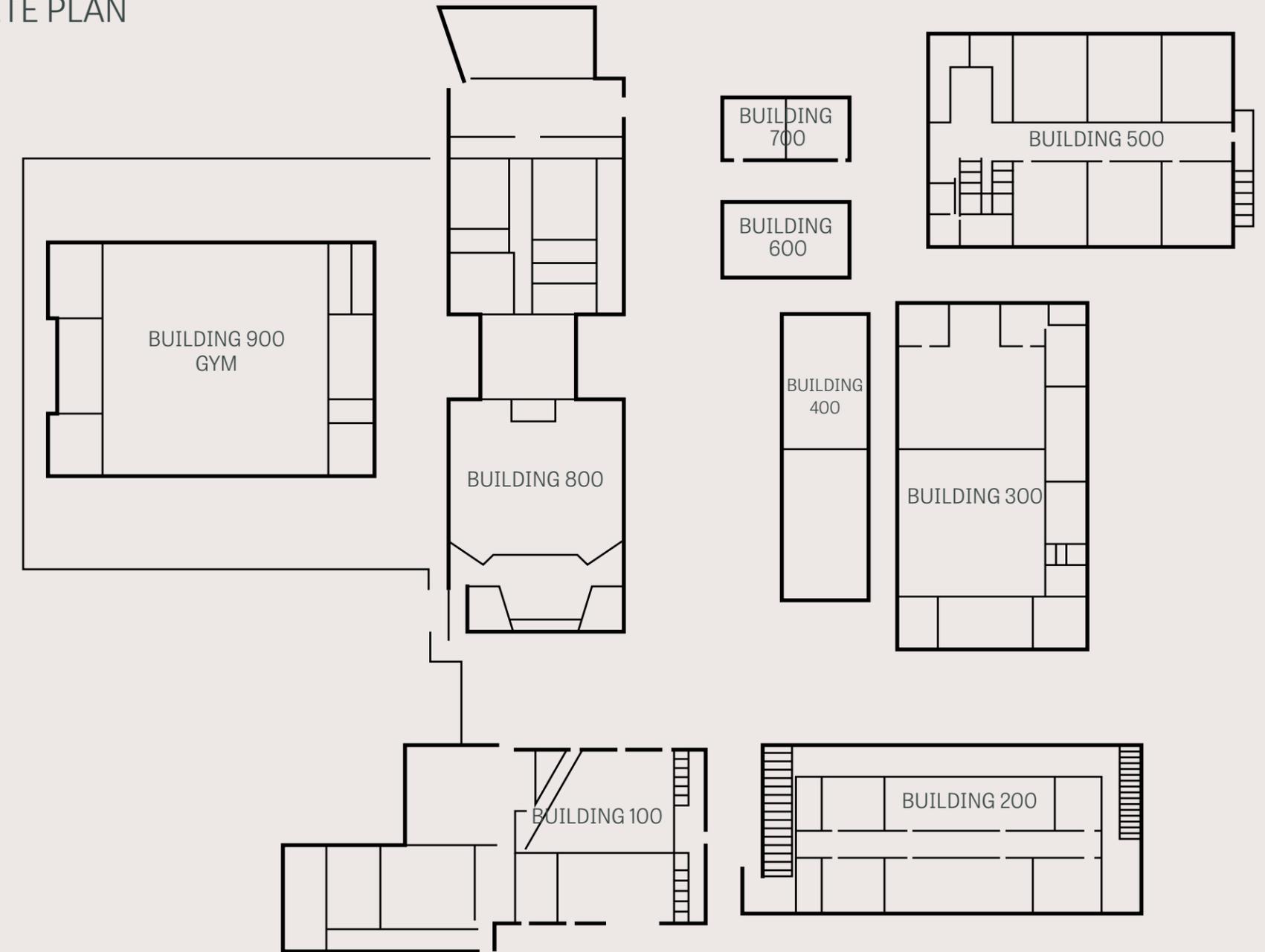


Classroom



Classroom

## SITE PLAN



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## EXCLUSIVE ADVISORS

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