

# 208 UNIT GCU APARTMENT PROJECT FOR SALE

4037 W CAMELBACK RD  
PHOENIX, AZ 85019



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**LEVROSE**  
COMMERCIAL REAL ESTATE

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# PROPERTY DETAILS



## SALE PRICE:

\$6,136,000  
(\$29,500/Unit)  
(\$29.94/SF)



## TOTAL LOT SIZE:

±4.71 AC  
(±204,955 SF)



## BUILDING SIZE (APPROVED PLANS):

4 Buildings  
Total Building Area: 205,705 GSF + 4,368 SF Balcony  
208 Units: 72 1BD / 1BA, 136 2BD / 2BA



## PARCEL:

107-04-002A



## ZONING:

R-5 (Phoenix)

## PROPERTY HIGHLIGHTS

- Permit-Ready project for 208-units
- Located right by GCU (25,800 On Campus Enrollment)
- Site is in an Opportunity Zone and QCT
- Centrally located near I-17 and US-60
- One of the largest shovel-ready projects available in Phoenix

# RENDERINGS



# AERIAL OVERVIEW



E GLENDALE AVE



E BETHANY HOME RD



GRAND AVE



E CAMELBACK RD

N 51ST AVE



N 19TH AVE

E INDIAN SCHOOL RD



E THOMAS RD

N 35TH AVE



# DEMOGRAPHICS



## POPULATION

	1 MILE	2 MILES	3 MILES	25 MIN
2024	18,704	96,757	219,276	1.37M
2029	18,426	95,452	217,087	1.4M



## HOUSEHOLDS

	1 MILE	2 MILES	3 MILES	25 MIN
2024	5,483	26,858	66,622	495,148
2029	5,432	26,660	66,471	513,039



## MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2024	\$63,071	\$64,185	\$61,093	\$74,320
2029	\$63,829	\$64,806	\$61,675	\$75,488



## AVERAGE HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2024	\$80,661	\$78,859	\$77,234	\$97,334
2029	\$83,767	\$81,273	\$79,678	\$101,189



## EMPLOYEES

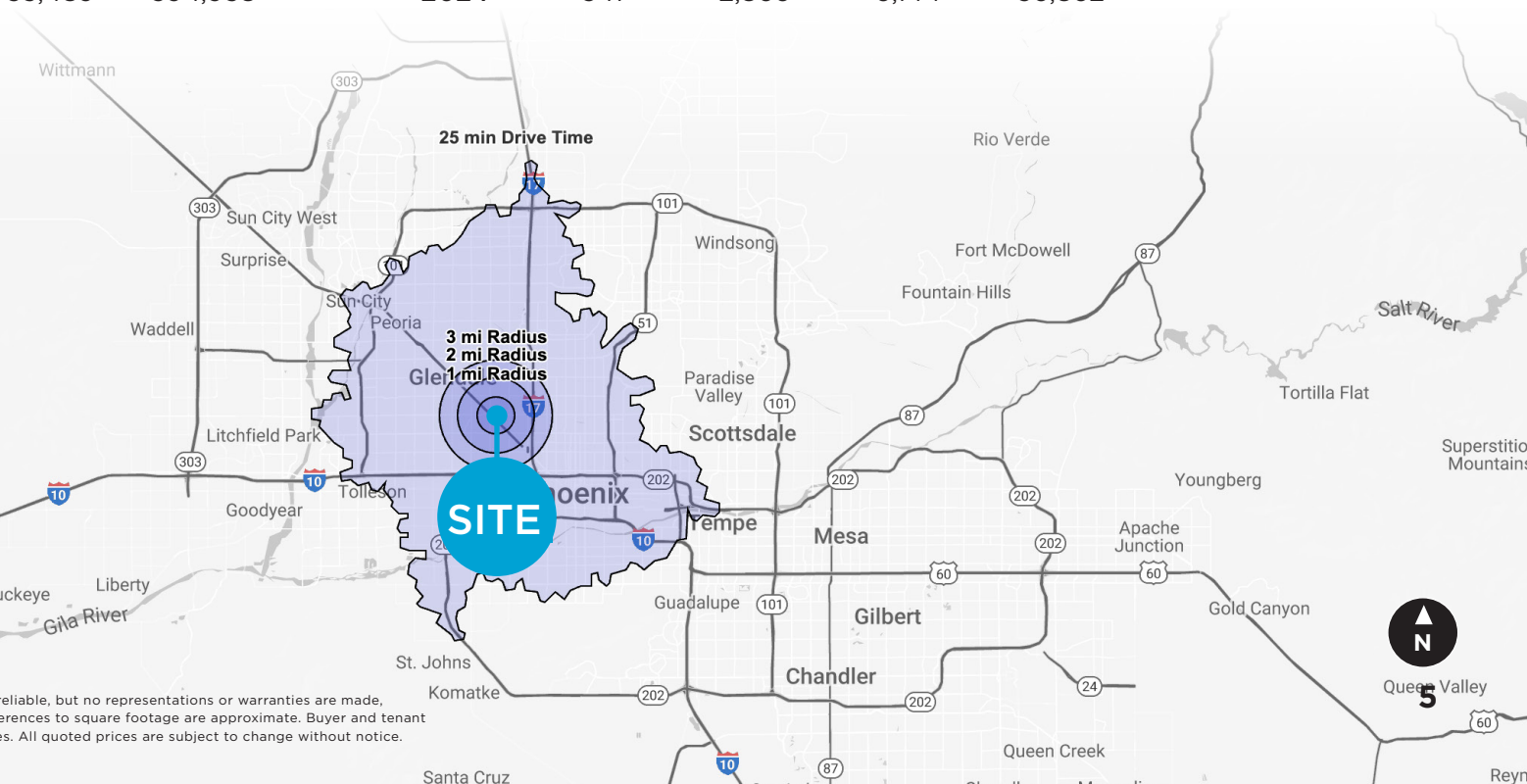
	1 MILE	2 MILES	3 MILES	25 MIN
2024	6,109	25,839	53,489	594,938



## BUSINESSES

	1 MILE	2 MILES	3 MILES	25 MIN
2024	541	2,866	6,144	56,862

Info gathered via Costar.com



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant should verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# SUBMARKET OVERVIEW

## GRAND CANYON UNIVERSITY



Information Gathered Via Costar.com

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### OVERVIEW



### STUDENT INVENTORY

38  
PROPERTIES

2,875  
BEDS

### CONSTRUCTION

0  
STUDENT BEDS  
DELIVERED PAST 4 QTRS

0  
MULTI-FAMILY BEDS  
DELIVERED PAST 4 QTRS

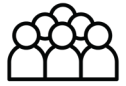
0  
STUDENT BEDS  
UNDER CONSTRUCTION

0  
MULTI-FAMILY BEDS UNDER  
CONSTRUCTION

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# PHOENIX CITY OVERVIEW



**1.6M +**  
TOTAL POPULATION



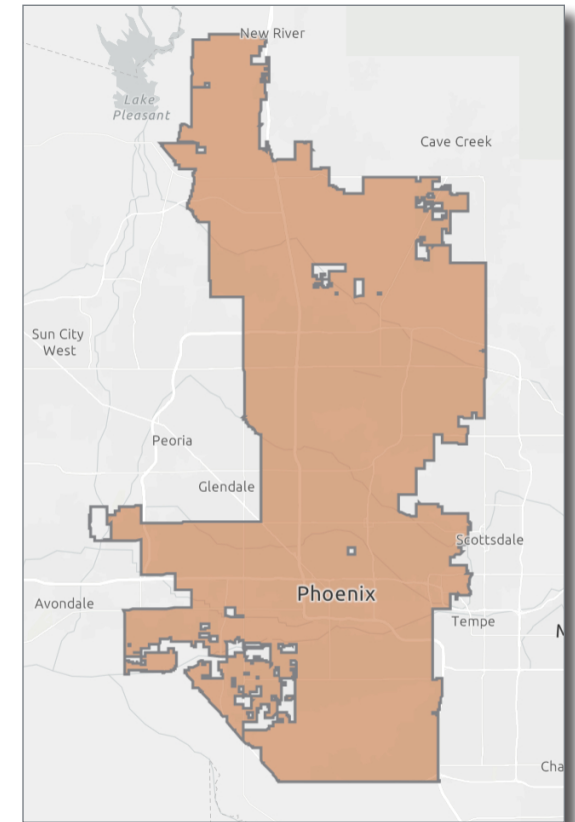
**\$70K +**  
AVG HH INCOME

## GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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