



DT Phx Infill Site For Sale



388-394 N. 3rd Ave.

PHOENIX, AZ 85003

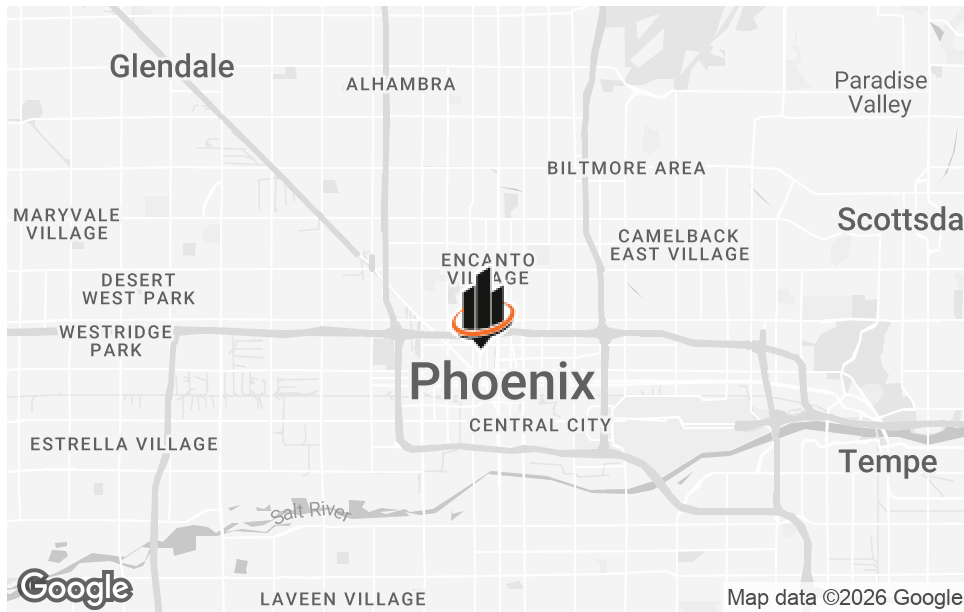
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PROPERTY DETAILS & HIGHLIGHTS



PRICE	\$1,650,000
PROPERTY TYPE	Office/Land
BUILDING SIZE	3,433 SF
LOT SIZE	0.43 AC 18,808 SF
APN	111-41-076 and 111-41-076
ZONING	DTC-VANB
2025 TAXES	\$19,819.88
PARKING	12 Spaces *Potential for additional parking on southern portion of lot.



- **Rare Downtown Phoenix hard corner owner user or redevelopment opportunity.**
- **Flexible zoning allowing for an abundance of uses including apartment, office, retail, etc.**
- **Existing structure includes a highly functional office layout with mostly private offices.**
- **Twelve dedicated parking spaces and potential for additional parking on neighboring lot.**
- **Tremendous walkability in an area surrounded by countless amenities**
- **Numerous Class A developments in immediate area**
- **Convenient access to I-10 Freeway**

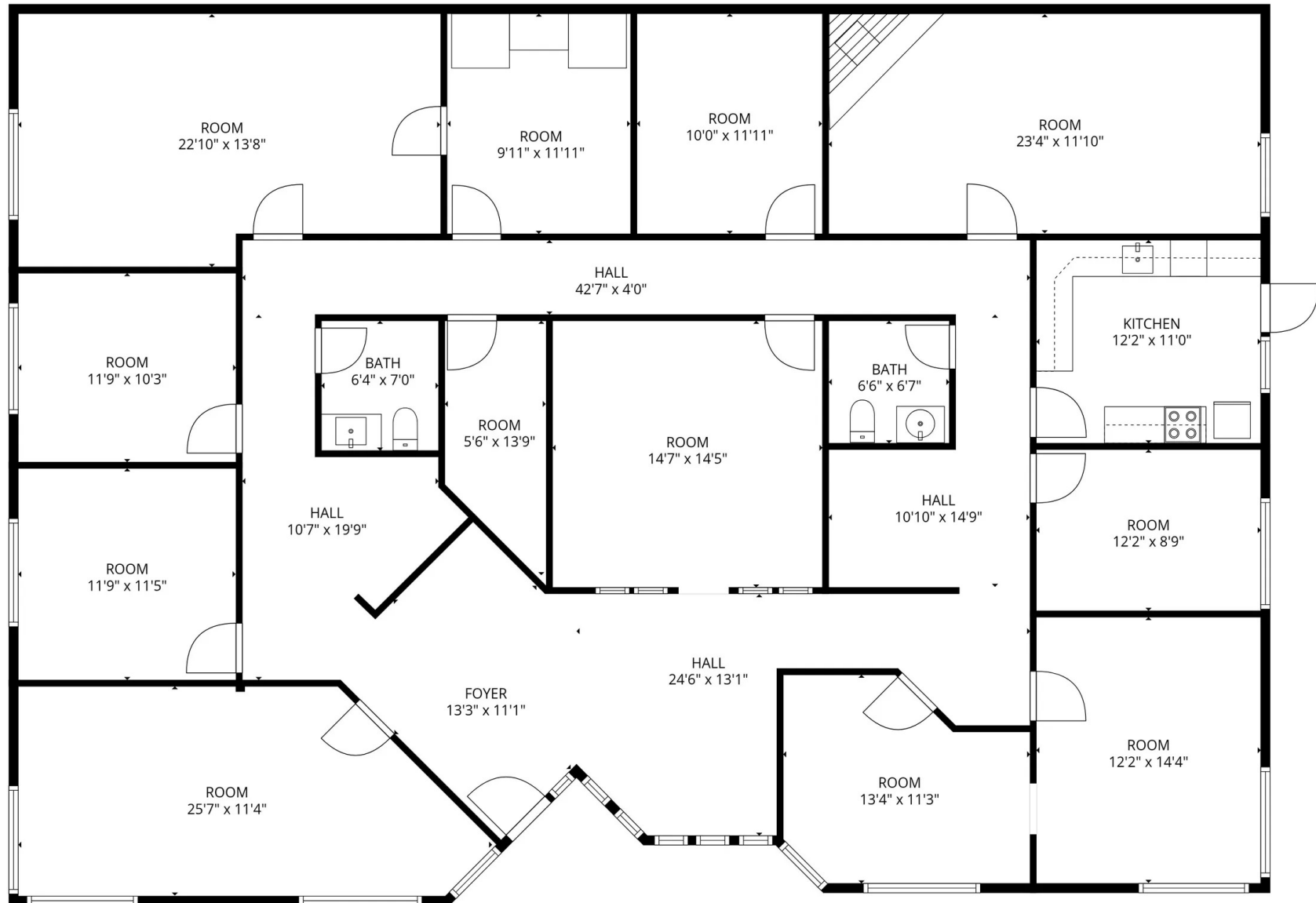
PARCEL VIEW



INTERIOR PHOTOS



FLOOR PLAN



CITY OF PHOENIX

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!



1.66M+
PEOPLE LIVE IN
PHOENIX, AZ



5th
LARGEST CITY IN
THE U.S.



42
OPPORTUNITY ZONES
IN 6 UNIQUE
NEIGHBORHOOD



4.95M+
PEOPLE LIVE IN THE
GREATER PHOENIX
METRO AREA



City of Phoenix

PHOENIX RANKINGS

**RANKED #8 BEST CITY FOR
MILLENNIALS TO LIVE IN**

- THE LANGSTON CO., 2019

**FASTEST GROWING CITY IN U.S.
5TH YEAR IN A ROW**

- U.S. CENSUS BUREAU, 2020

NO.7 BEST STARTUP CITY IN AMERICA

- AZBIGMEDIA, 2022

#4 SMALL BUSINESS EMPLOYMENT GROWTH

- PAYCHEX, 2022

RANKED #7 BEST PERFORMING CITY

- MILKEN INSTITUTE, 2021

NO. 10 IN STEM JOB GROWTH

- RCLCO, 2020

CITY OF PHOENIX WORKFORCE

Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The city is emerging in the new economy with strength in high technology, manufacturing, bioscience research, and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment but a great place to live.



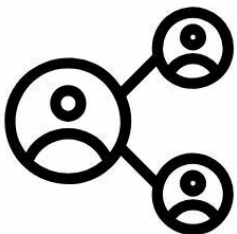
70%

OF THE STATE'S
WORKFORCE POPULATION
LIVES WITHIN THE
PHOENIX METRO



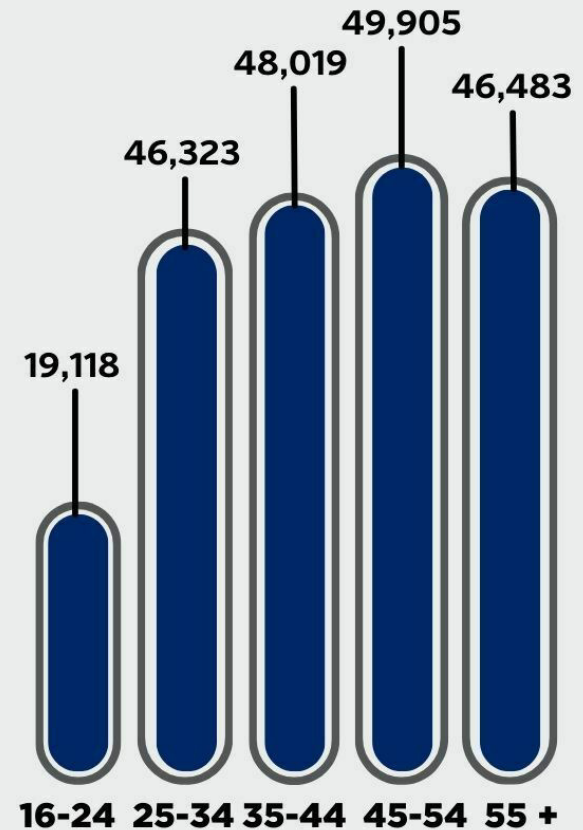
33

MEDIAN AGE
OF POPULATION



\$85,527

AVERAGE
HOUSEHOLD INCOME



AGE OF WORKFORCE

CITY OF PHOENIX HIGHER EDUCATION



ARIZONA STATE UNIVERSITY

TOTAL ENROLLMENT: 119,951
PHOENIX ENROLLMENT: 11,500+

- Supported 300+ students, faculty, alumni, and external startups over the past 10 years.
- The Phoenix campus creates strong learning and career connections for students with organizations in media, health care, corporate, and government.



GRAND CANYON UNIVERSITY

TOTAL ENROLLMENT: 102,000+
#1 IN ARIZONA

- GCU offers online and campus-based degree programs for both traditional students as well as working professionals.
- GCU has invested over \$1.6 billion into their state-of-the-art campus expansion over the past 10 years.
- 2021 USA Top 20



UNIVERSITY OF ARIZONA

TOTAL ENROLLMENT: 119,951

- UA main campus is located in Tucson, with a satellite site in Downtown Phoenix. Programs in Phoenix include Eller College MBA and the College of Medicine at the Phoenix Bioscience Core.
- In 2022, there were 762 graduate students at the Phoenix Biomedical Campus.



NORTHERN ARIZONA UNIVERSITY

TOTAL ENROLLMENT: 30,736

- NAU is partnered with University of Arizona to allow students to reap the benefits of the Phoenix Bioscience Core programs in Downtown Phoenix.
- Northern Arizona Center for Entrepreneurship and Technology offers programs for business growth.



CREIGHTON UNIVERSITY

TOTAL ENROLLMENT: 900 BY 2025

- Creighton University opened the Health Sciences Campus in 2021 at Park Central.
- The campus spans 195K SF and offers 9 laboratories, 10 high fidelity simulation areas, a trauma simulation room, and 16 standardized patient simulation exam rooms.



MARICOPA COUNTY COMMUNITY COLLEGES

TOTAL ENROLLMENT: 114,775+
PHOENIX ENROLLMENT: 28,000+

- Of the 10 community colleges in the Greater Phoenix area, the 3 located in the immediate Phoenix area are Phoenix, Gateway & South Mountain.
- Gateway Community College, the Center for Entrepreneurial Innovation is a comprehensive business incubator for start-up companies.

CITY OF PHOENIX ATTRACTIONS

GOLF

Well known as 'America's Best Place to Live for Golf' there are over 200 golf courses in the Greater Phoenix area, and over 26 in Phoenix alone. Presidents, Hollywood luminaries and various VIPs have all trod the fairways at the classic Central Phoenix Arizona Biltmore golf course.



MAJOR LEAGUE SPORTS

Chase Field home of MLB's Arizona Diamondbacks and Footprint Center home to NBA's Phoenix Suns and WNBA's Phoenix Mercury are both located in Downtown Phoenix. Explore the greater Phoenix area with NFL's Arizona Cardinals and NHL's Arizona Coyotes.



ARTS & CULTURE

The Phoenix area has a rich arts-and-culture environment. The walkable Roosevelt Row Arts District is home to art galleries, restaurants, bars and boutique shops, find larger than life mural walls, visit the internationally acclaimed Heard Museum, or catch a show at the historic Orpheum Theatre.



DISCLAIMER

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