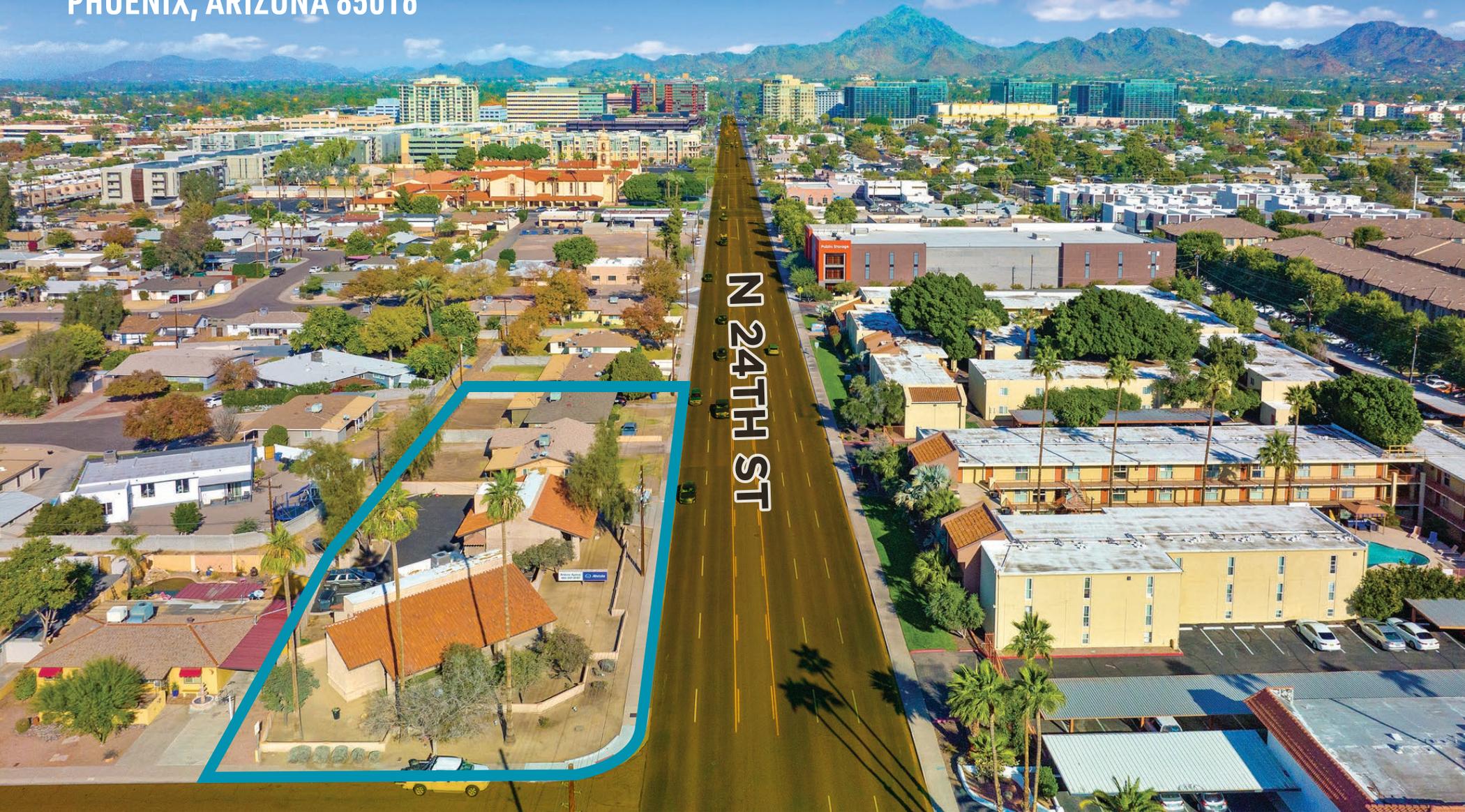


24TH STREET PORTFOLIO

PHOENIX, ARIZONA 85016

LENDER OWNED



FOR SALE

FOUR FREESTANDING BUILDINGS, INDIVIDUALLY AVAILABLE OR FOR REDEVELOPMENT

 CUSHMAN &
WAKEFIELD

PROPERTY DESCRIPTION

Parcel #:	163-33-056	163-33-057	163-33-058	163-33-059
Address:	2346 E Montecito Ave Phoenix, AZ 85016	4332 N 24th St Phoenix, AZ 85016	4336 N 24th St Phoenix, AZ 85016	4342 N 24th St Phoenix, AZ 85016
Building SF:	1,204 SF	1,152 SF	1,550 SF	1,157 SF
Lot SF:	8,688 SF	6,356	6,281	6,961
Lot AC:	0.20	0.15	0.14	0.16
Year Built:	1952	1952	1966	1962
Building Height:	12'	12'	N/A	N/A
Parking Ratio:	4.21/1,000	5.13/1,000	N/A	N/A
Zoning:	<u>R-O,</u> City of Phoenix	<u>R-O,</u> City of Phoenix	<u>R-6,</u> City of Phoenix	<u>R-6,</u> City of Phoenix
Roof Type:	Concrete Tile	Concrete Tile	Asphalt	Asphalt
Exterior Wall Type:	8" Painted Block	8" Painted Block	8" Painted Block	8" Painted Block
2025 Taxes:	\$2,345.52	\$2,038.18	\$2,679.30	\$2,439.84



Total Building SF
5,423 SF



Total Lot SF
28,286 SF

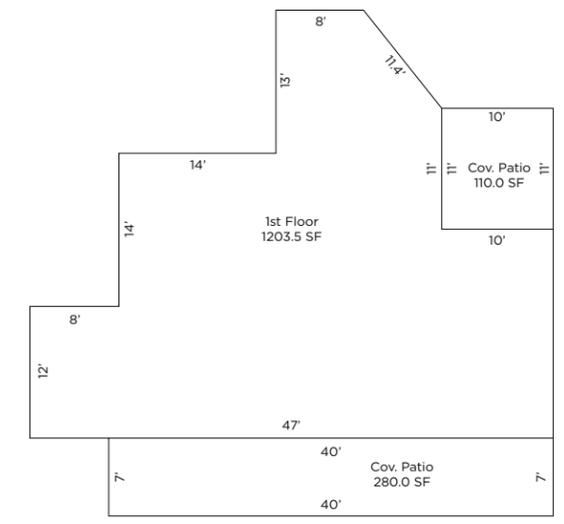


Total Lot AC
0.65 AC

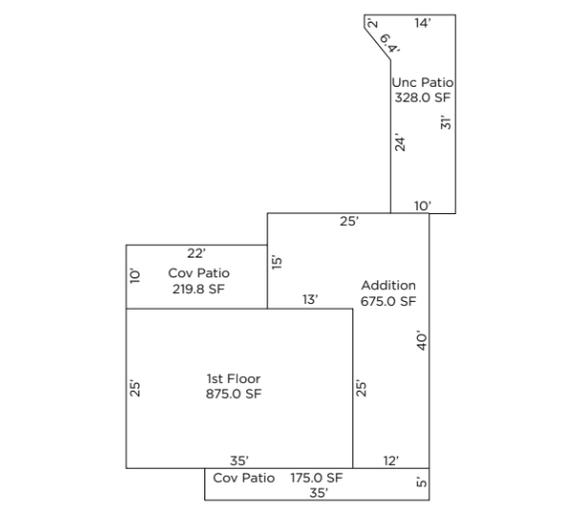


FLOOR PLANS

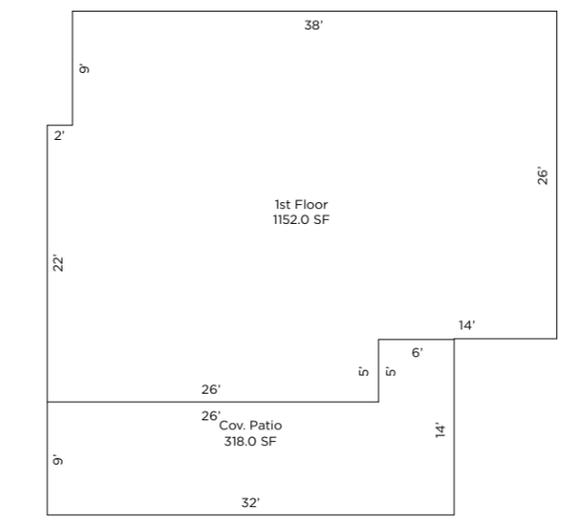
2346 E Montecito Ave | APN 163-33-056



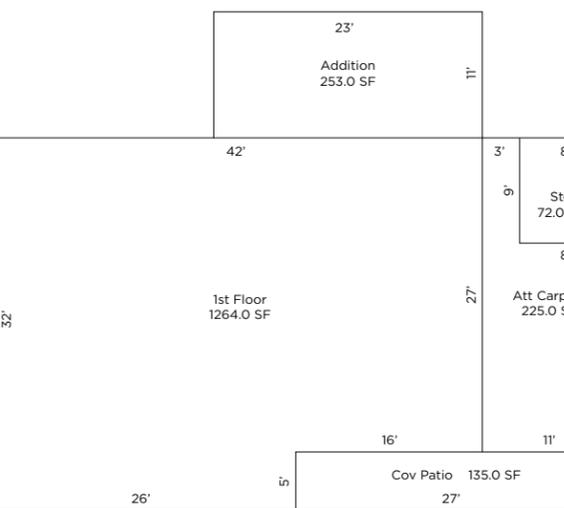
4336 N 24th St | APN 163-33-058



4332 N 24th St | APN 163-33-057



4342 N 24th St | APN 163-33-059



SITE PLAN

E MONTECITO AVE



N 24TH ST



SITE AERIAL

E MONTECITO AVE



TOTAL LOT SIZE
27,198 SF

N 24TH ST
29,686 VPD



RETAIL AMENITIES

CAMELBACK COLONNADE
SHOPPING/DINING

Bath & Body Works BEST BUY ZUPAS CAFE
COLD STONE elements massage fry's HomeGoods
NIKE'S IN-N-OUT kiln. Marshalls
MEN'S WEARHOUSE OLD NAVY TORCHY'S TACOS ULTA BEAUTY

TOWN & COUNTRY
SHOPPING/DINING

ATHLETA BANANA REPUBLIC Cafe Rio
COFFEE BEAN TEA LEAF hopdoddy THE MACINTOSH
LAIFITNESS. RACK PIZZERIA BIANCO
TRADER JOE'S WHOLE FOODS MARKET BARNES & NOBLE

BILTMORE FASHION PARK
SHOPPING/DINING

alo ANTHROPOLOGIE BISUTORO BLANCO bc BREAKFAST CLUB
CHANEL EVEREVE gorjana JCREW LIFE TIME™
lululemon macy's One STOP Nutrition PANDORA POMO
ROYAL COFFEE Saks Fifth Avenue STARBUCKS COFFEE THE CAPITAL GRILL Zin burger

Steak 44 FLOWER CHILD
PYRO BUCK & RIDER THE HENRY

THE ESPLANADE
DINING

HEARSAY Little PICKLE PERKS
THE MERCER Camello FLINT BY BALTAIRE

ARCADIA FIESTA
SHOPPING/DINING

ROSS Tuesday Morning O'Reilly AUTO PARTS DICKY'S BARBECUE PIT
CHIPOTLE DUTCH BROS McDonald's ACE Hardware

ARCADIA PROMENADE
RETAIL/DINING

FEI WEI ASIAN KITCHEN PITA JUNGLE Walgreens
SUBWAY rubio's STARBUCKS

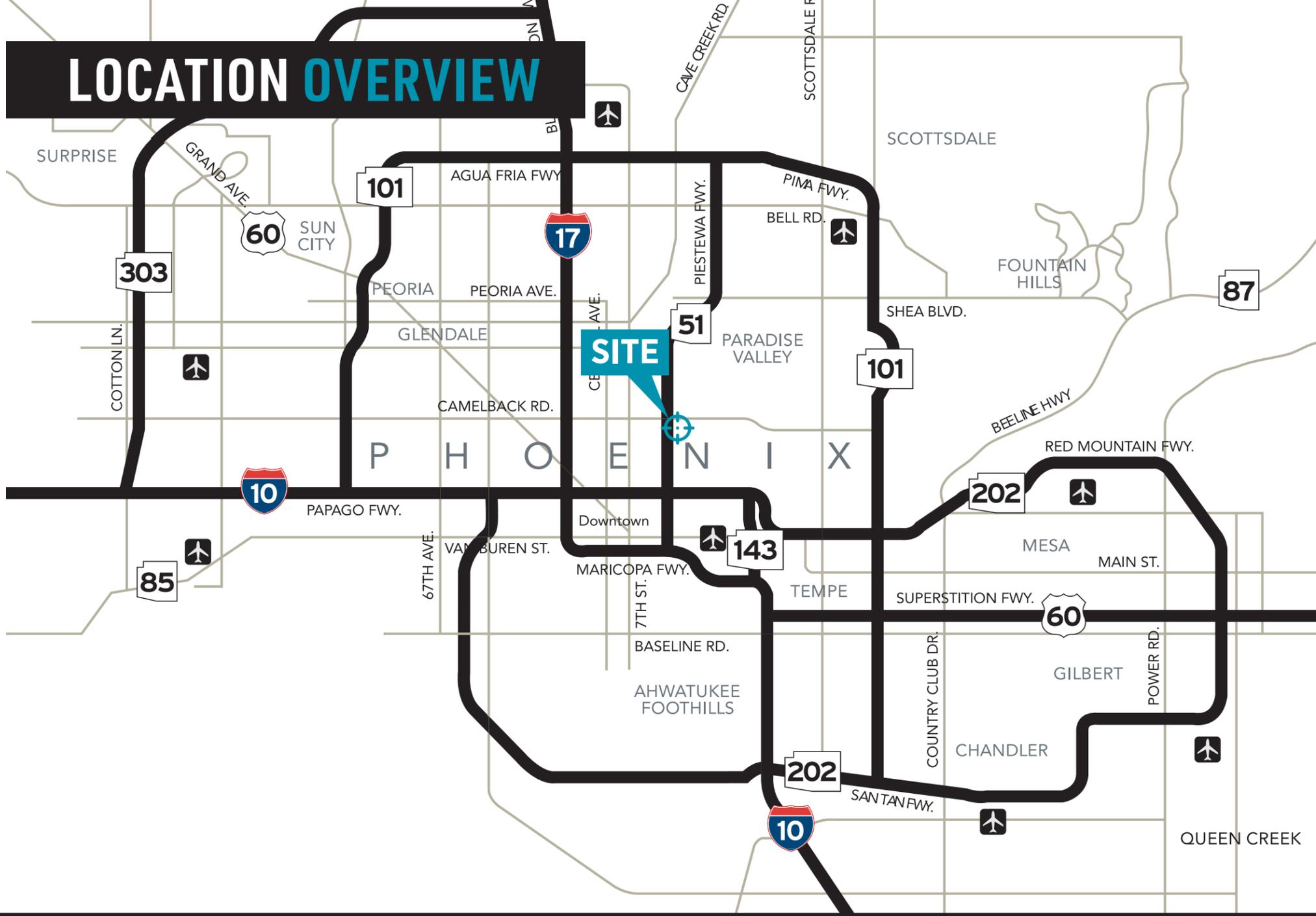


DEMOGRAPHICS

Source: Esri 2025

	1 Mile	3 Miles	5 Miles
2025 Total Population	20,930	153,270	342,235
2030 Total Population	21,774	159,451	359,753
2025 Daytime Population	41,678	229,076	512,415
Workers	33,548	165,682	360,584
Residents	8,130	63,394	151,831
2025 Median Household Income	\$93,314	\$80,460	\$76,777
2025 Median Home Value	\$594,764	\$599,439	\$597,538
2025 Median Age	37.6	37.2	36.6
2025 Avg Household Income	\$148,398	\$131,795	\$125,276
2030 Avg Household Income	\$168,482	\$147,568	\$139,289
2025 Households	10,603	72,561	155,106
2030 Households	11,212	77,023	167,431
2025 Housing Units	11,946	80,865	173,131
Owner Occupied Housing Units	38.5%	40.4%	38.9%
Renter Occupied Housing Units	50.3%	49.4%	50.7%
Vacant Housing Units	11.2%	10.3%	10.4%
2030 Housing Units	12,608	84,919	185,143
Owner Occupied Housing Units	40.1%	41.8%	39.3%
Renter Occupied Housing Units	48.9%	48.9%	51.2%
Vacant Housing Units	11.1%	9.3%	9.6%

LOCATION OVERVIEW



CONTACT

MICHAEL KITLICA

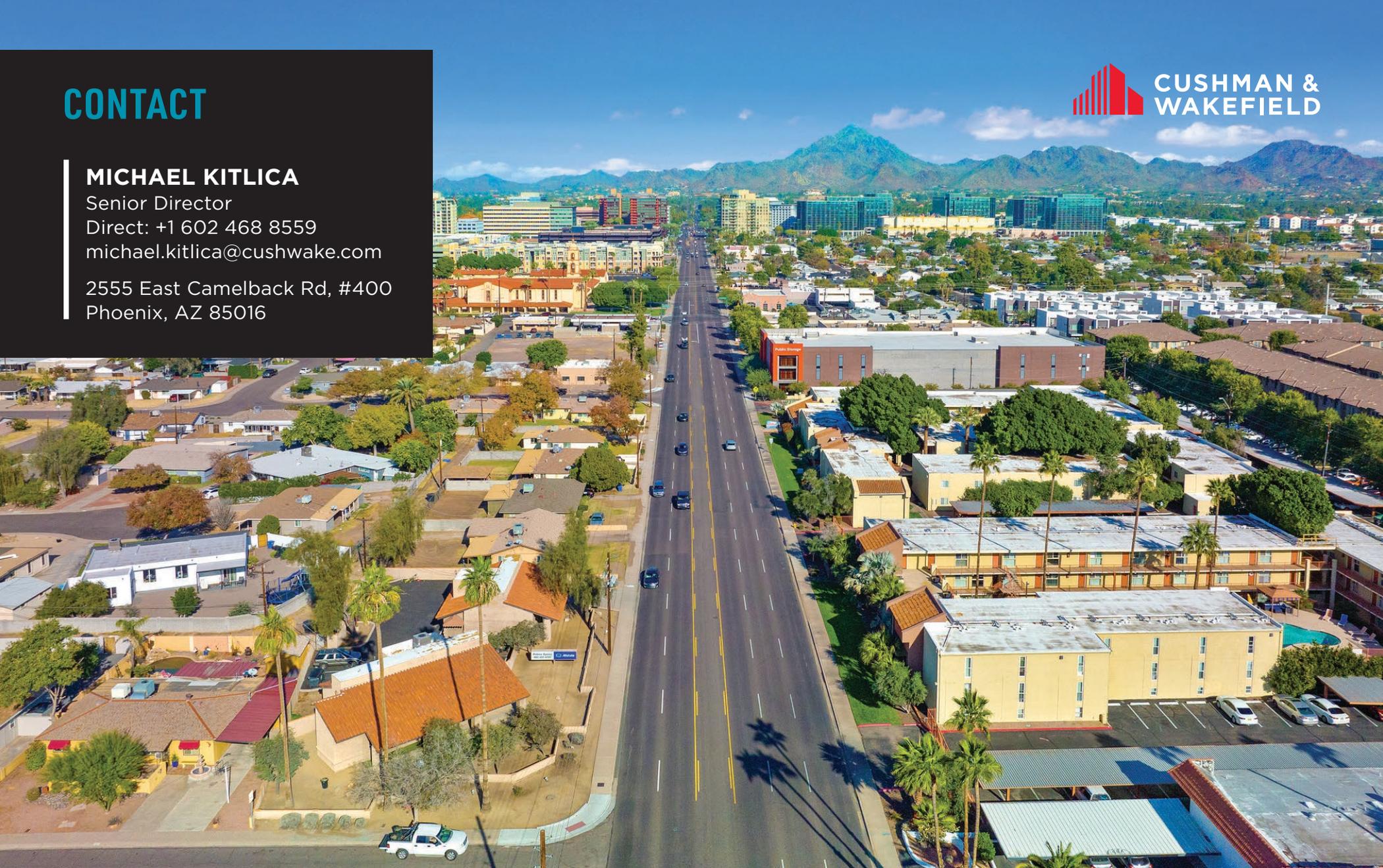
Senior Director

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