

# BLACK CANYON COMMERCE PARK

2225 W. PEORIA AVE | PHOENIX, AZ 85029

PRICED BELOW  
REPLACEMENT COST

AERIAL  
VIDEO  
(CLICK HERE)



 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CORFAC

**GNNEM**

**FOR SALE  
OWNER-USER/INVESTOR  
OPPORTUNITY**



# BLACK CANYON COMMERCE PARK

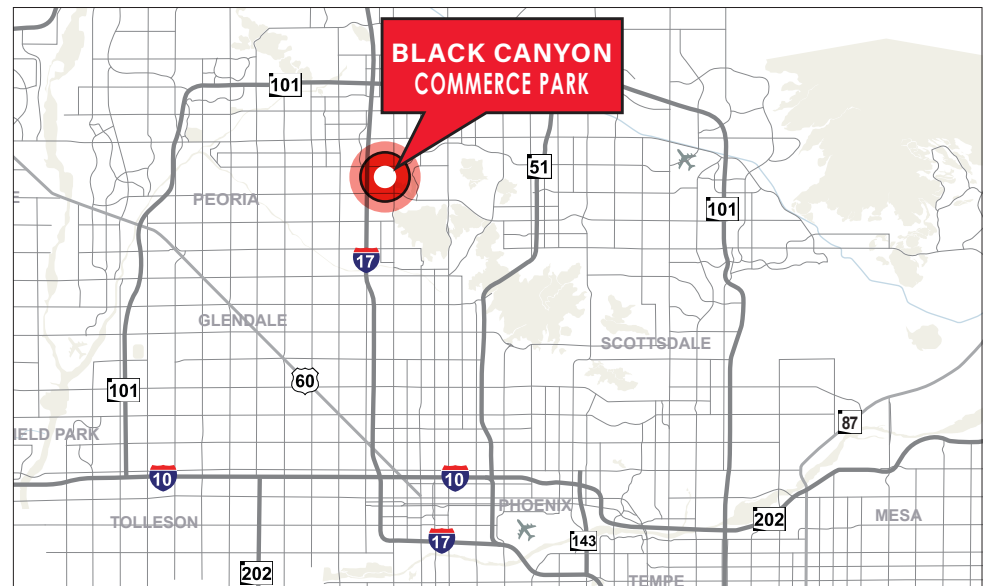
ADDRESS	2225 W. PEORIA AVENUE PHOENIX, AZ 85029
SQUARE FEET	±56,042 SF
LAND SIZE	±3.99 ACRES (±173,791 SF)
ZONING	A-1, CITY OF PHOENIX
PARKING	±278 SPACES COVERED: ±64 OPEN SURFACE: ±214 RATIO: 5/1,000 RSF
OCCUPANCY / TENANCY	±32,464 SF (57.93%) / 5 TENANTS
TYPE	TWO STORY WITH 1 ELEVATOR AND 3 STAIRWELLS
YEAR BUILT	2001
APN	149-10-044A, 149-10-044B
PURCHASE PRICE	\$7,500,000 (\$133.83 PSF)
COMPLETED IMPROVEMENTS INCLUDE	EXTERIOR BUILDING PAINTED, SEALED & RE-STRIPED PARKING LOT, UPGRADED LANDSCAPING, PAINTED RESTROOMS, ADDED ADDITIONAL INTERIOR LIGHTING
UTILITIES	ARIZONA PUBLIC SERVICES (ELECTRICITY), CITY OF PHOENIX (WATER/SEWER/TRASH), AND COX/CENTURYLINK (TELEPHONE)
LOCATION HIGHLIGHTS	<ul style="list-style-type: none"> <li>• 0.25 MILES EAST OF FULL DIAMOND INTERCHANGE @ W PEORIA AVE &amp; I-17 FREEWAY</li> <li>• SIGNALIZED INTERSECTION WITH PROMINENT FRONTAGE ON W PEORIA AVE AND N 23RD AVE</li> <li>• 34,526 VEHICLES PER DAY ON W PEORIA AVE</li> <li>• 15 MINUTES SOUTH OF THE \$40 BILLION TAIWAN SEMICONDUCTOR MANUFACTURING (TSMC) PLANT UNDER CONSTRUCTION</li> <li>• 0.5 MILES WEST OF MASSIVE REDEVELOPMENT OF METRO CENTER MALL INTO MULTI-FAMILY AND MIXED USE DEVELOPMENT</li> </ul>

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**Owner-User Investment** - Excellent opportunity for a company seeking space to occupy as their corporate or regional office with built-in expansion capabilities. Occupy the building while also receiving income from tenants. Contact us to discuss square footage within the Building to occupy.

**Investor Opportunity** - Value add opportunity acquiring an asset below replacement cost and add value through leasing up current vacancy.





NORTH MOUNTAIN

DOWNTOWN PHOENIX



OPENTECH ALLIANCE, INC

VISTA COLLEGE PREP - METRO NORTH



W PEORIA AVE

N 23RD AVE



2225 W PEORIA AVE | PHOENIX, AZ 85029





# BLACK CANYON COMMERCE CENTER



FOR MORE INFORMATION, PLEASE REQUEST A CONFIDENTIALITY AGREEMENT:

**Bob Deininger**  
D: 480.522.2772  
M: 480.229.1976  
bdeininger@cpiaz.com

**Kenneth E. Elmer**  
D: 480.522.2778  
M: 480.818-2142  
kelmer@cpiaz.com



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Locally Owned. Globally Connected. CRFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com