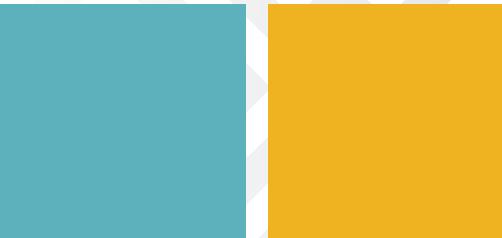


FOR LEASE

9215 N BLACK CANYON HWY | PHOENIX, AZ



±38,086 SF

2-STORY TURNKEY SCHOOL CAMPUS

Colliers

PROPERTY DETAILS

9215 N. Black Canyon Hwy's high visibility with frontage and signage along Interstate 17 makes it an ideal educational facility with easy access to a large percentage of the metropolitan Phoenix population. Highly visible from Interstate 17 (+200,000 Vehicles Per Day)



±38,086 RSF
ON 4.3 ACRES



32
CLASSROOMS



COMPUTER
LABS



STUDY
ROOMS



STUDENT
LOUNGE



LIBRARY



EXISTING EXTERIOR
FIELD SPACE
OPPORTUNITY



STUDENT
COLLABORATION
SPACES



2 ALLIED
HEALTH
LABS



1/4 MILE FROM
LIGHT RAIL STOP



AMPLE
PARKING



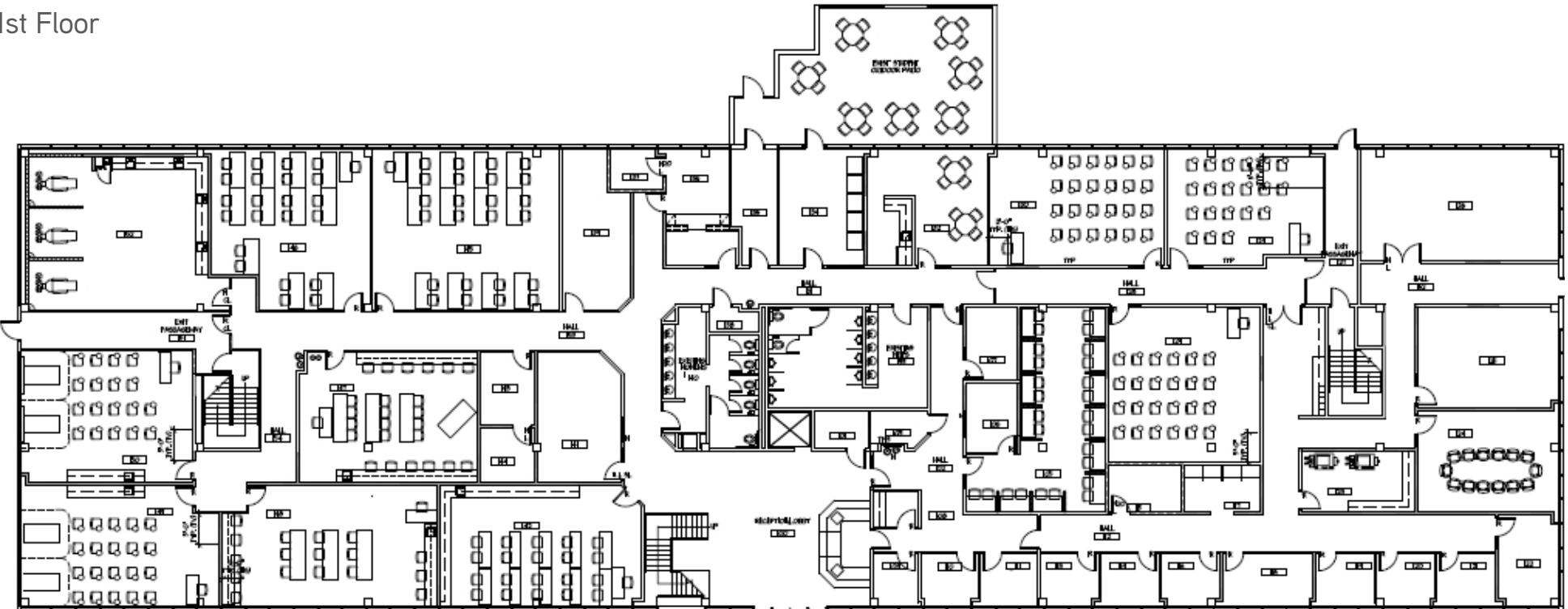
2 HVAC
LABS



PROPERTY FLOOR PLANS

FLOOR PLAN

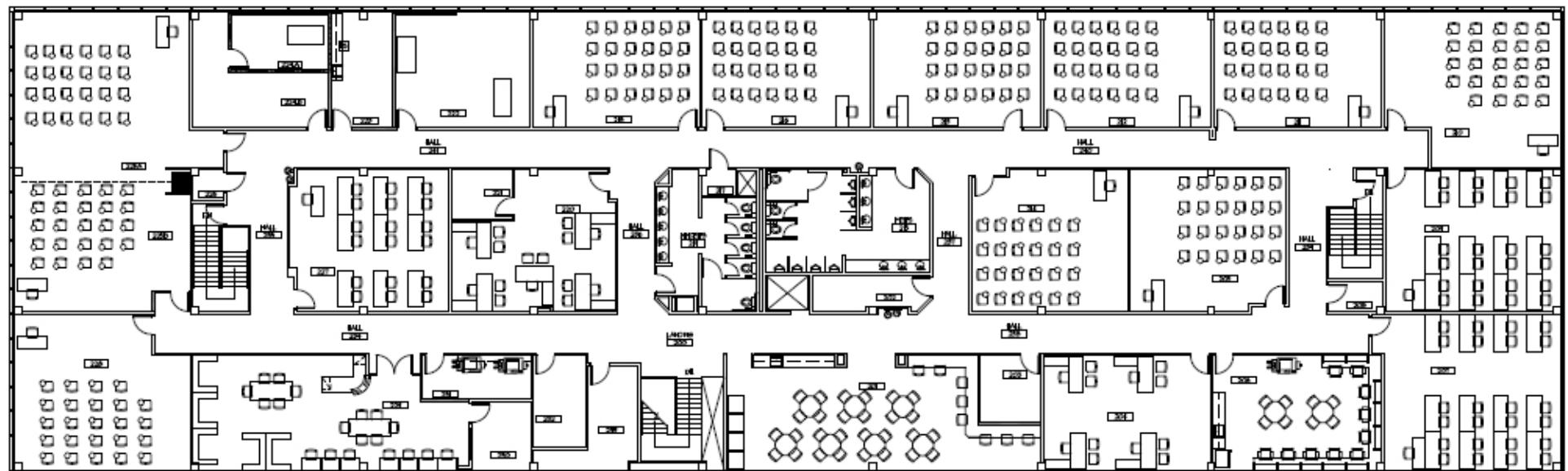
1st Floor



PROPERTY FLOOR PLANS

FLOOR PLAN

2nd Floor





The Campus is located 1 mile east of the \$850 million Metrocenter Mall Redevelopment which is planned for 2,600 multifamily units and 150k square feet of retail space.



PROPERTY DESCRIPTION



The site offers abundant parking.
(±394 spaces for over 10/1,000 SF)



PROPERTY ADDRESS

9215 N. Black Canyon Hwy.
Phoenix, AZ 85021



APN

149-12-001Q



LAND SIZE

±4.326 Acres (±188,428 SF)



BUILDING SIZE

±38,086SF



YEAR BUILT/RENOVATED

1984/2013



OCCUPANCY TYPE

Medical/Dental/Office/School



ZONING

C-2, Phoenix

2025 DEMOGRAPHICS

Description	1 Mile	3 Mile	5 Mile
2025 Total Population	16,402	179,073	451,788
2025 Population Ages 5-14	2,116	23,279	56,022
2025 Population Ages 15-24	2,493	25,787	70,027
Average Age	32.6	35.4	35.7
2025 Total Households	6,351	66,776	168,792
Average Household Income	\$49,602	\$60,695	\$65,300

FOR LEASE

9215 N BLACK CANYON HWY | PHOENIX, AZ



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