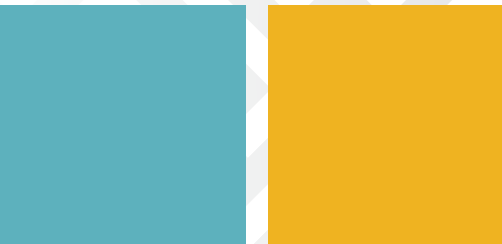


FOR LEASE

9215 N BLACK CANYON HWY | PHOENIX, AZ



±38,086 SF

2-STORY TURNKEY SCHOOL CAMPUS



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



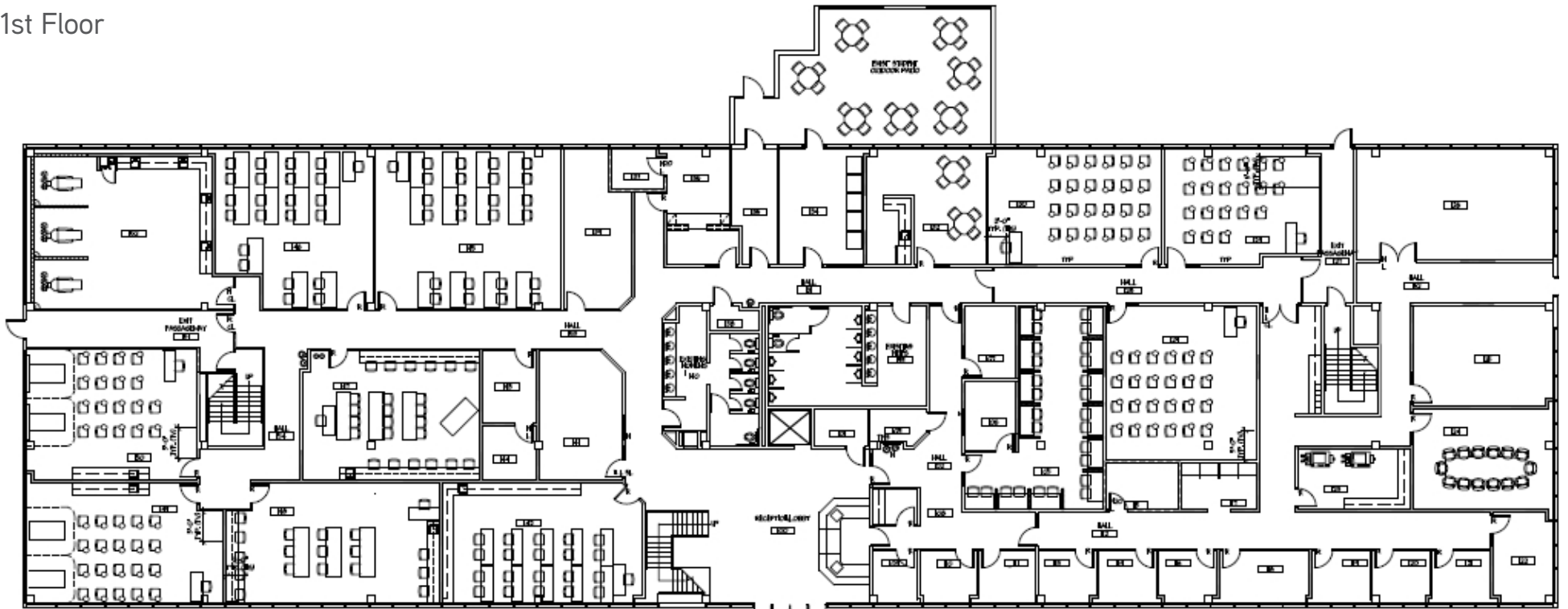
2 HVAC
LABS



PROPERTY FLOOR PLANS

FLOOR PLAN

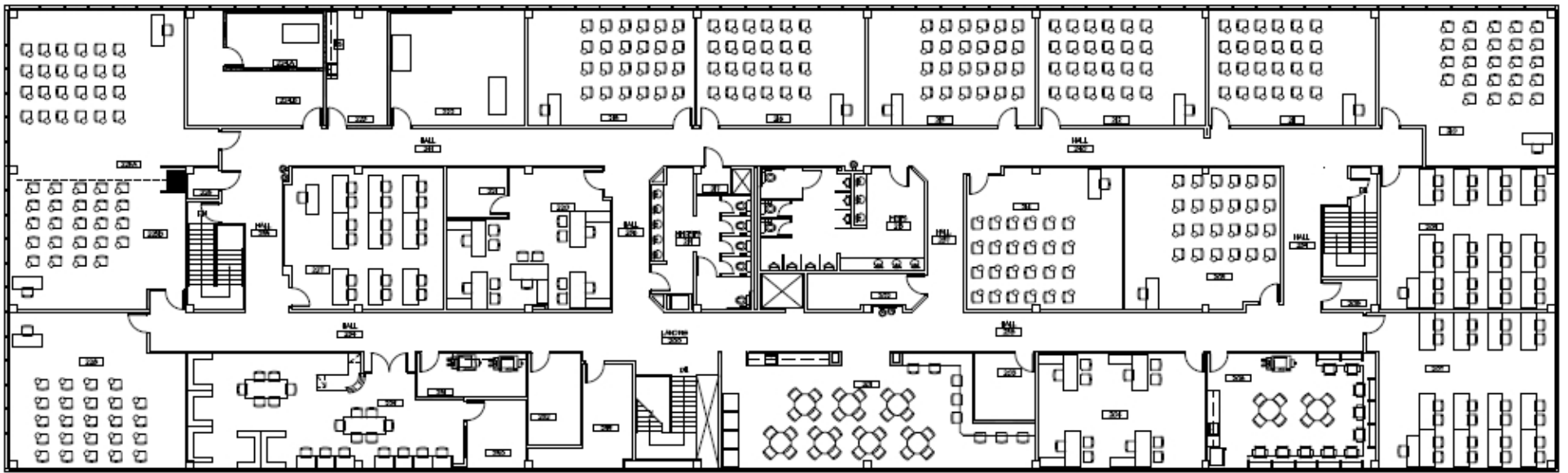
1st Floor



PROPERTY FLOOR PLANS

FLOOR PLAN

2nd Floor





METROCENTER
REDEVELOPMENT

LIGHTRAIL

9215 N BLACK
CANYON HWY

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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