



Mirador Apartments

2424 EAST GRANDVIEW ROAD PHOENIX, ARIZONA 85032

JACKSON EVERHART

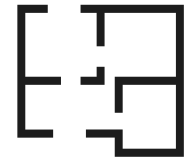
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PROPERTY SUMMARY



SALE PRICE:
Inquire for Pricing



UNIT COUNT:
36 UNITS

- Mirador Apartments is a 36-unit multifamily community located at 2424 E Grandview Road in North Phoenix, centrally positioned between the TSMC semiconductor corridor, Desert Ridge Marketplace, Kierland Commons, and the \$2B PV mixed-use redevelopment.
- The property features a well-balanced unit mix of studios, one-bedroom, and predominantly two-bedroom units across 25,740 SF, catering to stable, long-term renter demand in the submarket.
- Value-add opportunity exists through the continuation of unit renovations that include kitchen upgrades and in-unit washer/dryer. Driving rent growth and improved tenant retention.
- Located within an improving North Phoenix submarket, the property benefits from proximity to major employment centers, retail nodes, medical facilities, and nearby schools, supporting sustained rental demand.

PROPERTY OVERVIEW

Mirador Apartments is a 36-unit apartment community located at 2424 E Grandview Road, Phoenix, Arizona. Built in 1984, the property consists of a well balanced unit mix featuring 3 studio units, 6 one bedroom units, and 27 two bedroom units. The community offers practical floor plans designed to accommodate a range of resident needs.

The property is situated in North Phoenix with convenient access to nearby arterial roadways, neighborhood services, and outdoor amenities. Mirador Apartments benefits from a straightforward physical layout and established residential use, providing a stable asset with clear potential for ongoing upkeep and improvement over time.

Address: **2424 East Grandview Rd, Phoenix, AZ 85032**

Unit Mix: **3 Studios (525 sqft)
6 1bed/1bath (650 sqft)
27 2bed/1bath (750 sqft)**

Size (GBA): **25,740 SF**

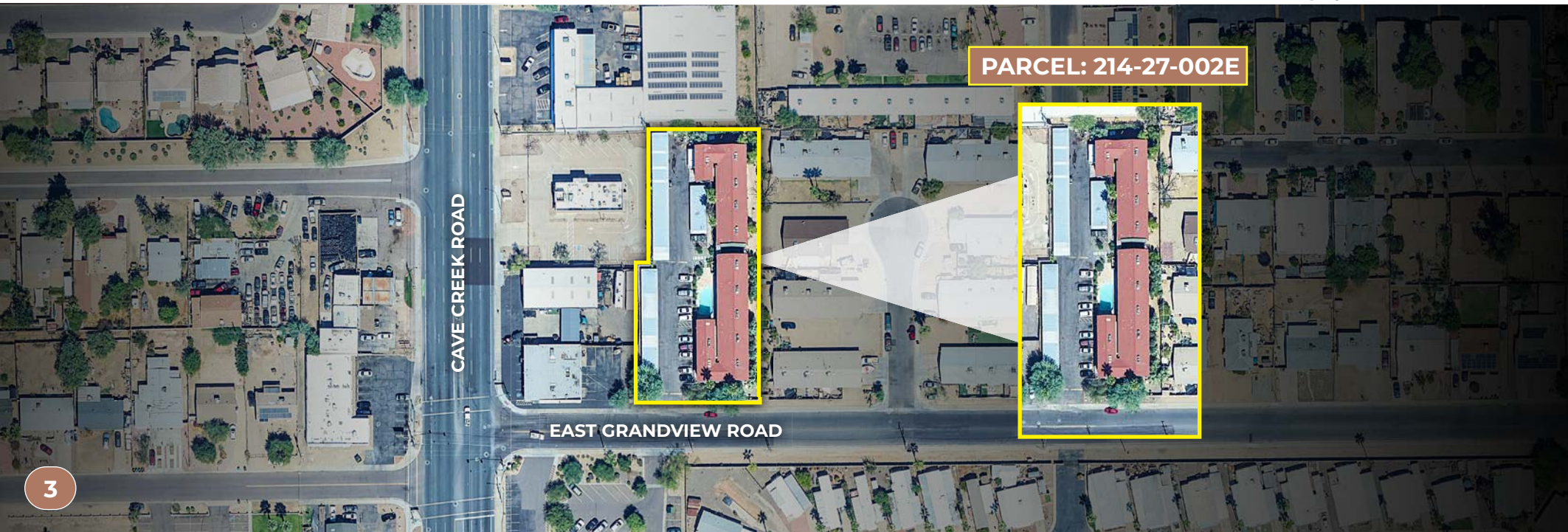
Lot Size: **0.82 Acres = 36,510 SQ FT**

Year Built: **1984**

Year Renovated: **2021**

Zoning: **C-2, Phoenix**

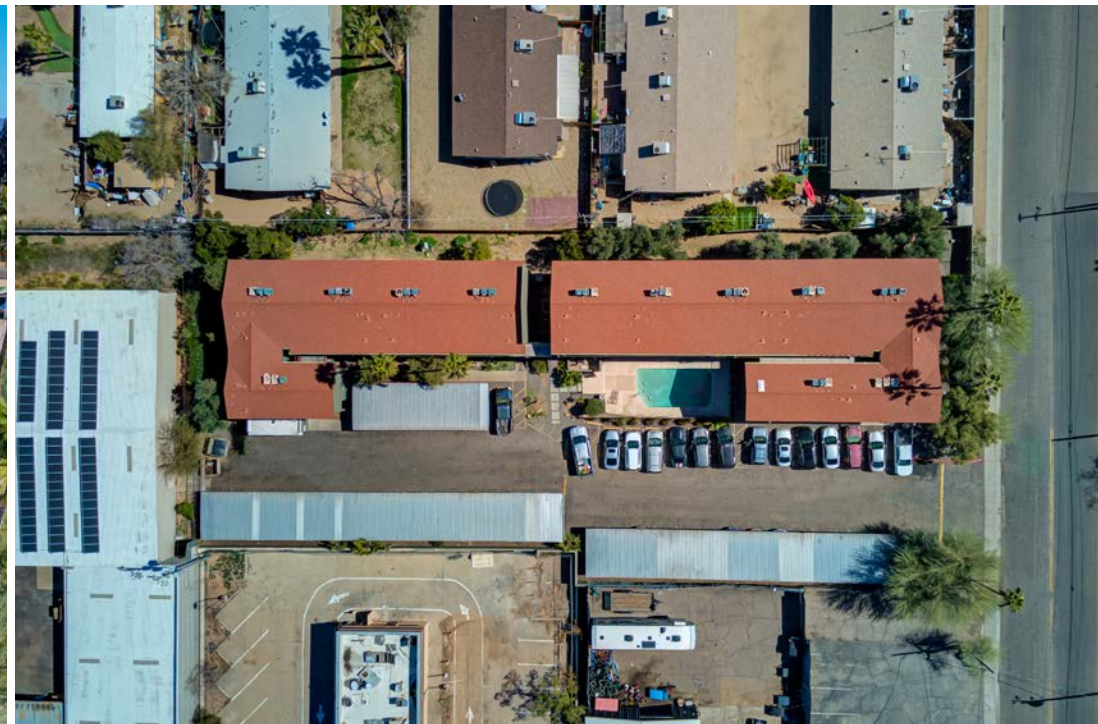
Metering: **Individually Metered for Electric;
Owner pays Water/Sewer/Trash**



INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL MAP

LOCATION HIGHLIGHTS



DVT
PHOENIX DEER VALLEY AIRPORT

DESERT RIDGE MARKETPLACE
AMC DINE-IN
JOANN
Marshall's
Target
Kohl's
HomeGoods
Albertsons
DSW
BARNES & NOBLE

HONORHEALTH
DEER VALLEY MEDICAL CENTER

Target
SPROUTS FARMERS MARKET
Tuesday Morning

THE HOME DEPOT
AutoZone

MAYO CLINIC

Patient Care Expansion and the Development of a Biotechnology Corridor

sam's club
WAL-MART SUPERCENTER

PET SMART
WinCo FOODS

fr's Marketplace

★ SUBJECT PROPERTY

paradise valley mall
pv
100+ Acre Mixed-Use Redevelopment

KIERLAND COMMONS
Bad Birdie
Crate & Barrel
LUCKY BRAND
Madewell
NORTH ITALIA
Toca
AVEDA
POSTINO
Anthropologie

METROCENTER
\$750 Million Mixed-Use Redevelopment
WAL-MART SUPERCENTER
RED LOBSTER
Culver's
Chili's
Jason's Deli

Lookout Mountain
POINTE HILTON TAPATIO CLIFFS RESORT
EXPERIENCE TROON GOLF®

THE HOME DEPOT
E55 FITNESS
AutoZone

HomeGoods
DISCOUNT TIRE

John C. Lincoln
North Mountain Hospital
Honored by Experts. Honored to Serve.

PV MALL REDEVELOPMENT

AN INSIDER'S LOOK AT PV | THE \$2 BILLION REDEVELOPMENT OF THE FORMER PARADISE VALLEY MALL

The former Paradise Valley Mall is being reimagined as PV - a visionary \$2 billion mixed-use destination that is redefining the heart of Paradise Valley Village. Spanning over 100 acres, this world-class community blends upscale retail, chef-driven dining, entertainment, outdoor public spaces, luxury residences, office headquarters, and wellness amenities, all anchored by a brand-new central park and vibrant gathering spaces that will host events and everyday life. Retail and lifestyle brands like Whole Foods Market, Sephora, Flower Child, Blanco Cocina + Cantina, Wren House Brewing, and many more are already open or coming soon, alongside celebrity chef restaurants and boutique services. Plans include luxury apartments, a high-end athletic country club and Life Time Living residences, and a dedicated corporate campus - creating a lively, walkable environment where residents, visitors, and businesses converge. PV isn't just a development - it's a dynamic new destination that elevates the community and sets a bold standard for the future of Phoenix.



PRICE:
**\$2 BILLION
REDEVELOPMENT**



LOT SIZE:
**6.5-MILLION
SQUARE FOOT**



pv





PHOENIX, ARIZONA

Phoenix, Arizona is the state's capital and largest city, serving as the economic and cultural center of the Southwest. The local economy is driven by a diverse mix of industries including technology, healthcare, financial services, advanced manufacturing, and logistics, supported by a strong corporate presence such as Intel, American Express, Honeywell, and Banner Health. A rapidly growing population, strong in-migration, and year-round tourism continue to fuel demand across retail, office, industrial, and mixed-use development. Direct access to Interstates 10, 17, and Loop 202, along with proximity to Phoenix Sky Harbor International Airport - one of the busiest airports in the nation - provides exceptional regional and national connectivity, reinforcing Phoenix's position as one of the fastest-growing and most desirable major markets in the United States.



5 MILE DAYTIME POPULATION

393,704



1 MILE AVG HOUSEHOLD INCOME

\$90,195

2026 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	28,283	179,457	393,704
Employees:	4,321	35,537	96,522
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	9,113	61,445	126,376
Average Size:	2.6	2.3	2.3
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$90,195	\$112,365	\$131,238
Annual Retail Expenditure:	\$437.41 M	\$3.18 B	\$6.88 B





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EXCLUSIVELY LISTED BY:

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