



# Mirador Apartments

2424 EAST GRANDVIEW ROAD PHOENIX, ARIZONA 85032

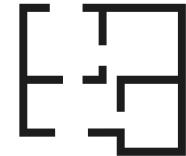
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**ORION**  
INVESTMENT REAL ESTATE

# 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:

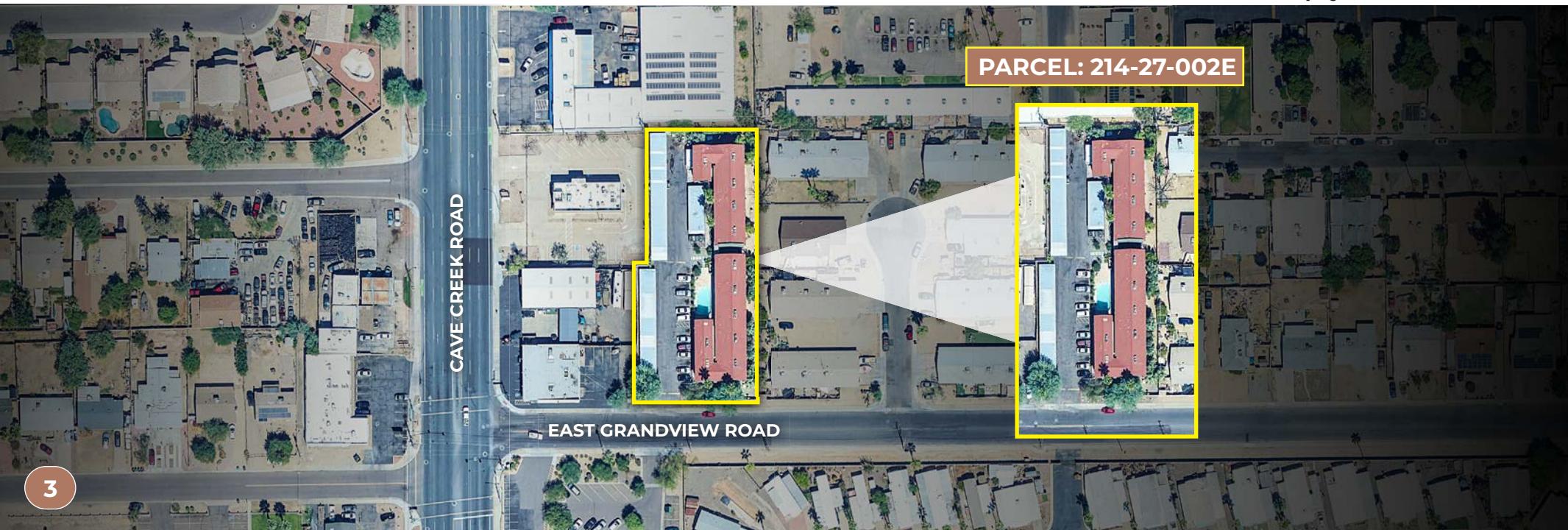
**2021**

Zoning:

**C-2, Phoenix**

Metering:

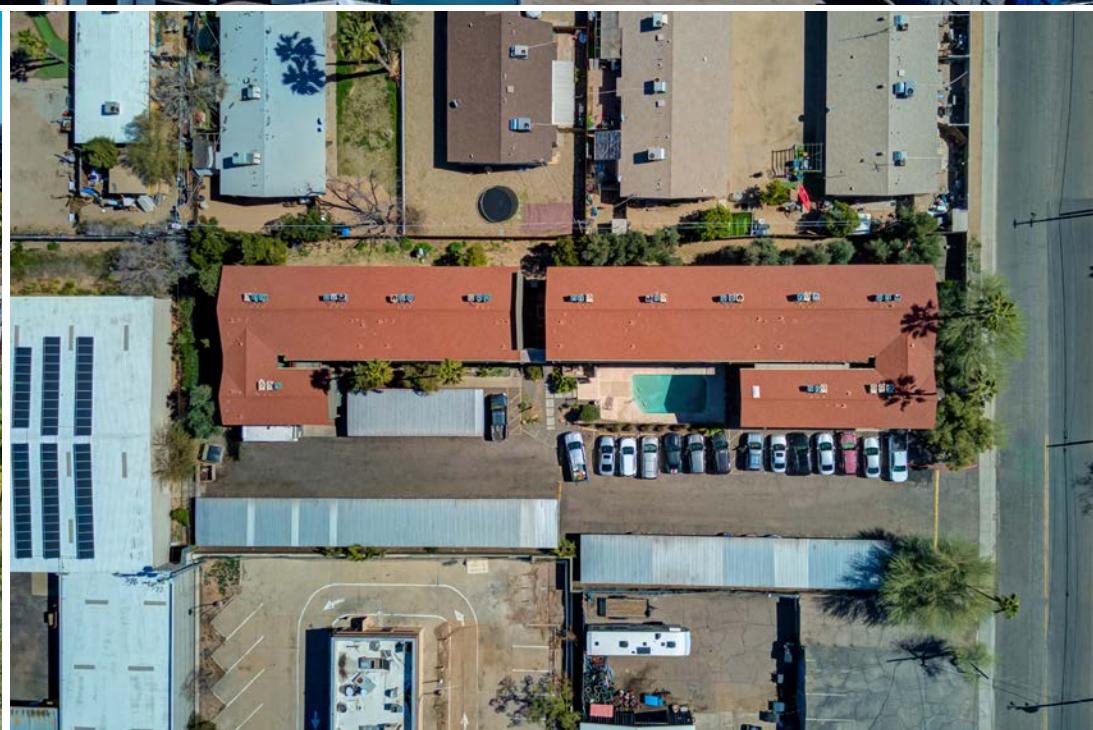
**Individually Metered for Electric;  
Owner pays Water/Sewer/Trash**



# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# AERIAL MAP

## LOCATION HIGHLIGHTS



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





**ORION Investment Real Estate**  
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EXCLUSIVELY LISTED BY:

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