

±5,123 SF DOWNTOWN PHOENIX OFFICE

AVAILABLE **FOR SALE**

1242 E. Washington St | Phoenix, AZ



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D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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PROPERTY HIGHLIGHTS

- Prime Downtown Phoenix Location: situated on the East side of Downtown Phoenix with immediate access to Washington Street & I-10
- ±0.45 acre parcel with a ±5,123 SF, two-story office building
- Opportunity Zone: site is located within an opportunity zone which could be an attractive consideration for some investors
- Strong Infill Demographics: surrounding one-mile area is expected to grow 6.3% in population from 2025 to 2030 with the three-mile population exceeding 118,000
- Excellent connectivity with Phoenix Sky Harbor 4.4 miles away and adjacent to the 12th St & Washington Light Rail stop
- Traffic Counts: E. Washington Street - 11,903 VPD



DEMOGRAPHICS 2026



POPULATION

1 MILE	14,686
3 MILE	117,974
5 MILE	358,318



HOUSEHOLDS

1 MILE	6,670
3 MILE	51,211
5 MILE	147,381



AVG HH INCOME

1 MILE	\$88,893
3 MILE	\$95,084
5 MILE	\$105,618



MEDIAN HOME VALUE

\$415,180
\$461,540
\$463,920



DAYTIME POPULATION

27,111
179,279
421,257



TOTAL BUSINESSES

1,300
10,423
27,423

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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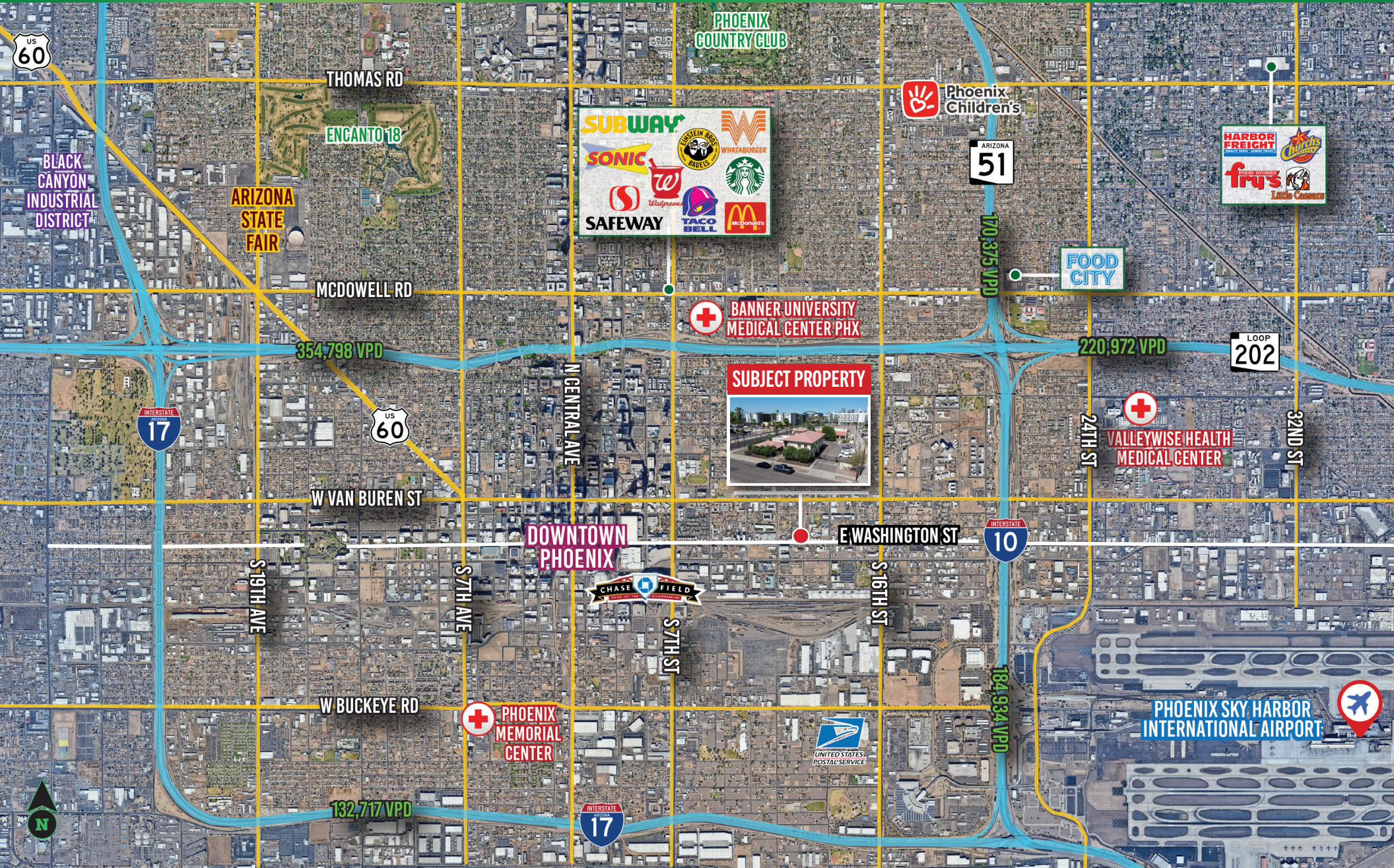
SOUTHWEST VIEW TOWARDS DOWNTOWN PHX



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