

School Property For Sale



±48,160 SF | 2820 W Kelton Ln, Phoenix, AZ 85053



SALE PRICE

\$9,500,000

(\$197.25 PSF)



SALE SUMMARY

Where Education Meets a Community Ripe for Development



BUILDING TOTALS ±48,160 SF



HIGHLY ACCESSIBLE LOCATION
Off of the I-17 and Loop 101 Freeway



STATE OF THE ART FACILITIES
With Many Amenities and Special Features



MOVE-IN READY



100% VACANT



OVERVIEW

±48,160 SF

Address 2820 W Kelton Ln, Phoenix, AZ 85053

Building Class B Specialized Use

Land Size 3.28 Acres

Parking 3.5/1,000 SF













Zoning IND PK

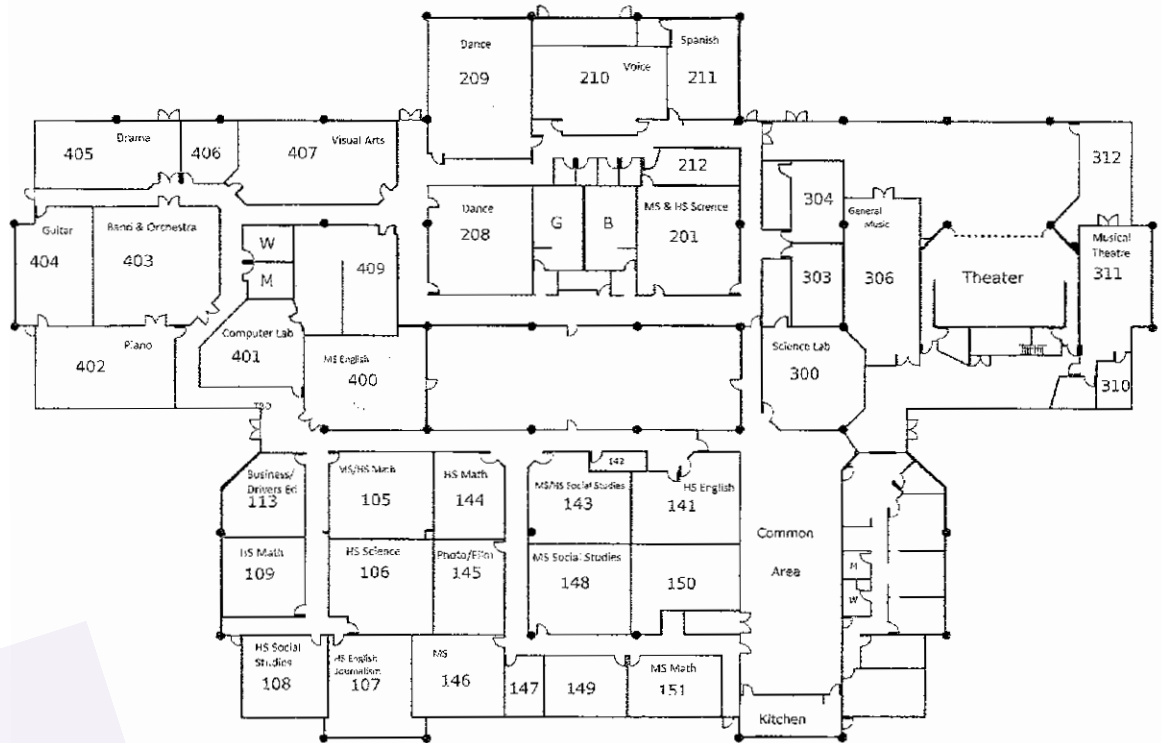


FLOOR PLAN

±48,160 SF

AMENITIES

-  28 Class Rooms
-  2 Conference Rooms
-  6 Bathrooms
-  Kitchen
-  Atrium
-  Auditorium Space that Seats 150
-  2 Dance Studios
-  Outdoor Theater
-  Lab Space with Sinks
-  Laundry
-  Outdoor Basketball Court
-  Cafeteria



THE LOCATION

Minutes Away from Top Destinations

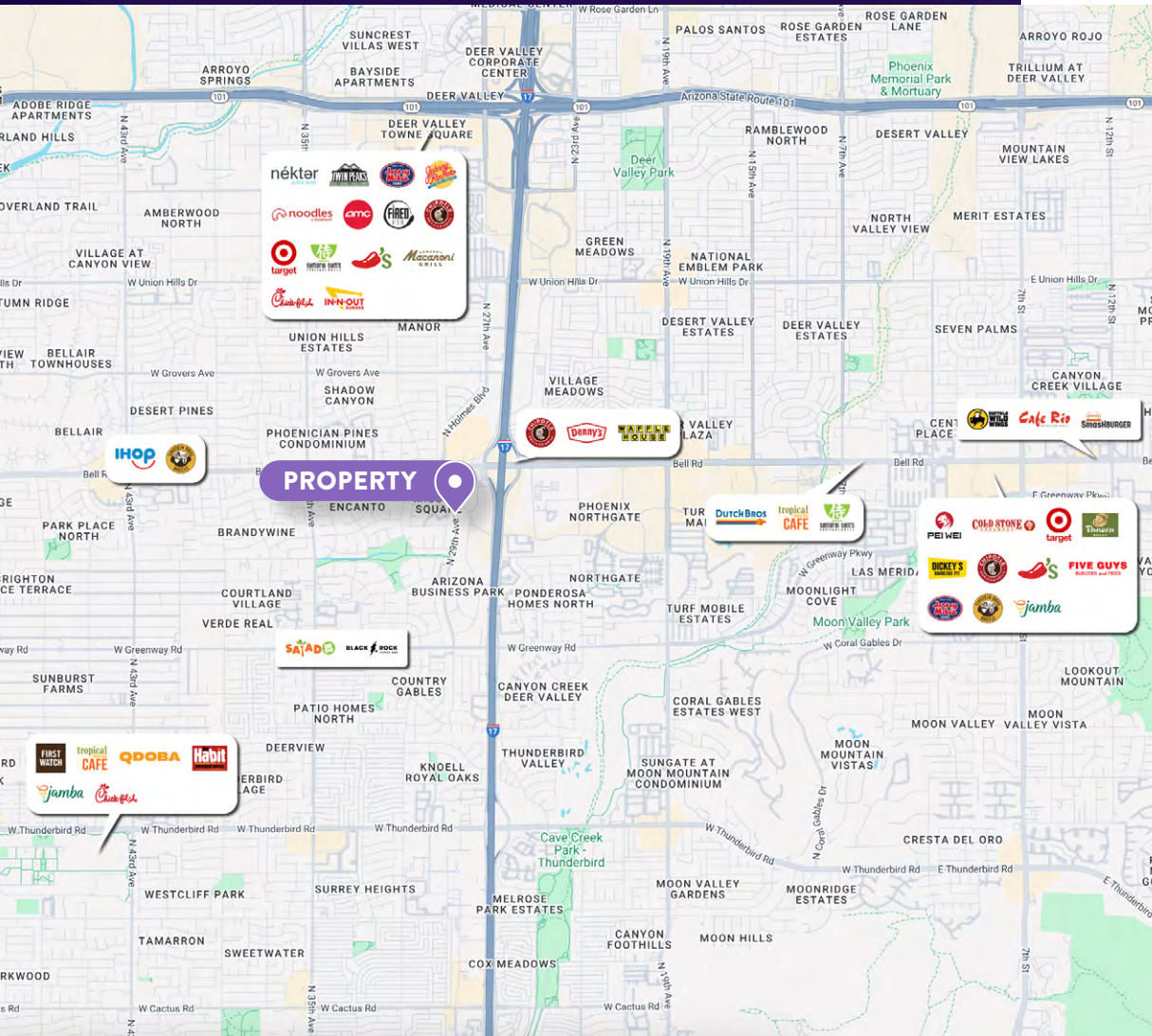
Deer Valley seamlessly blends contemporary functionality with historical charm, offering a unique and dynamic environment for growth. Don't miss this unparalleled opportunity in Deer Valley, where education meets a community ripe for development.

FOOD

- | | | |
|-----------------|----------------|--------------------|
| Café Rio | Fired Pie | Pei Wei |
| Chik Fil A | First Watch | Salad and Go |
| Chipotle | Five Guys | Samurai Sam's |
| Denny's | IHop | Smashburger |
| Dickey's | In n Out | The Habit |
| Dutch Bros | Jamba Juice | ...AND MORE |
| Einstein Bagels | Noodles and Co | |

ENTERTAINMENT

- | | |
|--------------------------------|--------------------|
| AMC | Deer Valley Park |
| Bowlero | Hurricane Harbor |
| Casstles N' Coasters | Peter Piper Pizza |
| Deer Valley Petroglyph Reserve | ...AND MORE |



DRIVE TIMES

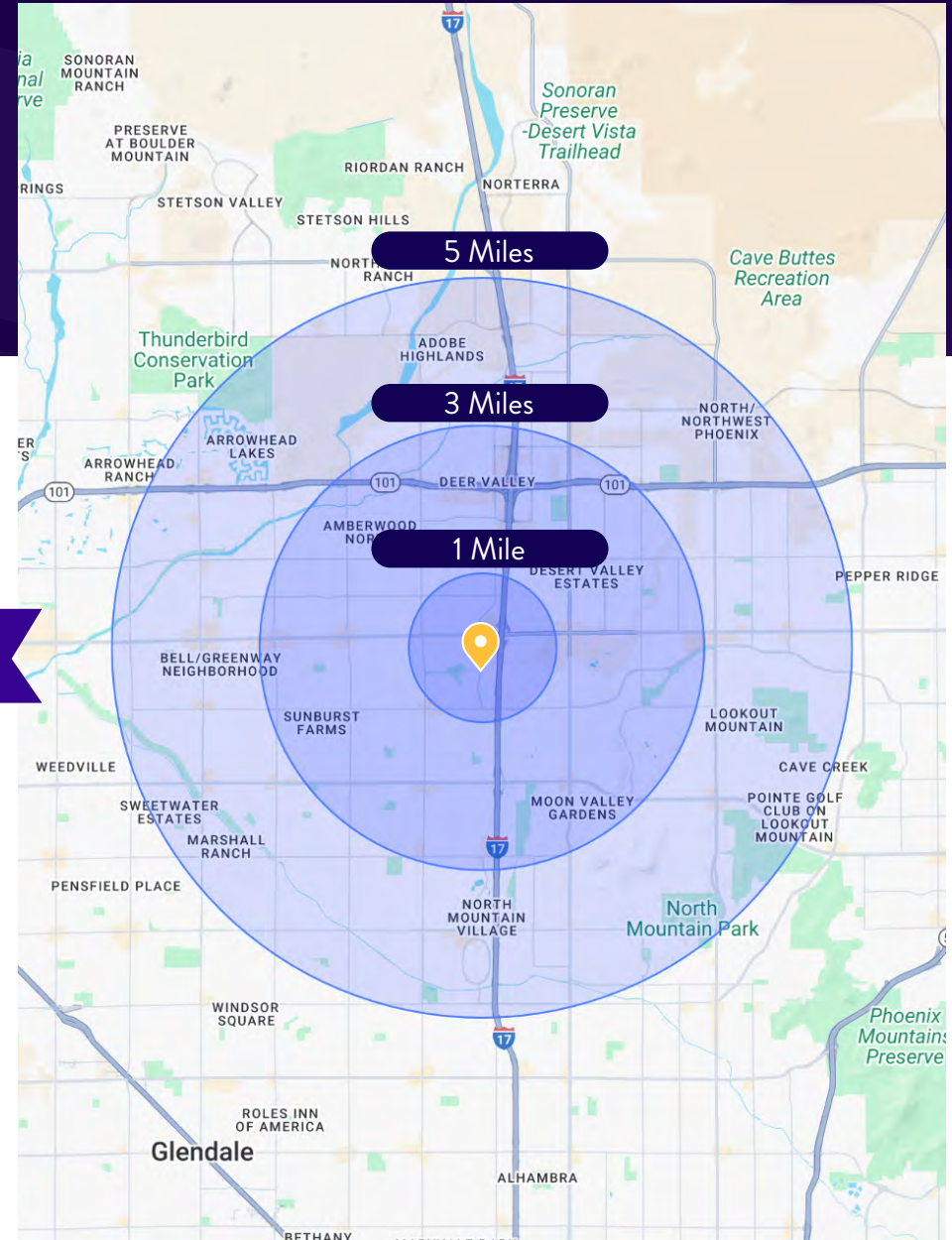
- | | | |
|-----------------|------------------|--------------------|
| I-17 Freeway | AZ-101 Loop | I-10 Freeway |
| 2 Mins 1 Mile | 5 Mins 3 Miles | 14 Mins 13 Miles |

- | | |
|--------------------|--------------------|
| Downtown Phoenix | Sky Harbor Airport |
| 16 Mins 14 Miles | 23 Mins 19 Miles |

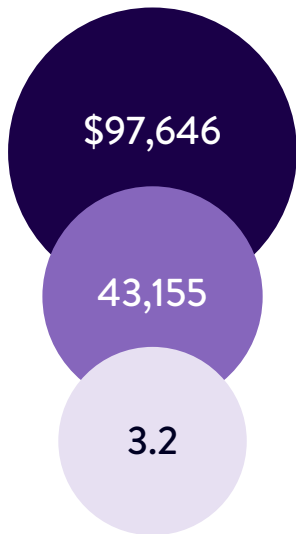
THE LOCATION

Demographics

	1 Mile	3 Miles	5 Miles
Current Population	16,208	144,877	338,646
Population under 5 Years	1,032	8,767	19,996
Age 5 to 9 Years	1,012	9,068	20,706
Age 15 to 19 Years	977	8,485	20,780
Households	6,432	57,857	135,340
Family Households	3,942	34,932	81,027



17% POPULATION GROWTH SINCE 2010



Average Household Income

Students Ages 5-14

Average Household Size

MARICOPA COUNTY

Market Overview

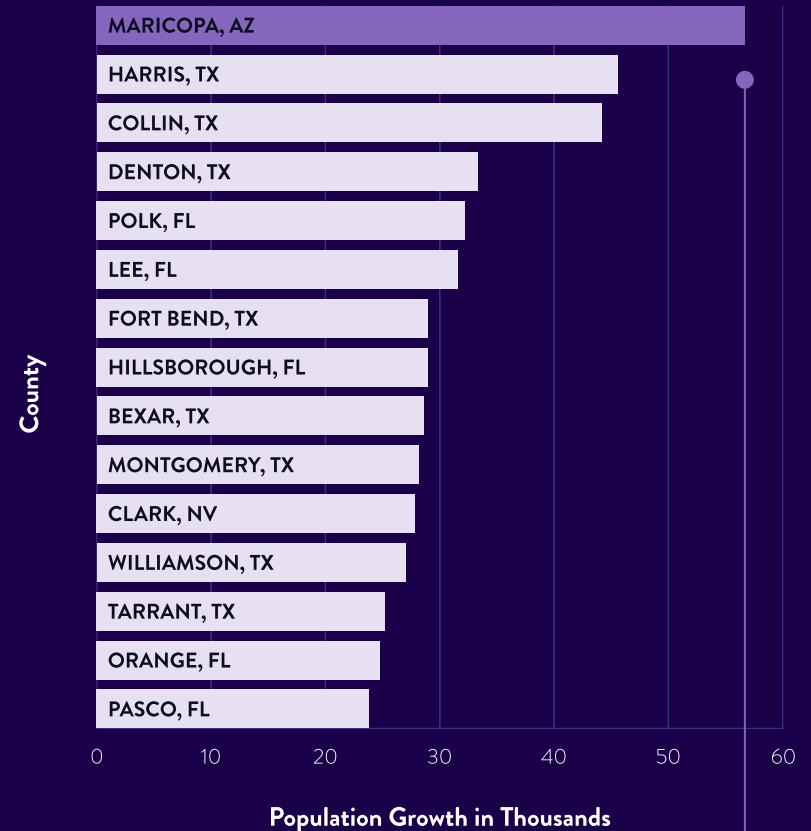
The following property resides in one of the strongest markets in the US in terms of demographics. Starting at the state level, Arizona has been a top state in terms of both job growth (3rd), and skilled job growth (5th) over the past half decade. With respect to population growth, Maricopa county was the fastest growing county in terms of population in 2022, adding a net 56,800 residents (pictured) to its estimated population of \$4.6 million people. More directly, Phoenix has experienced 20% population growth since 2010 and Deer Valley is close behind at 17% over the same time frame. By comparison, the US population is only up 9% since 2010.

Pertaining to schooling, Household Growth is up 22% in Phoenix since 2010 with Deer Valley once again following close behind at 20% over the same time-frame. The population percentage of 'less than 20 years old' sits at 25% for both Phoenix and Deer Valley, and 'households with income greater than \$100,000' makes up about 40% of the population in both regions as well.

The market seems poised for continued growth with US population aging and an estimated 10,000 baby boomers retiring everyday between now and 2030 with many looking to live amongst the Sunbelt and warmer climates. Additionally, the Valley's lower cost of living compared to coastal markets, ideal business location with roughly 25% of the US population within a one day's trucking radius, and the \$65 billion dollar investment in the region from the TSMC project make virtually all areas of the Valley still in growth mode compared to other large MSA's across the country.

Recent rate cuts should lead to cap rate compression and an increase in demand for CRE more broadly. Given the aforementioned strong demographic trends in this market, we anticipate the Valley should outperform national averages with respect to rents, vacancy rates and cap rates across all CRE property types for the foreseeable future.

Maricopa County Leads U.S. Population Growth



NET MIGRATION IN 2022

56,800

AVERAGE MOVE-INS PER DAY

113

Contact



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Thank You

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