



Loop 202
Freeway

E Roosevelt St

Subject Property
±2.03 Acres



E Garfield St

N 32nd St



±2.03 Development Parcels

3210 E Garfield St, Phoenix, AZ 85008 | APN: 121-09-146

907 N 32nd St, Phoenix, AZ 85008 | APN: 121-09-144A

Asking price: \$4,250,000



James Meng
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3210 E Garfield St APN: 121-09-146
907 N 32nd St APN: 121-09-144A

Phoenix, Arizona

Investment Highlights

Size	±2.03 Acres
Zoning	R-5 C-1
Jurisdiction	City of Phoenix

- **Hotel or multi-family development property** - parcels present an opportunity for hotel and multi-family developers
- **Trophy location** - within 5 miles of many of Phoenix's top neighborhoods and attractions
- **Positioned off of N 32nd St S** - just off the loop 202 freeway
- **±2.03 Acre lot** - zoned multi-family and general commercial
- **0.3 miles from VA Outpatient Clinic** - this new state-of-the-art facility opened in the summer of 2022 and consists of ±203,000 SF of clinical space
- **4 miles from Phoenix Sky Harbor International Airport** - the 11th busiest airport in the world, this airport fly's to 140 destinations and sees roughly 38,800,000 travelers annually
- **4 miles from Downtown Phoenix** - downtown Phoenix boasts the highest concentration of employment in Arizona, offering impressive urban amenities including living, shopping, arts, and entertainment. The dramatic growth is providing a surge in momentum for even more development
- **5 miles from Papago Park area** - home to numerous noteworthy hiking trails, Papago Golf Club, the Desert Botanical Garden and the Phoenix Zoo
- **Highly trafficked corridor** - over 19,315 VPD at N 32nd St and E McKinley St and over 11,115 VPD at the Loop 202 & N 32nd St
- **Strong demographics** - population of 142,000+ within a 5 mile radius
- **Average household income** of \$77,945+ within a 5 mile radius



APN: 121-09-146 | Zoned C-1 | ±0.41 Acres
APN: 121-09-144A | Zoned R-5 | ±1.64 Acres



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Area Highlights

Parks

Hilaria Rodriguez Park	1.2 miles
Perry Park	1.5 miles
Pierce Park	2.9 miles

Grocery and General Merchandise Stores

Food City	0.6 miles and 2.0 miles
Fry's Food and Drug	1.9 miles and 3.3 miles
Walgreens	2.2 miles
CVS	2.3 miles
Walmart	2.4 miles
Costco	3.1 miles
Target	3.1 miles

Miscellaneous Services

VA Outpatient Clinic	0.3 miles
The Flower Shop	0.6 miles
Planet Fitness	2.7 miles

Restaurants

Red Devil Italian Restaurant & Pizzeria	0.8 miles
Crepes Churros and More	0.9 miles
PHX Beer Co. Brewery + Taproom	1.0 miles
Wren House Brewing Company	2.0 miles
Burger Theory	2.2 miles
Panda Express	2.6 miles
Buffalo Wild Wings	3.2 miles
Starbucks	3.2 miles



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Phoenix, Arizona

Phoenix By The Numbers

Economic Development & Tourism



**19
Million**

Annual Visitors



**\$6.6
Billion**

Annual Visitor
Generated
Revenue



**\$2
Billion**

Annual Visitor
Spending on
Lodging



**46
Million**

Annual
Passengers at
PHX



885,340

Total
workforce



115,000

Total jobs in
tourism



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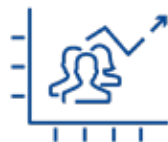
Phoenix By The Numbers

Demographics



1,658,422

Population



2,200,000

2030 Projected
Population



580,835

Number of
Households



\$60,914

Median
Household
Income



33

Median Age



2,000,000

Population in
workforce



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Phoenix, Arizona

Phoenix Market Snapshot

With a population just over 1.6 million, Phoenix is the 5th largest city in the country, serving as Arizona's center of government, commerce and culture. The city is brimming with sports and cultural attractions, distinctive restaurants, fascinating museums, diverse residential options and endless outdoor opportunities.

The fabulous weather and beautiful natural landscape bring millions of visitors to the city each year and the great experiences encourage them to stay. Phoenix is a top market for skilled and available talent, drawing from a well-educated regional workforce of more than 2 million.



Economy Of Phoenix

With more than 4.8 million people, Greater Phoenix is the 11th largest metropolitan area in the U.S., and its population is expected to nearly double in the next two decades. A young and diverse market with nearly 250,000 students, the region is home to several major universities and colleges. Phoenix is at the center, comprising 33% of the metro area population. With a median age of 33, Phoenix is a young city with new development as well as more centralized urban re-development. As this urban area densifies, its unique vibe remains distinctive and vibrant. Phoenix's physical infrastructure is sophisticated and robust, allowing the city to expand at a rapid pace, with plenty of capacity to support anticipated future growth.

Largest Employers by Category

Education	Grand Canyon University
Business Services	U Haul
Utility	Pinnacle West Capital Corp.
Hospitality	American Airlines
Financial Services	American Express
Advanced Technology	Amazon
Advanced Manufacturing	Honeywell
Healthcare	Banner Health
Construction	McCarthy Building Companies
Medical Device Manufacturing	Gore
Transportation & Logistics	FedEx
Distribution	United States Postal Service
Telecommunications	Cox Communications

Midtown

Scottsdale

Camelback East Village

Subject Property
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Downtown Phoenix



Tempe



South Phoenix



±2.03 Development Parcels

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