

Executive Summary



Available SF: 19,800 SF (Divisible)  
Lot Size: 88,445 SF  
Zoning: C-3

MIDTOWN FREESTANDING OFFICE BUILDING OPPORTUNITY:

FORMER VALLEY NATIONAL BANK BUILDING, RESTORED AND UPGRADED IN 2005. LOCATED ON THE CORNER OF 2ND AVE AND INDIAN SCHOOL RD, 650' FROM THE LIGHT RAIL STOP ON CENTRAL AVE. AMPLE PARKING AND GENEROUS LANDSCAPE AREAS COMPLEMENT THE MODERN ARCHITECTURE.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,017	66,738	149,628
Total Population	16,160	160,878	402,290
Average HH Income	\$48,080	\$55,932	\$54,554



## Additional Photos

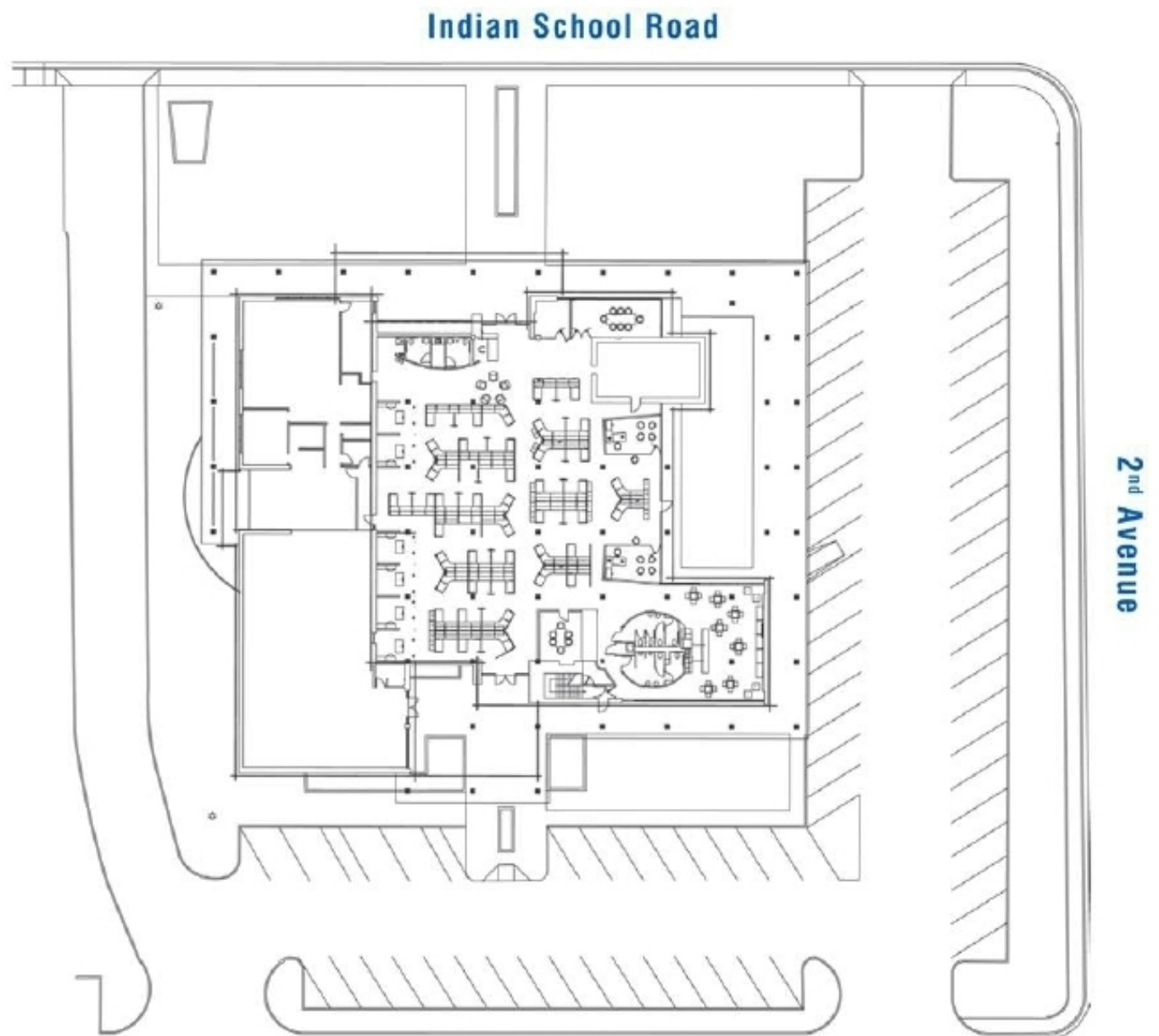




## Additional Photos

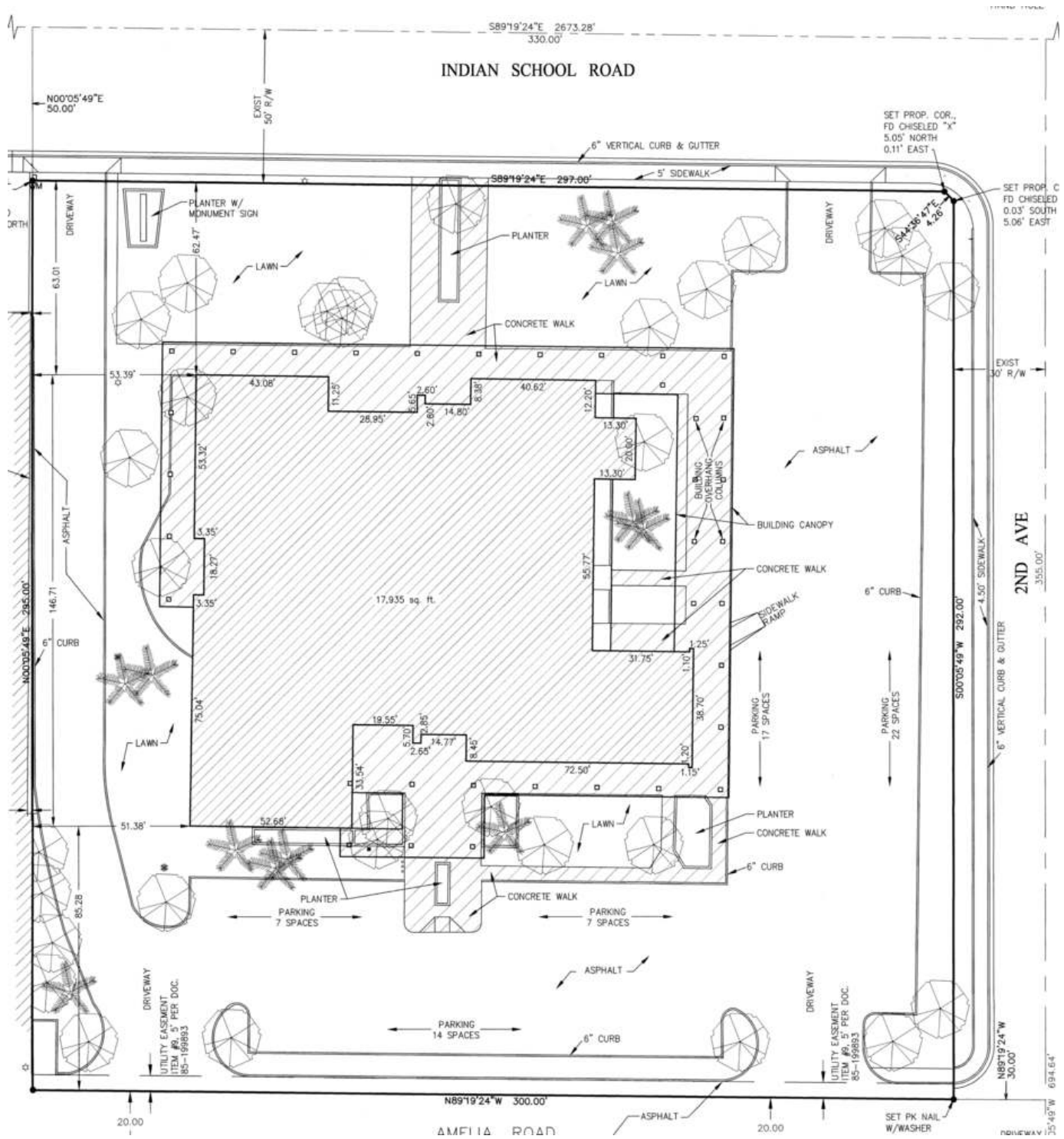


## Floor Plans





# Site Plans





# 1 | LOCATION INFORMATION

Location Map

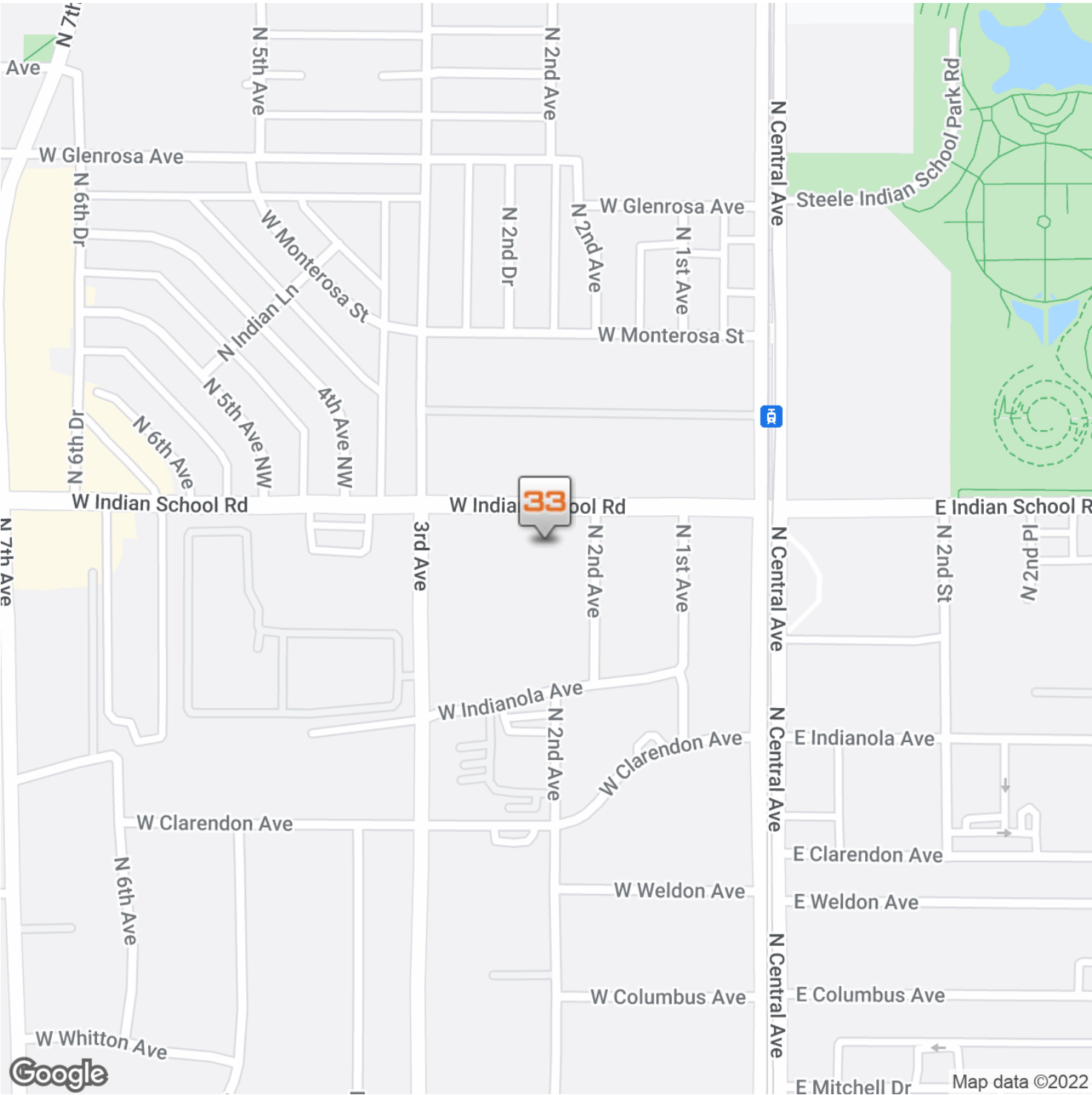
Aerial Map

# 33

**COMMERCIAL 33**

ACQUISITION | CAPITAL | DISPOSITION

Location Map





## Aerial Map

