



DISPENSARY  
FOR LEASE | ± 2,650 SF

2312 E. WASHINGTON STREET  
PHOENIX, AZ 85034

**EXCLUSIVE LISTING TEAM:**

Jeff Hambro  
Associate

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[jhambro@daumcommercial.com](mailto:jhambro@daumcommercial.com)

AZDRE #SA670834000



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COMMERCIAL REAL ESTATE SERVICES

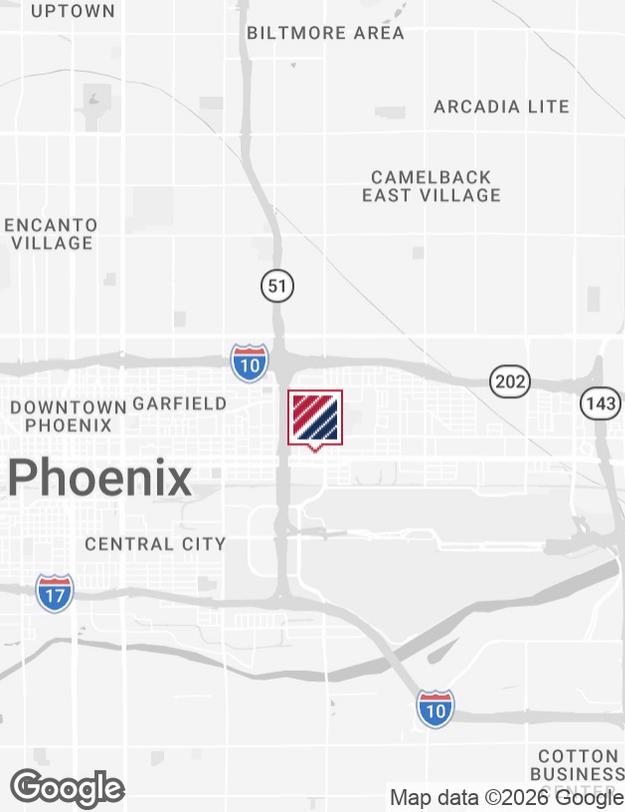
# PROPERTY INFO 2312 E. WASHINGTON STREET

Cannabis/Industrial Property | ± 2,650 SF



## Property Features

- Move In Ready
- Significant Renovations Recently Completed
- Special Use Permit and Authorization To Operate In Place
- Monument Signage
- Property Includes A Cultivation Facility And A Handful of Flex Spaces For Ancillary Uses, Such As; Extraction, Infusion, Manufacturing, Processing and Packaging
- Large, Fenced Lot
- Easy Access To I-10, I-17, Loop 202 and Sky Harbor Airport
- Approximately 200 Feet of Washington Street Frontage



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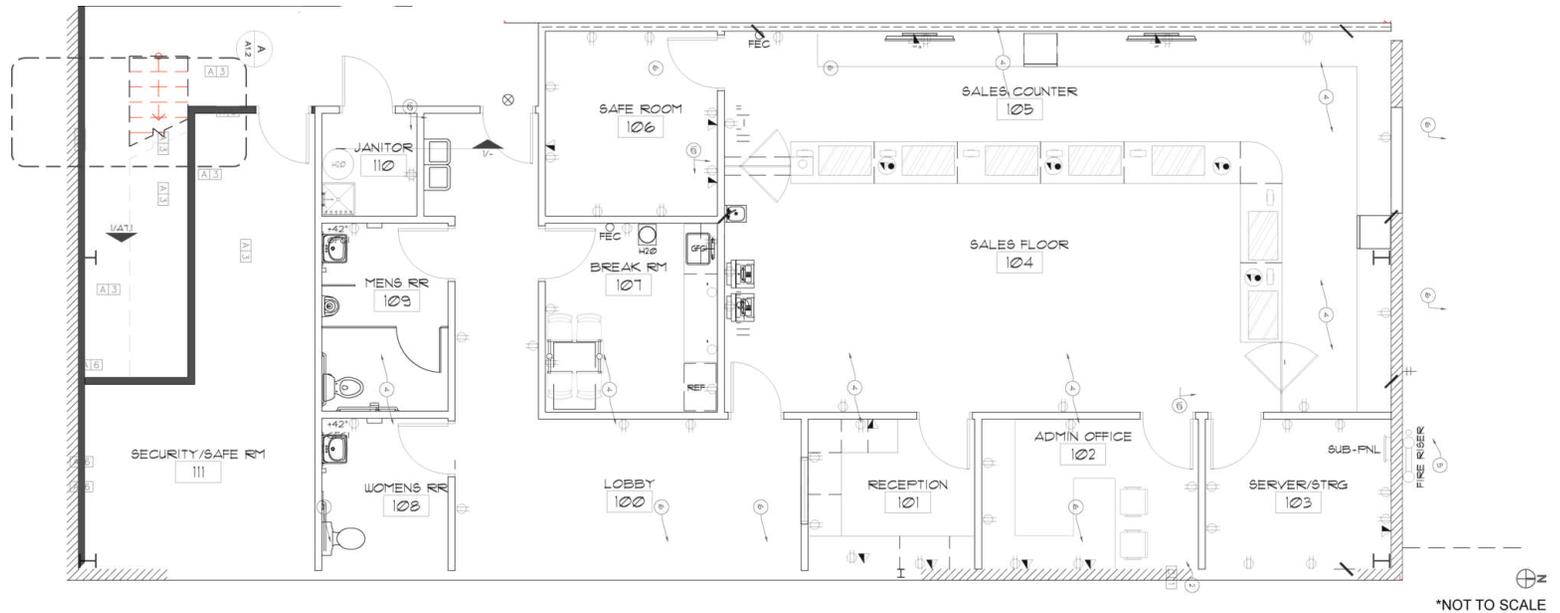
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## FLOOR PLAN



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## DEMOGRAPHICS

PHOENIX 2024

**10,658**

PEOPLE

1 MILE

**3,625**

HOUSEHOLDS

1 MILE

**\$34,146**

HH INCOME

1 MILE

PHOENIX 2029

**11,716**

PEOPLE

**3,993**

HOUSING UNITS

CONSUMER SPENDING

**\$82,286,040**

CONSUMER SPENDING

2029



**\$68,874,860**

CONSUMER SPENDING

2024



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