

2423 WEST CAMPBELL AVENUE | PHOENIX, ARIZONA 85015



# WAREHOUSE | SINGLE-FAMILY HOME | BOMBSHELTER

EXCLUSIVELY LISTED BY:

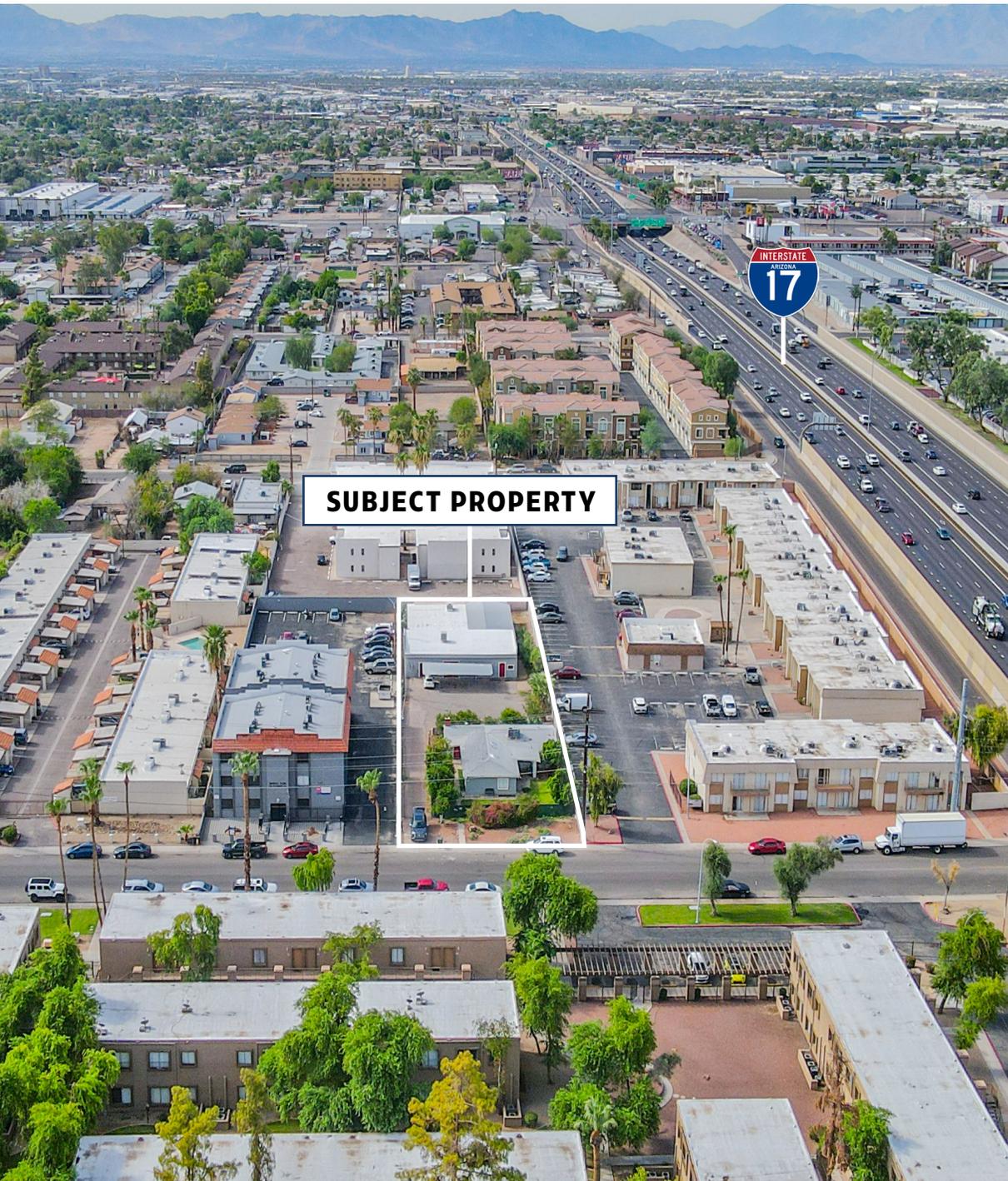
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**SUBJECT PROPERTY**

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# PROPERTY OVERVIEW



SALE PRICE:

**\$795,000**

PRICE PER SF:

**\$105/SF**



SIZE (GBA):

WAREHOUSE:

**5,265 SF**

SINGLE FAMILY HOME:

**1,911 SF**

BOMB SHELTER:

**390 SF**

TOTAL:

**7,566 SF**

PROPERTY ADDRESS

2423 West Campbell Avenue, Phoenix AZ 85015

LOT SIZE

22,281 SF

POWER

HOUSE: 240v Single-Phase 200-Amp Panel

WAREHOUSE: 240v Single-Phase 200-Amp Panel with an additional 100-Amp Single-Phase Sub Panel

3-phase Power is Available to the Property

ZONING:

R-5 with Grandfathered Variance for Upholstery Repair

PARKING

4 Covered, 4 Uncovered

PARCEL NUMBER  
154-17-032

CAMPBELL AVENUE



**Unique opportunity to acquire a versatile property located just off the I-17 in central Phoenix. Separate buildings allow for multiple income streams or a private owner-user setup.**

**The offering includes:**

## **WAREHOUSE - 5,265 SF**

A 5,265 SF well-maintained warehouse, ideal for light commercial use. It has a grandfathered approval for a commercial upholstery shop. The open floor plan allows for a variety of commercial uses. The current zoning may allow for a multifamily conversion.

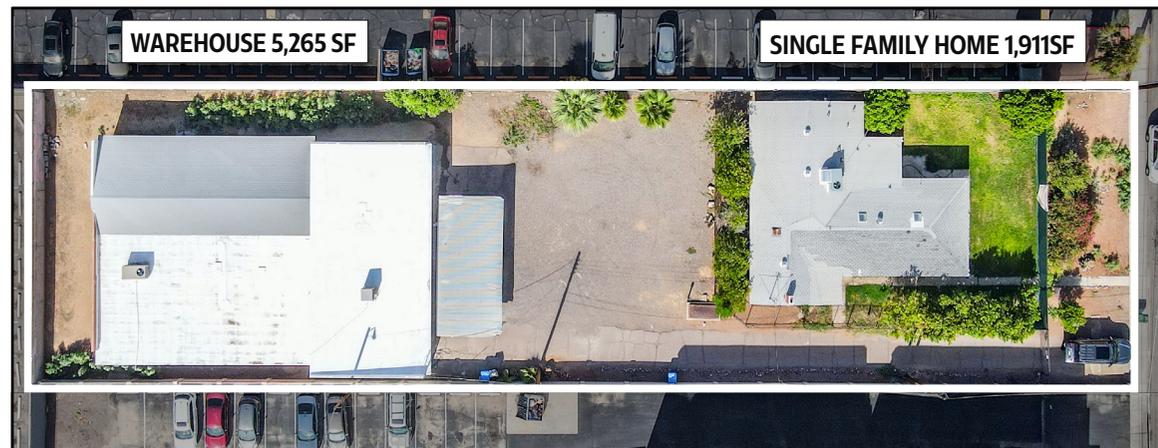
## **SINGLE FAMILY HOME - 1,911 SF**

A 1,911 SF 6 bed/2 bath single-family home, currently tenant-occupied. It previously operated as a licensed care facility. It features 36 inch wide doors throughout with built-in accessibility for care residents or office clients. The residence features independent perimeter fencing, which provides complete operational independence. The home can also serve as a professional office space or be divided into multiple residential units for additional income.

## **BOMB SHELTER - 309 SF**

A distinctive feature adding to the property's uniqueness and potential utility.

**With strong rental demand in the area, this property presents an excellent opportunity for investors seeking reliable cash flow or an owner-user looking for flexibility. The combination of residential and commercial space, along with prime freeway access, makes this a one-of-a-kind asset in the Phoenix market.**



# INTERIOR PHOTOS / WAREHOUSE





# INTERIOR PHOTOS / SINGLE-FAMILY HOME



# EXTERIOR PHOTOS



## GRAND CANYON UNIVERSITY

### GRAND CANYON UNIVERSITY

**TOTAL ENROLLMENT:  
± 100,000 STUDENTS**

- 6,000 seat GCU Stadium
- 7,000 seat GCU Arena
- 35 on-campus dining options

### SUBJECT PROPERTY



**INTERSTATE 17:  
± 205,000 VEHICLES PER DAY**

Offers significant advantages for a warehouse, as it provides immediate access to one of Arizona's primary transportation corridors connecting Phoenix to Flagstaff and beyond. This prime positioning allows for faster and more efficient distribution, reduced transportation costs, and seamless connectivity to major highways like I-10 and Loop 101, ensuring goods can reach local, regional, and national markets with ease.

### DTPHX

**YEARLY VISITORS:  
± 46 MILLION**

- 240 bars + restaurants
- Home to Chase Field (Arizona Diamondbacks) & PHX Arena (Phoenix Suns)

## DOWNTOWN PHOENIX

### SUBJECT PROPERTY



## PHOENIX, ARIZONA

Phoenix, Arizona stands out as a premier hub for industrial operations thanks to its strategic Southwestern location, robust transportation infrastructure, and rapidly growing population. With access to major interstates (I-10, I-17, and Loop 303), Union Pacific and BNSF rail lines, and proximity to Sky Harbor International Airport, Phoenix offers seamless regional and national distribution. The city's business-friendly climate, abundant land for development, and expanding labor force make it an ideal market for warehousing, logistics, and manufacturing users looking to capitalize on efficiency and growth opportunities.



5 MILE DAYTIME POPULATION

**777,189**

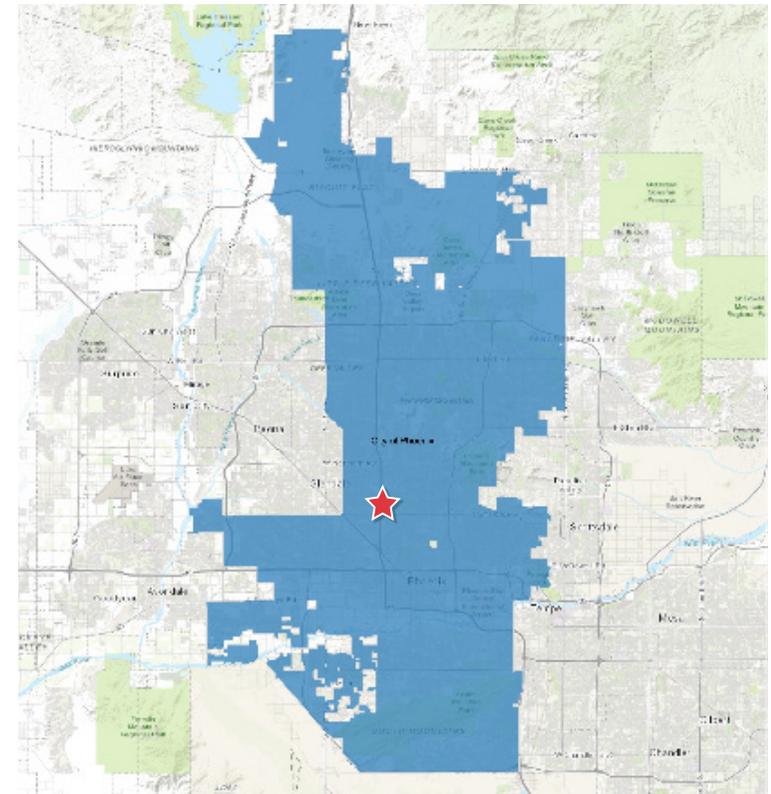


5 MILE AVG HOUSEHOLD INCOME

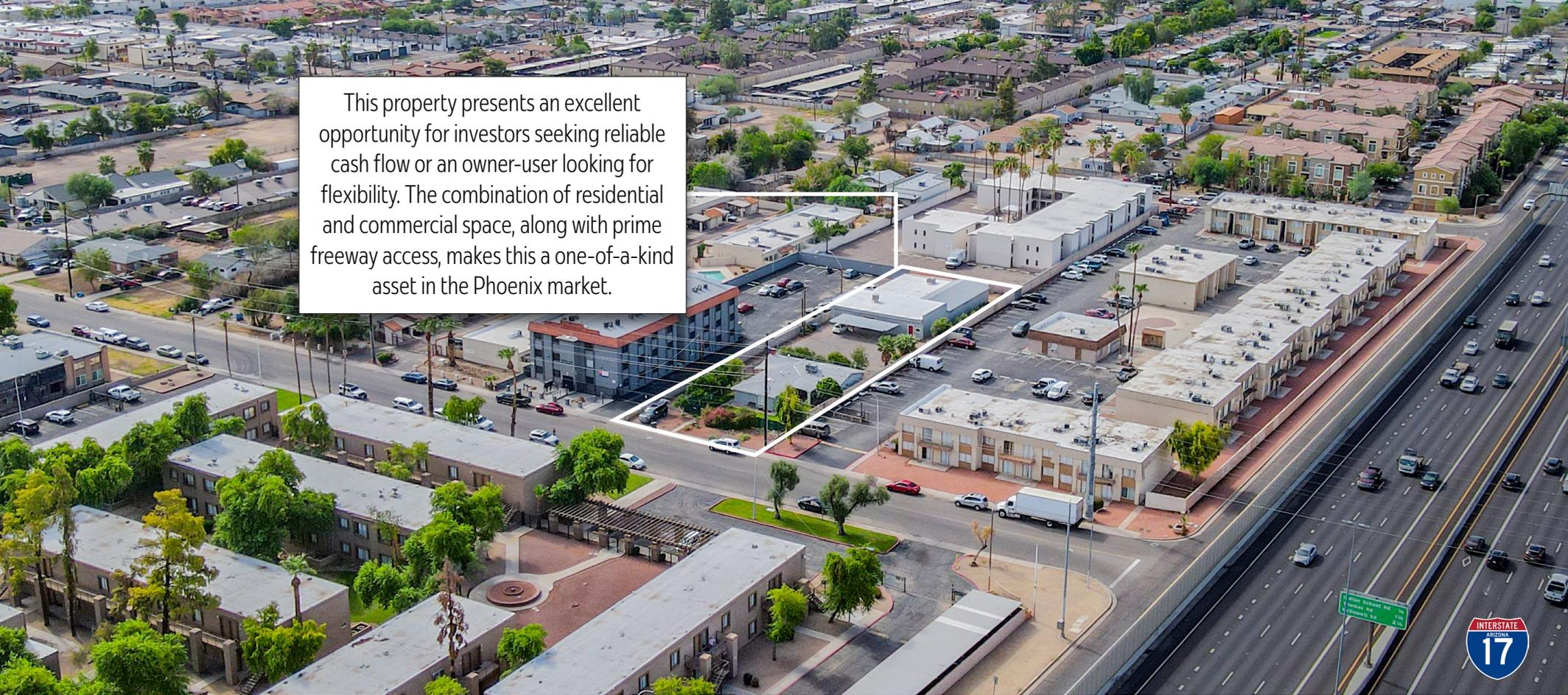
**\$95,976**

### 2025 DEMOGRAPHICS (Sites USA)

	1-MILE	3-MILE	5-MILE
<b>POPULATION:</b>			
Daytime:	<b>40,493</b>	<b>284,588</b>	<b>777,189</b>
Residential:	<b>33,547</b>	<b>188,674</b>	<b>506,605</b>
Employees:	<b>6,946</b>	<b>95,914</b>	<b>270,584</b>
<b>HOUSEHOLDS:</b>			
Total:	<b>10,589</b>	<b>71,022</b>	<b>195,503</b>
Average Size:	<b>2.9</b>	<b>2.6</b>	<b>2.5</b>
<b>INCOME:</b>			
Average Household Income:	<b>\$72,315</b>	<b>\$91,709</b>	<b>\$95,976</b>



This property presents an excellent opportunity for investors seeking reliable cash flow or an owner-user looking for flexibility. The combination of residential and commercial space, along with prime freeway access, makes this a one-of-a-kind asset in the Phoenix market.



**ORION Investment Real Estate**  
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