

**FOR SALE OR LEASE**

**IDEAL FACILITY FOR SCHOOL, ABA CLINIC,  
OR BEHAVIORAL HEALTH FACILITY** | **15,360 SF**

**2645 N 24<sup>TH</sup> ST**

**PHOENIX, AZ 85008**



NOTICE  
E.O. 11988  
E.O. 11995

NO PARKING  
NO STOPPING  
NO LOADING  
NO UNLOADING  
NO DELIVERIES  
NO PICKUPS  
NO TRUCKS  
NO TRAILERS  
NO BUSES  
NO MOTORHOMES  
NO RECREATION VEHICLES  
NO VEHICLES OVER 10 FEET  
LONG  
NO VEHICLES OVER 8 FEET  
WIDE  
NO VEHICLES OVER 7 FEET  
HIGH  
NO VEHICLES OVER 10,000  
LBS  
NO VEHICLES OVER 10,000  
GAL  
NO VEHICLES OVER 10,000  
GAL  
NO VEHICLES OVER 10,000  
GAL



**CUSHMAN &  
WAKEFIELD**

# 2645 N 24<sup>TH</sup> STREET

PHOENIX, AZ 85008

**SALE PRICE: \$2,995,000 (\$195/PSF)**

**LEASE RATE: \$17.00/PSF NNN**

## 15,360 SF

### PROPERTY HIGHLIGHTS



Former Education Campus



Renovated in 2018



11 Classrooms



Multipurpose Room



4 Admin Offices



Playground



Easily Accessed by SR 51 & I-10



30 Parking Stalls + Street Parking



R-5 Zoning



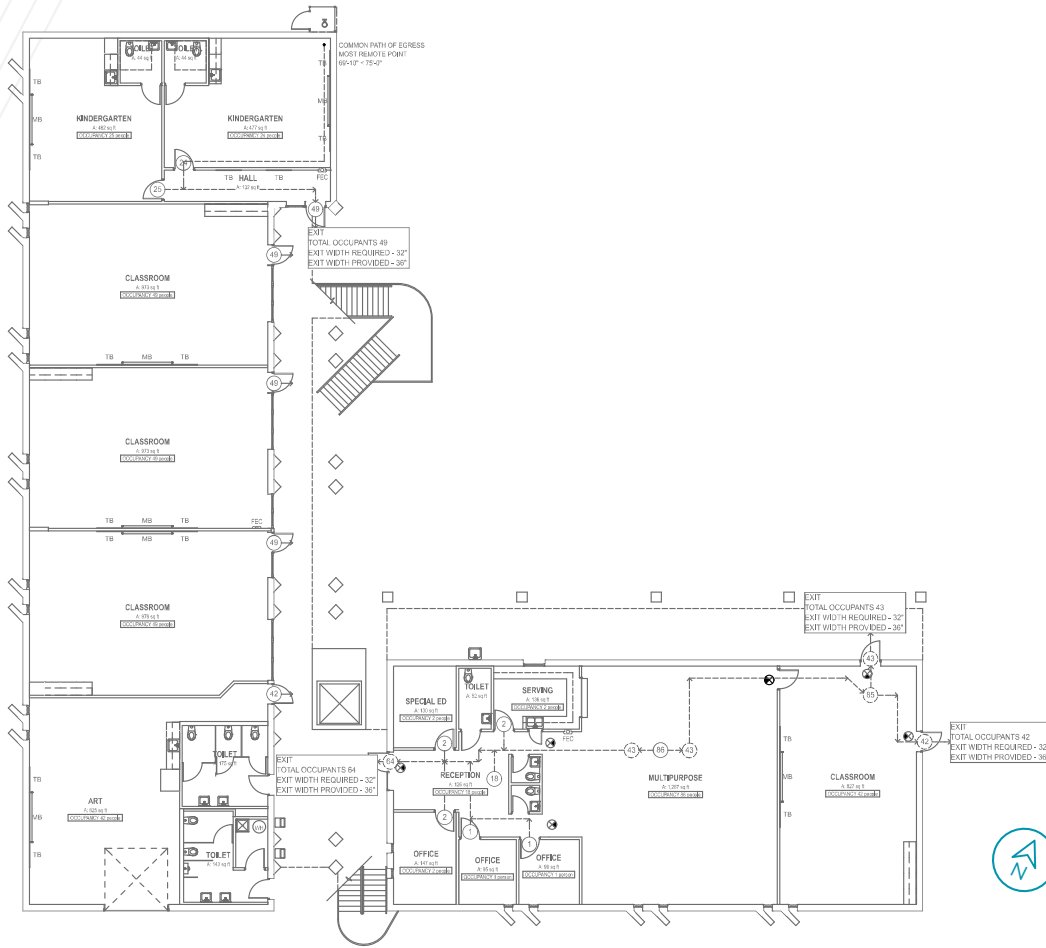
14 Restrooms



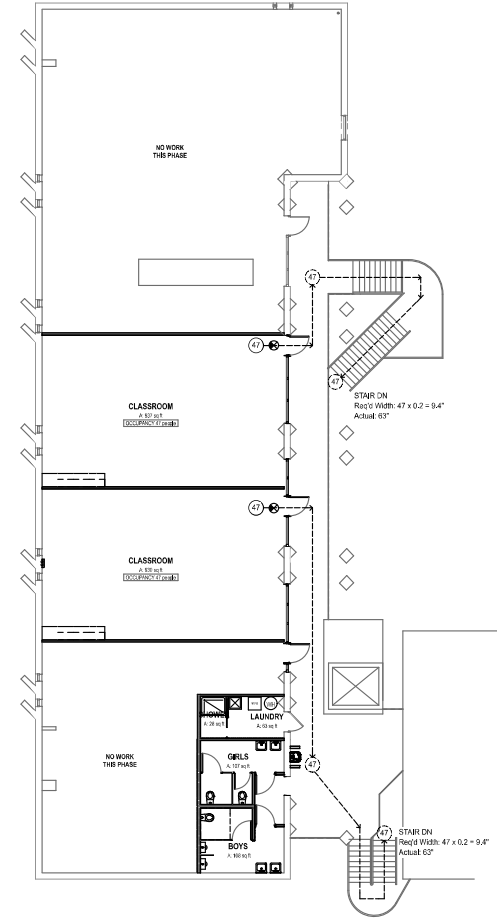
# 2645 N 24<sup>TH</sup> STREET

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## FLOOR PLAN



1ST FLOOR



2ND FLOOR

# 2645 N 24<sup>TH</sup> STREET

PHOENIX, AZ 85008



## 3-MILE DEMOGRAPHICS



**TOTAL POPULATION**  
187,672



**TOTAL HOUSEHOLDS**  
76,816



**MEDIAN HOUSEHOLD INCOME**  
\$52,905



**POPULATION AGES 5-14**  
20,417





**FOR MORE INFORMATION, PLEASE CONTACT**

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