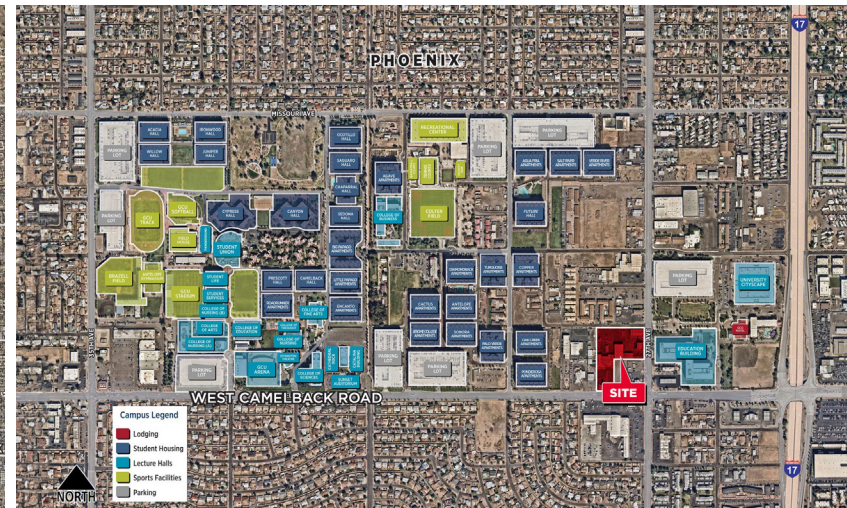


RARE REDEVELOPMENT OPPORTUNITY

±180,758 SF / ±4.15 ACRES C-3 ZONING

27TH AVENUE & CAMELBACK | PHOENIX



Adjacent to Grand Canyon University Campus

- Over 25,000 on campus students
- GCU has invested over \$1.7 Billion in new infrastructure and technology including a 4 story office complex, hotel, two sports venues and state-of-the-art student housing and academic buildings

Fantastic Infill Redevelopment Parcel

- 1/2 block west of I-17 Freeway
- Camelback Road frontage
- Site suitable for various uses
- Rapidly improving trade area
- Short term income potential from existing buildings