

**10215 N 43rd Ave, Phoenix, AZ 85051**

Turnkey Education Campus For Sale



## Campus Highlights



Located at  
10215 N 43rd Ave  
Phoenix, AZ 85051



+/- 69,066 SF on  
4.5 Acres



35 Existing  
Classrooms



Built 1973, 1987,  
2004, 2015

Reciprocal Easement with Adjacent Owner for Use of the Adjacent 2.6 Acre Parcel Consisting of Field Space & Parking

### The Campus Consists of:

#### Permanent Structures

Two-Story Classroom Building (12 classrooms)	14,382 SF
Two-Story Classroom Building (12 classrooms)	12,922 SF
Multipurpose Room (dance & music rooms)	4,821 SF
Gym	10,477 SF
Special Rooms (band, art, t-shirt printing, karate)	2,824 SF

#### Modular Buildings

Admin Building (6 classrooms, admin offices)	7,149 SF
Computer / TV Production Studio (3 classrooms)	3,209 SF
Cafeteria	2,192 SF
Modular Classroom (2 classrooms)	1,522 SF
Performance Stage & Weight Room	9,601 SF

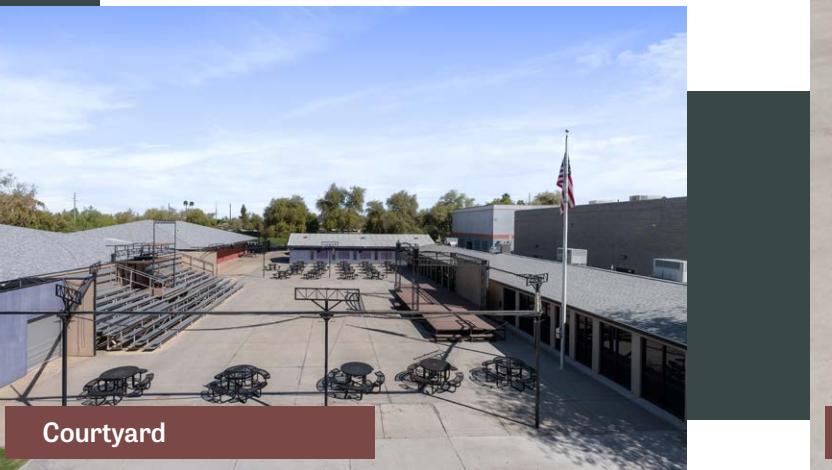
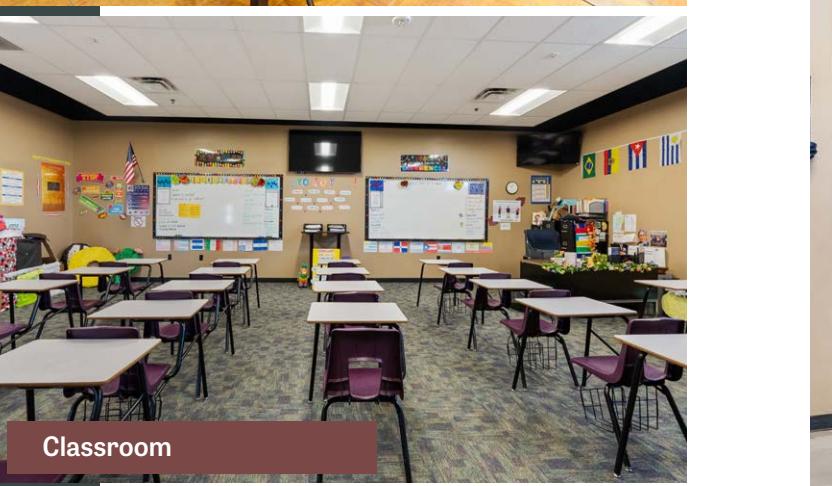
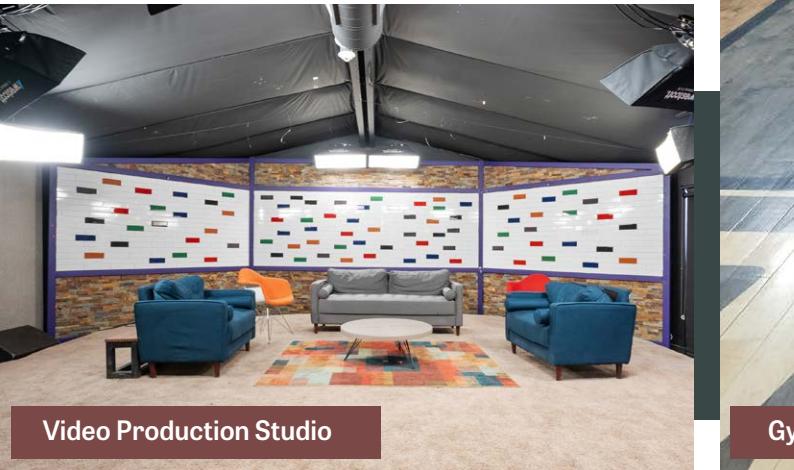
**Total Campus SF - 69,066 SF (35 classrooms)**

Total Permanent Structures 45,426 SF / Modular SF - 23,673 SF

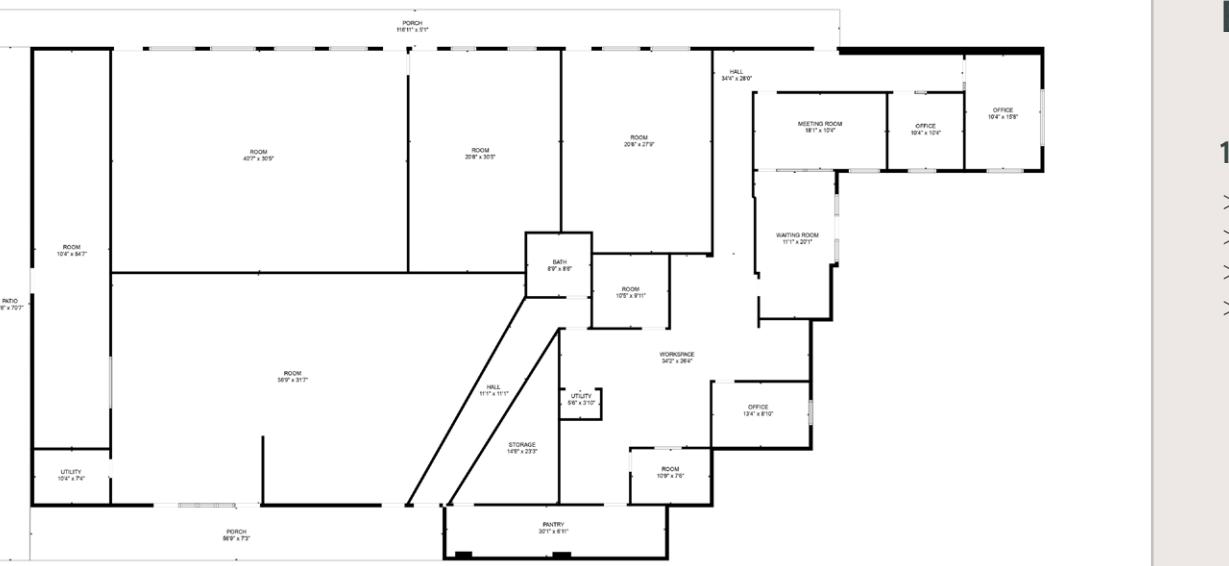


CAMPUS  
VIDEO

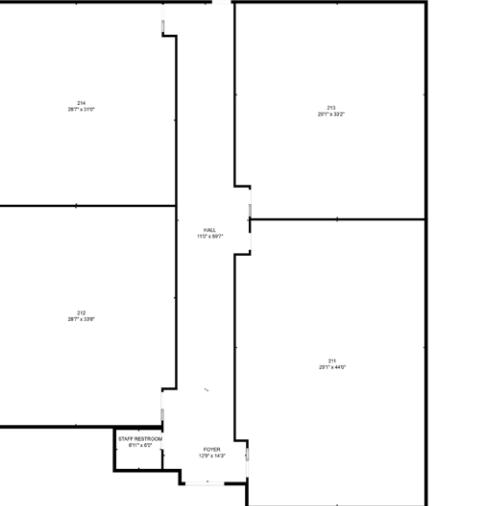




# 100 BUILDING



# 200 BUILDING (1ST FLOOR)

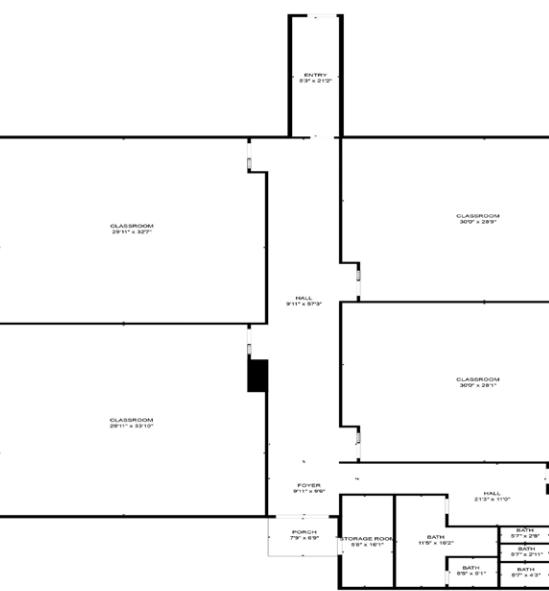


## Building Highlights

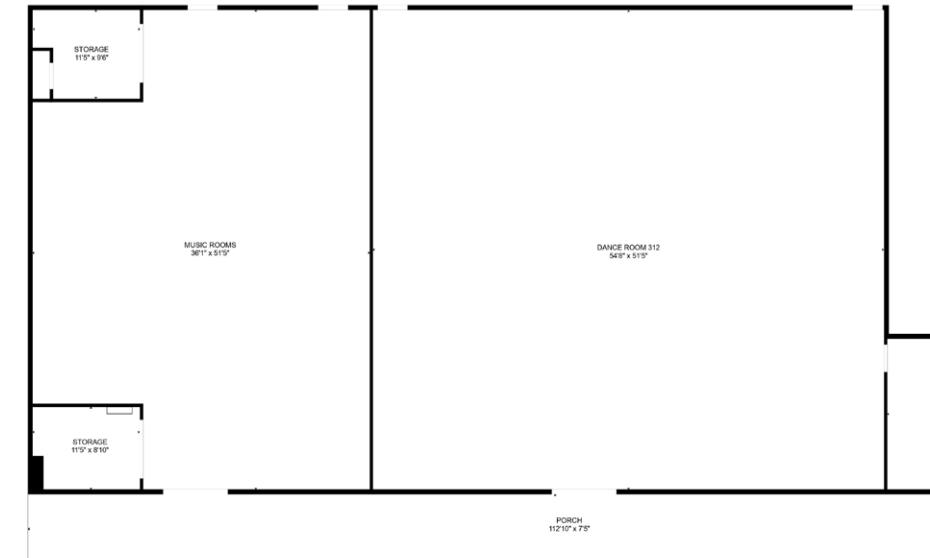
## Building - 7,149 SF

Administrative Offices  
Conference Rooms  
Classrooms (682 SF Avg.)  
Strooms

## 200 BUILDING (2ND FLOOR)



# 300 BUILDING

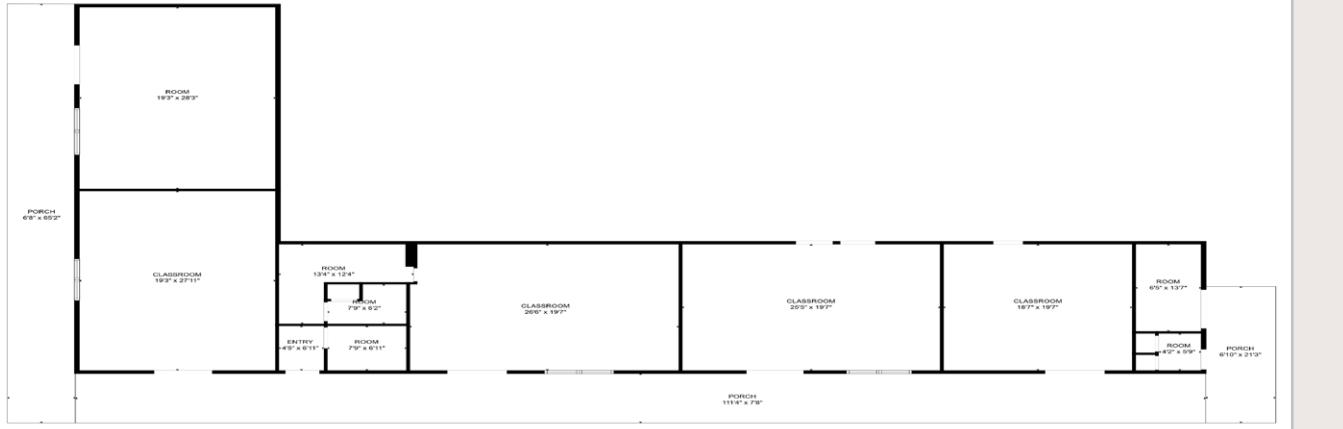


## Building Highlights

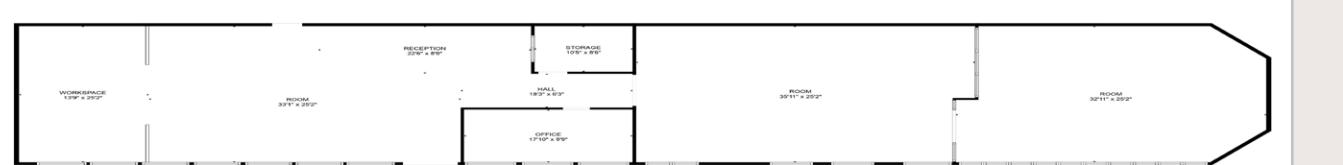
200 Building - 14,38

> Six Classrooms (2 not sl  
(922 SF Avg.)

## 300 BUILDING (SPECIAL ROOMS)



## 400 BUILDING

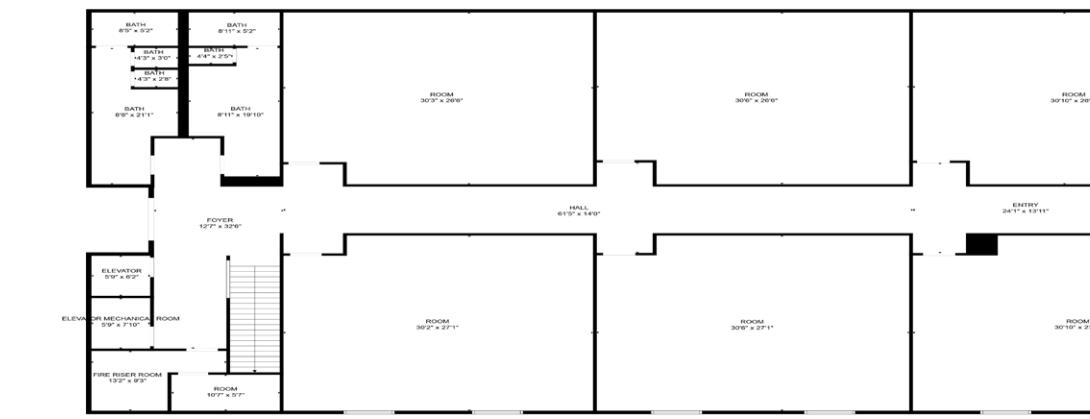


## Building Highlights

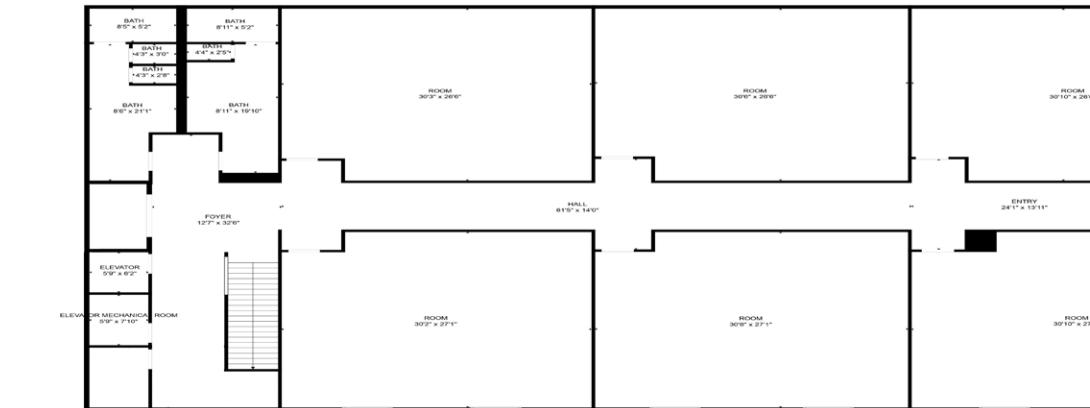
### 300 Building - 2,824 SF

- > Instrument Storage
- > T-Shirt Screen Printing
- > Art Room
- > Karate Room

## 500 BUILDING (1ST FLOOR)



## 500 BUILDING (2ND FLOOR)



## Building Highlights

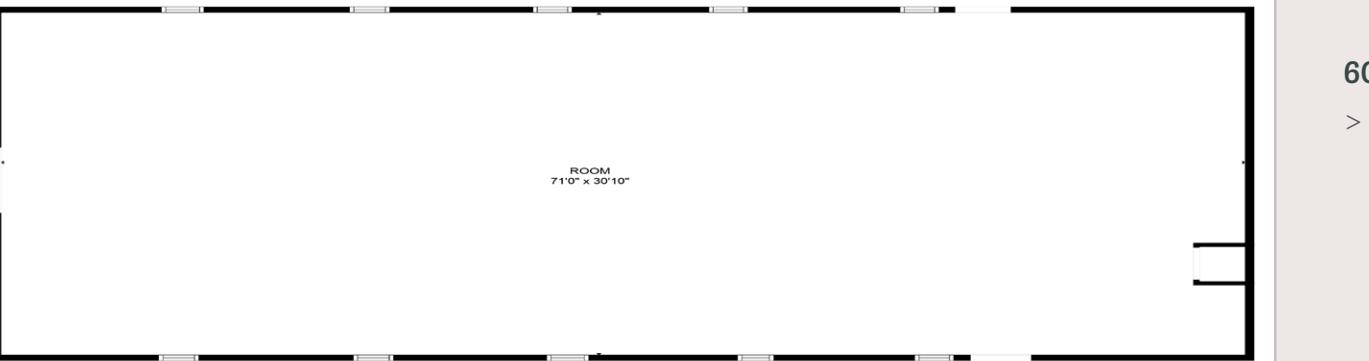
### 500 Building - 12,922 SF

- > Six Classrooms (8013 SF Avg.)

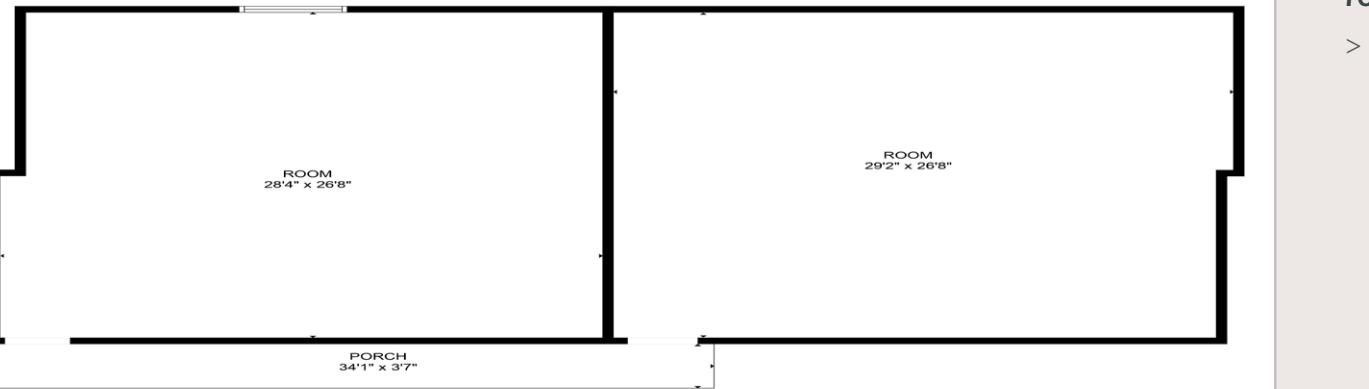
### 500 Building - 12,922 SF

- > Six Classrooms (8013 SF Avg.)

## 600 BUILDING



## 700 BUILDING

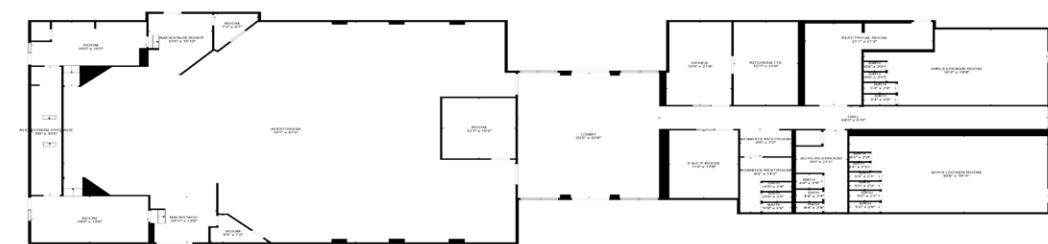


## Building Highlights

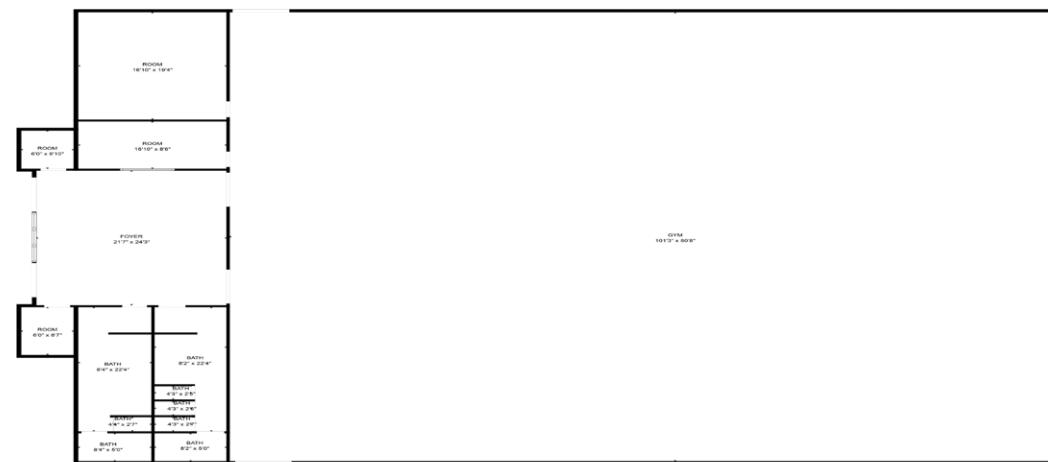
### 600 Building - 2,192 SF

- > Cafeteria

## 800 BUILDING



## 900 BUILDING (GYM)



## Building Highlights

### 800 Building - 9,015 SF

- > Performance Stage / Auditorium (Seating for 220)
- > Restrooms
- > Weight Room
- > Boys & Girls Locker Room

### 900 Building - 10,477 SF

- > Regulation Sized Indoor Basketball Court
- > Insert for Volleyball Courts
- > Lockers & Showers
- > Concession Stand

## Area Demographics

	3-Mile	5-Mile
Population	178,181	460,288
Households	64,693	163,675
Housing Units	67,421	172,390
Median Household Income	\$65,090	\$64,018
Population by Age		
Ages 5-14	22,273	60,298
Ages 5-18	29,044	78,709
% of Population with a College Degree or Higher	23.1%	23.4%

> Charter Saturation - 5-Mile Radius (Charter Enrollment / Total Enrollment) = 20.2%

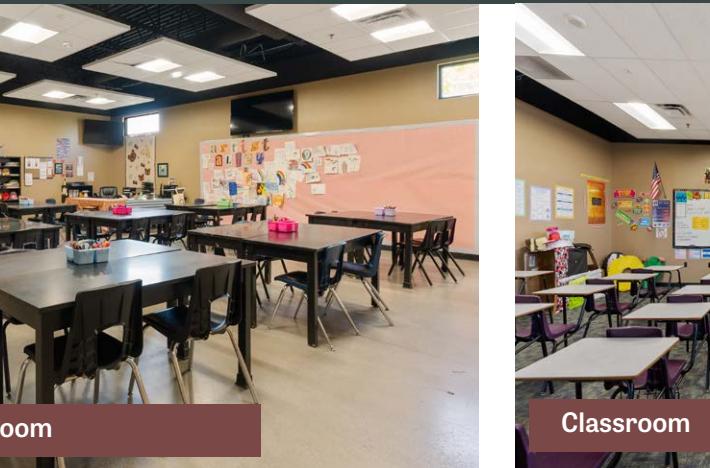
> Free & Reduced Lunch - 5-Mile Radius = 75%

> Vehicles Per Day

Peoria Ave 35,000 vehicles per day  
43rd Ave 26,000 vehicles per day



Chemistry Lab

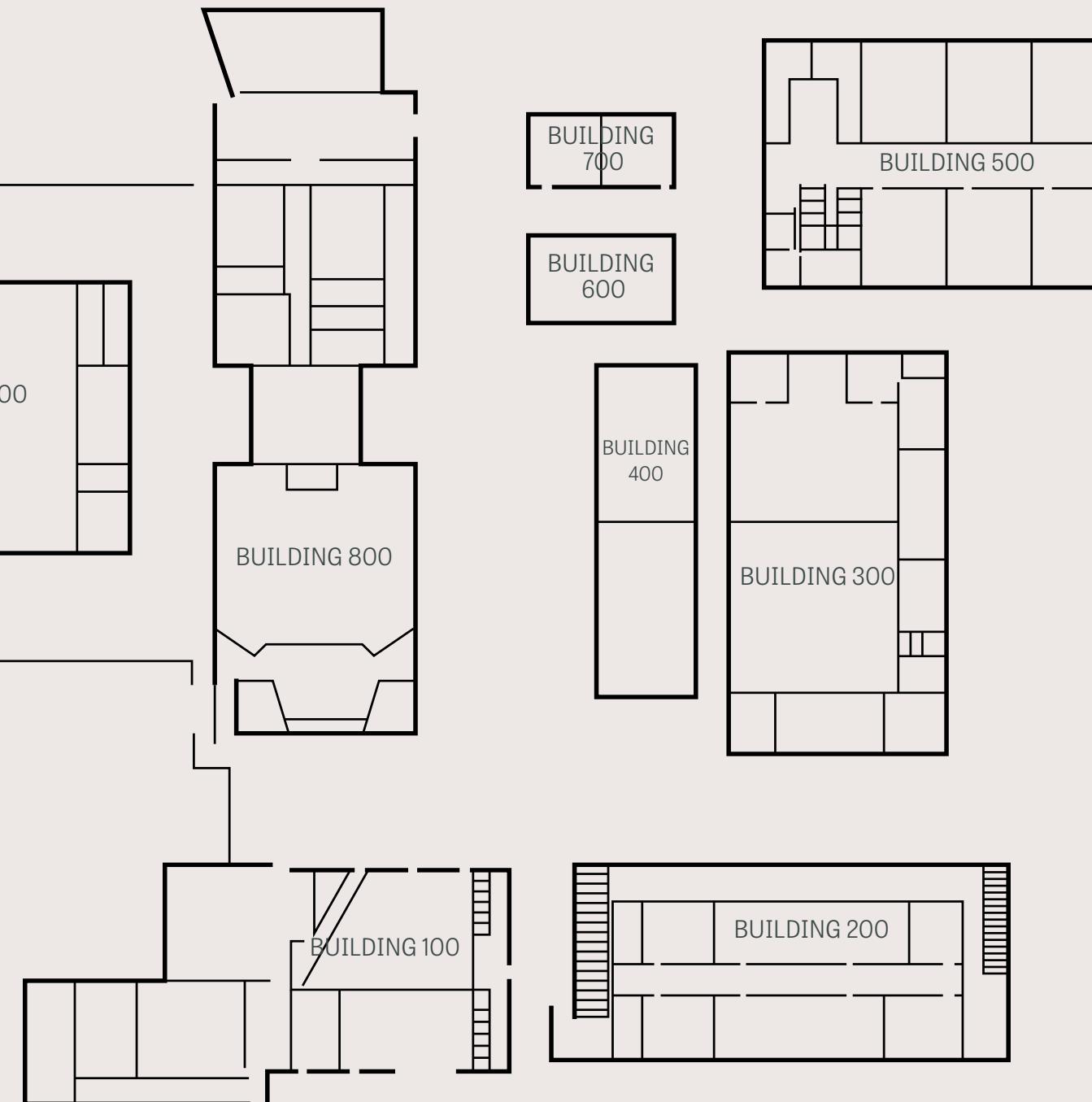


Classroom



Classroom

## SITE PLAN



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## EXCLUSIVE ADVISORS

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