

FOR SALE

NEC 24TH ST & BROADWAY RD

2402, 2406 & 2412 E BROADWAY RD
PHOENIX, AZ 85040



EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to exclusively present the NEC of 24th Street and Broadway Road, a ± 0.43 -acre signalized hard corner. The property fronts ± 144 feet along Broadway Road and ± 98 feet along 24th Street, with $\pm 45,000$ vehicles per day through the intersection.

C-2 zoning permits retail, service, office and restaurant uses by right, and the site accommodates a 4,000 to 8,000 SF building. Water and sewer mains are in 24th Street. The land is vacant and level, with no demolition, no tenant relocation and no existing improvements to work around.

Downtown Phoenix and Sky Harbor International Airport are each within a 10-minute drive, placing the corner inside the employment core rather than at its edge. The three parcels have limited utility on their own. Combined, they deliver a developable corner pad in a submarket where hard corners rarely come to market unimproved.



PROPERTY DETAILS

SALE PRICE	\$549,000 (\$29.56/SF)
SITE AREA	±18,570 SF (±0.43 AC)
ZONING	C-2 (Phoenix)
PARCELS	122-21-001, -002, -003
FRONTAGE	±144' Broadway ±98' 24th St
UTILITIES	Water 12" Sewer 24"
DEPTH	±116'



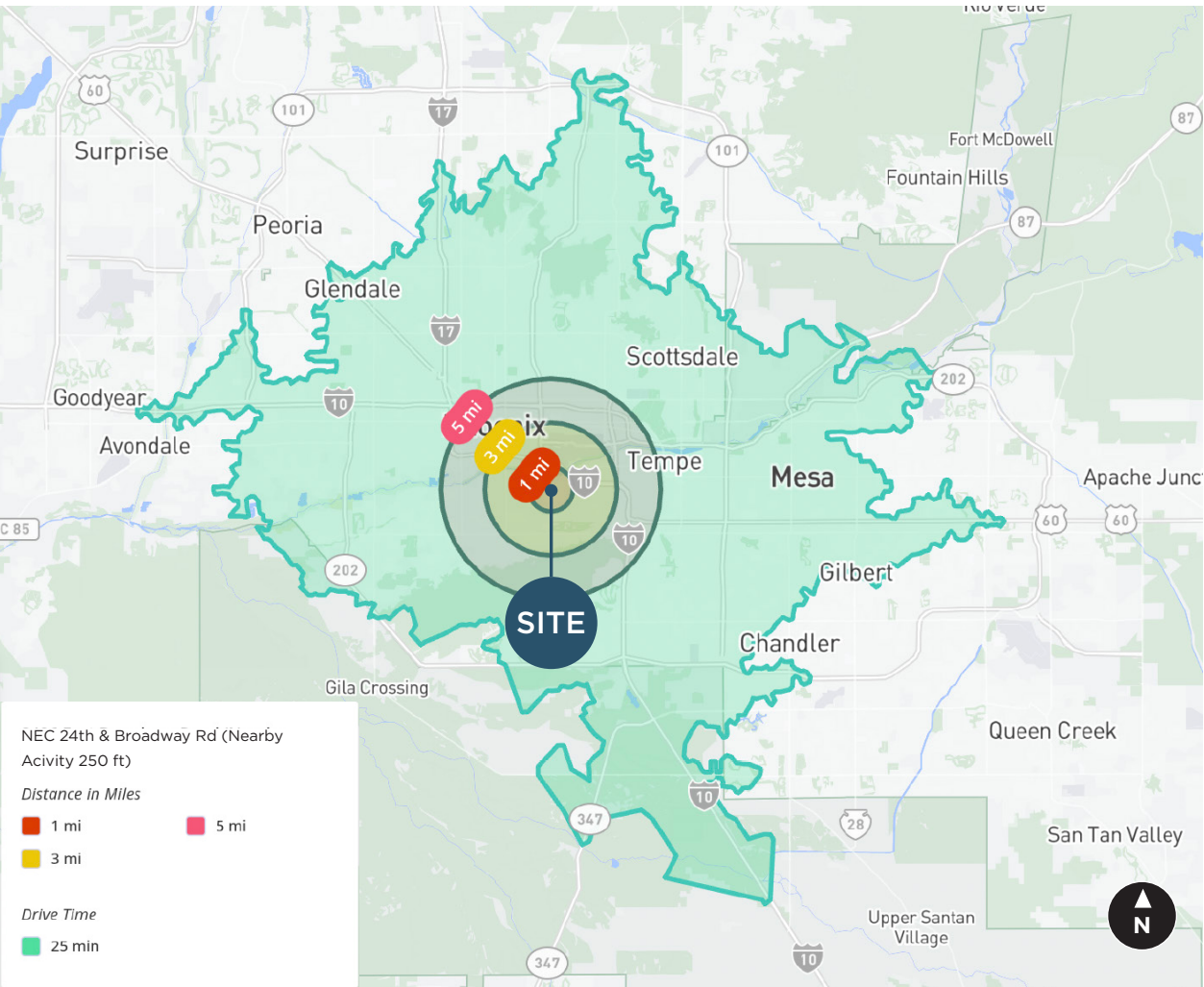
PROPERTY HIGHLIGHTS

- Seller Financing Available
- Signalized hard corner with $\pm 45,000$ VPD
- $\pm 144'$ of frontage on Broadway Road and $\pm 98'$ on 24th Street
- 10-Minute Drive Time to Downtown Phoenix & Sky Harbor
- C-2 zoning permits retail, service, office and restaurant uses by right
- Site accommodates a 4,000 to 8,000 SF building or multi-tenant retail center





DEMOGRAPHICS



*Statistics from CoStar

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	13,551	91,115	254,189
2030	14,054	95,061	266,054

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	4,408	28,572	87,158
2030	4,578	29,828	91,434

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$66,249	\$89,463	\$89,469

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	3,164	64,881	222,383

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	221	4,159	16,374

PHOENIX CITY OVERVIEW

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix, the fifth largest city in the U.S. with a 2026 population of 1.68 million, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and access to global markets, Phoenix is consistently ranked among the top metros for business expansion. New developments and population inflows are fueling growth in nearly every asset class.

MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

TSMC has committed \$265 billion to its North Phoenix campus, the largest foreign direct investment in a greenfield project in U.S. history, following an additional \$100 billion announced in July 2026. Buildout now covers 10 wafer fabrication plants, two advanced packaging facilities and an R&D center. Adjacent to that campus, Mack Real Estate Group and McCourt Partners broke ground in March 2026 on Halo Vista, a \$7 billion, 2,300-acre master plan with nearly 30 million square feet of planned development.



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