

The Crossroads Church Campus

FOR SALE



42101 & 42105 N 41st Dr
Anthem/Phoenix, AZ 85086

Matt Leonard, Partner
602.369.7127
mleonard@levrose.com

Dawn Werley, Advisor
847.767.0351
dwerley@levrose.com

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OFFERING DETAILS

SALE PRICE	\$12,109,000 (\$250/SF)
LOT SIZE	±2.27 AC
BUILDING SIZE	±48,436 SF *
PARCEL	203-03-013
ZONING	C-2, PCD* Z-129-06
PARKING	±4.80/1,000 *

* Per Costar

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



PROPERTY HIGHLIGHTS

- Turn-key Church facility with additional rental income
- Church facility includes Chapel, Church offices, large Main Lobby, Cafe, large Children's Indoor & Outdoor Play Areas, Theatre, Classrooms, & Youth Ministry facilities
- Currently 260 chairs in the Sanctuary, but has been expanded up to 340 chairs
- Maximum occupancy: approximately 800 people
- Additional rental income provided by F45, iSwing Indoor Golf, Starting Blocks Preschool, & The Suites on 41st (Salon Suites)
- Easy highway access at I-17 & Anthem Way
- Highly visible from I-17 (±83,874 VPD)
- The Property serves the Anthem, New River, Black Canyon City, Desert Hills, Norterra, & Tramonto markets
- Rapidly growing North Phoenix market with significant new home construction in the immediate area
- Close proximity to HonorHealth Sonoran Crossing Medical Center, The Outlets at Anthem, Loop 303 & the \$40 Billion Taiwan Semiconductor Fab
- High demographic area
- Seller is open to leasing back



PROPERTY PHOTOS



PROPERTY TENANTS



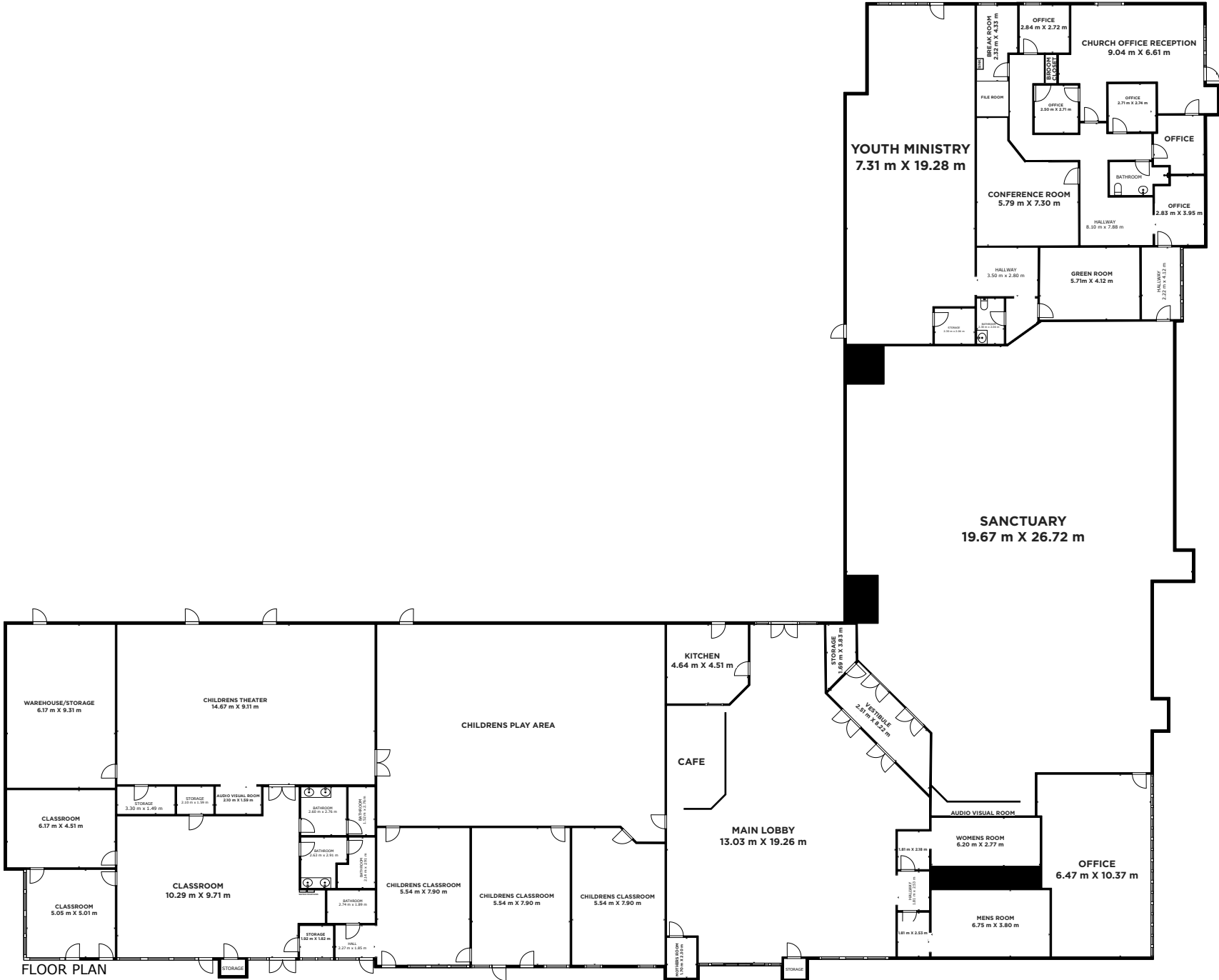
VIRTUAL TOURS

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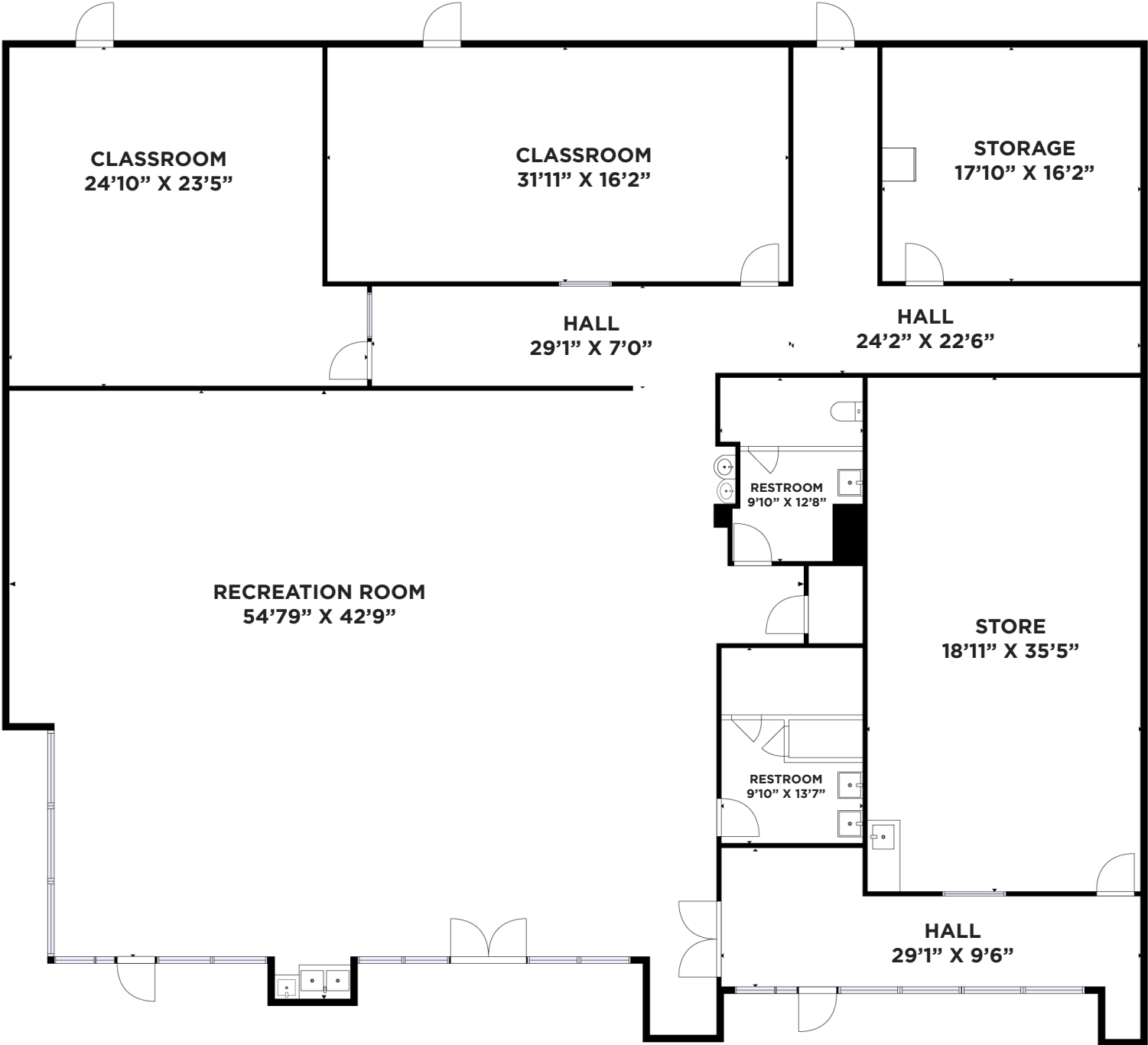
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42105 N 41ST DR FLOOR PLAN



42101 N 41ST DR FLOOR PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	8,535	28,249	44,625
2029	9,210	30,481	48,189



HOUSEHOLDS

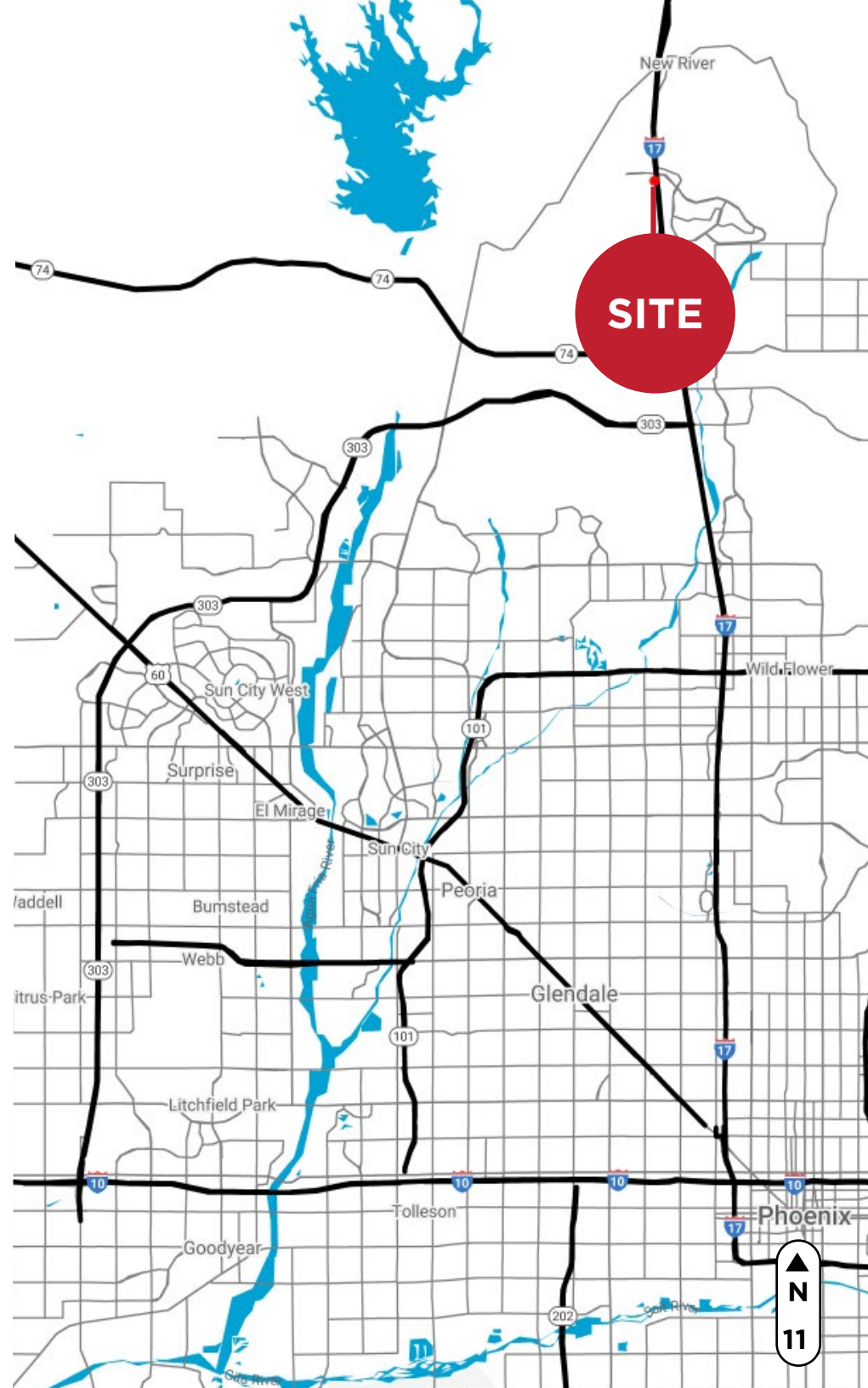
	1 MILE	3 MILES	5 MILES
2024	2,846	9,504	15,532
HH GROWTH 2024-2029:	1.6%	1.6%	1.6%



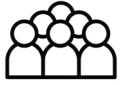
AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$120,963	\$133,125	\$134,181

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PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



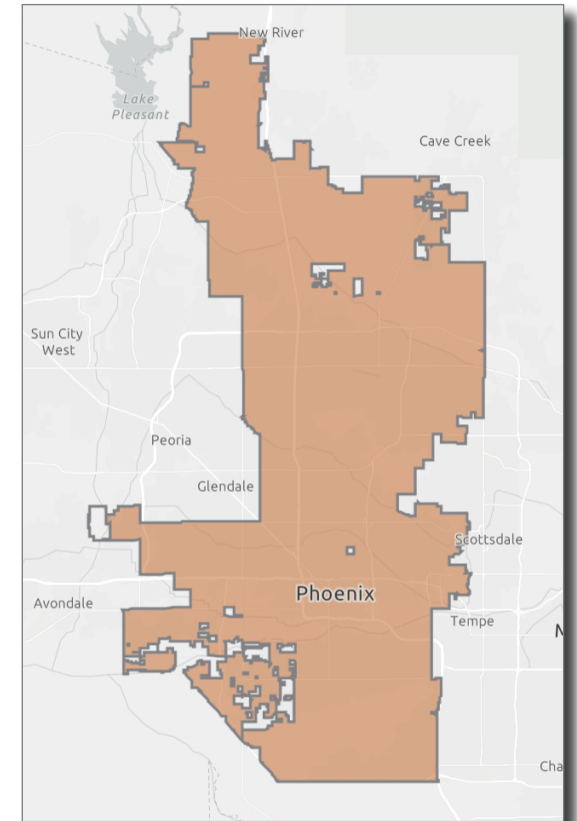
\$77K +
AVG HH INCOME

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix, the fifth largest city in the U.S. with a 2025 population of 1,673,164, 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

Phoenix is undergoing a surge of marquee development. TSMC's \$7 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while the Central Station mixed use tower will redefine Downtown by late 2025. Phoenix also continues to see strong home-buyer activity, with the median home price reaching \$457,998 in April 2025.





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