

FOR LEASE

Phoenix Sky Harbor
International
Airport

INTERSTATE
10

INTERSTATE 10 205,099 VPD

205,099 VPD

WASHINGTON ST. 22,078 VPD

24TH ST. 29,198 VPD

SUBJECT
PROPERTY

2344 WASHINGTON ST., PHOENIX, AZ
OFFICIAL LEASING BROCHURE





PROPERTY HIGHLIGHTS



AVAILABILITY

25,422 SF ground lease available



VISIBILITY

Hard corner visibility at signalized intersection



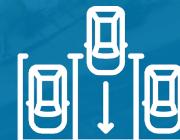
3 MILE RADIUS

6.1M SF Retail Space
22.8M SF Office Space
28.7M SF Industrial Space
45,681 Households



LOCATION

Northwest corner of 24th St. and E. Washington St.
0.5 mile from I-10 FWY
2 miles from Sky Harbor Airport



PROPERTY FEATURES

30 EV chargers expected to bring 250+ visitors to the property each day, with an average dwell time of 20 min. while charging their vehicle



TRAFFIC COUNTS

Washington St. 22,078 VPD
24th St. 29,198 VPD
Van Buren St. 18,971 VPD
Interstate 10 205,099 VPD



POPULATION

1 MILE 9,501
2 MILES 45,091
3 MILES 108,095



MEDIAN HH INCOME

1 MILE \$25,188
2 MILES \$42,405
3 MILES \$49,505



DAYTIME POPULATION

1 MILE 8,960
2 MILES 35,789
3 MILES 126,763



SITE PLAN





OVERVIEW

Phoenix, Arizona is the state capital and largest city in Arizona, located in the heart of the Sonoran Desert. With a population of over 1.6 million people and more than 5 million in the greater metropolitan area, it's the fifth-largest city in the United States. Known as the "Valley of the Sun," Phoenix boasts more sunshine than any other major U.S. city—over 300 days a year—making it a year-round destination for outdoor enthusiasts.

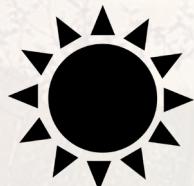
The city was officially incorporated in 1881 and became the state capital in 1912. Since then, it has grown rapidly, especially after World War II, thanks to air conditioning, military expansion, and affordable housing. Today, it's known for being a fast-growing hub of commerce, innovation, and culture in the American Southwest.

The city's economy is diverse and dynamic. Major sectors include healthcare, education, manufacturing, technology, and finance. Companies like Intel, Honeywell, and American Express have large operations in the region, and new tech and clean energy startups are helping Phoenix earn its nickname "The Silicon Desert." The city is also investing heavily in sustainability initiatives, including solar energy and water conservation, to address the challenges posed by its extreme heat and arid climate. Many are drawn to Phoenix for its entrepreneurial energy, unique desert lifestyle, and relatively affordable cost of living compared to cities like Los Angeles or San Francisco.

Visitors and locals enjoy institutions like the Heard Museum, Phoenix Art Museum, and Desert Botanical Garden. The city has a thriving food scene, with everything from James Beard Award-nominated chefs to hole-in-the-wall taco joints. Outdoor recreation is a major part of life here, with hiking trails on Camelback Mountain, South Mountain Park, and the Phoenix Mountain Preserve offering spectacular desert views just minutes from downtown.



PHOENIX BY THE NUMBERS



Also known as
“Valley of the Sun”

20.8 MILLION
Visitors in 2024



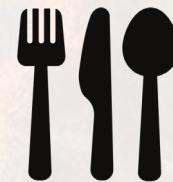
1,600,000
residents of
Phoenix



52.3 Million Passengers
Welcomed at Phoenix
International Airport in 2024



7 INTERSTATES
run through Phoenix



4,400+
restaurants across
Phoenix



MARKET AERIAL





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