

AVAILABLE

## C-2 Commercial Land

ENEC Washington St &amp; 44th St | Phoenix, AZ 85034



## Overview

AVAILABLE

± 0.92 ACRES  
APN# 124-10-043

RATE

Contact Broker

## Demographics

	1 MILE	3 MILE	5 MILE
2025 Est Population	10,289	96,826	330,110
2030 Est Population	11,241	99,929	352,138
Daytime Population	19,330	154,070	532,087
Est. Total Employees	12,503	92,984	319,538

Year: 2025 | Source: Esri

## Contact

BRAD BALBO

602.682.6016 | brad.balbo@srsre.com

## Description

- Serving Sky Harbor International Airport
  - 485,745 annual takeoffs/landings
  - 52,325,266 annual passengers
  - daily stats per skyharbor.com
- Located in qualified Opportunity Zone
- PHX Skytrain & Metro Light Rail Station >1,800 daily passengers (valleymetro.org)
- Pueblo Grande Museum
- Drive-Thru Uses allowed



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1

MONUMENT SIGN - 44th St



2

MONUMENT SIGN - Washington St

