

For Sale

Rare Opportunity to Own Two
Adjacent School Facilities



2820 W KELTON LN | PHOENIX, AZ 85053
±48,160 SF



WATCH VIDEO TOUR 

16454 N 28TH AVE | PHOENIX, AZ 85053
±26,625 SF

Sale Summary

An outstanding opportunity for real estate investors or expanding educational institutions. Two well-maintained school facilities, currently serving as an elementary and middle school, are strategically located in the vibrant heart of Deer Valley, AZ. Explore the potential of this dynamic community near Deer Valley Airport, a bustling general aviation hub fostering unparalleled connectivity. Enhance the educational experience with nearby amenities such as Turf Paradise and Wet'n'Wild Phoenix. The village boasts the Central Arizona Project canal, ensuring a sustainable water supply. Discover the rich history at the Deer Valley Petroglyph Preserve, a 47-acre archaeological gem. Deer Valley seamlessly blends contemporary functionality with historical charm, offering a unique and dynamic environment for growth. Don't miss this unparalleled opportunity in Deer Valley, where education meets a community ripe for development.



2 BUILDINGS TOTAL ± 74,785 SF
± 26,625 SF & ± 48,160 SF



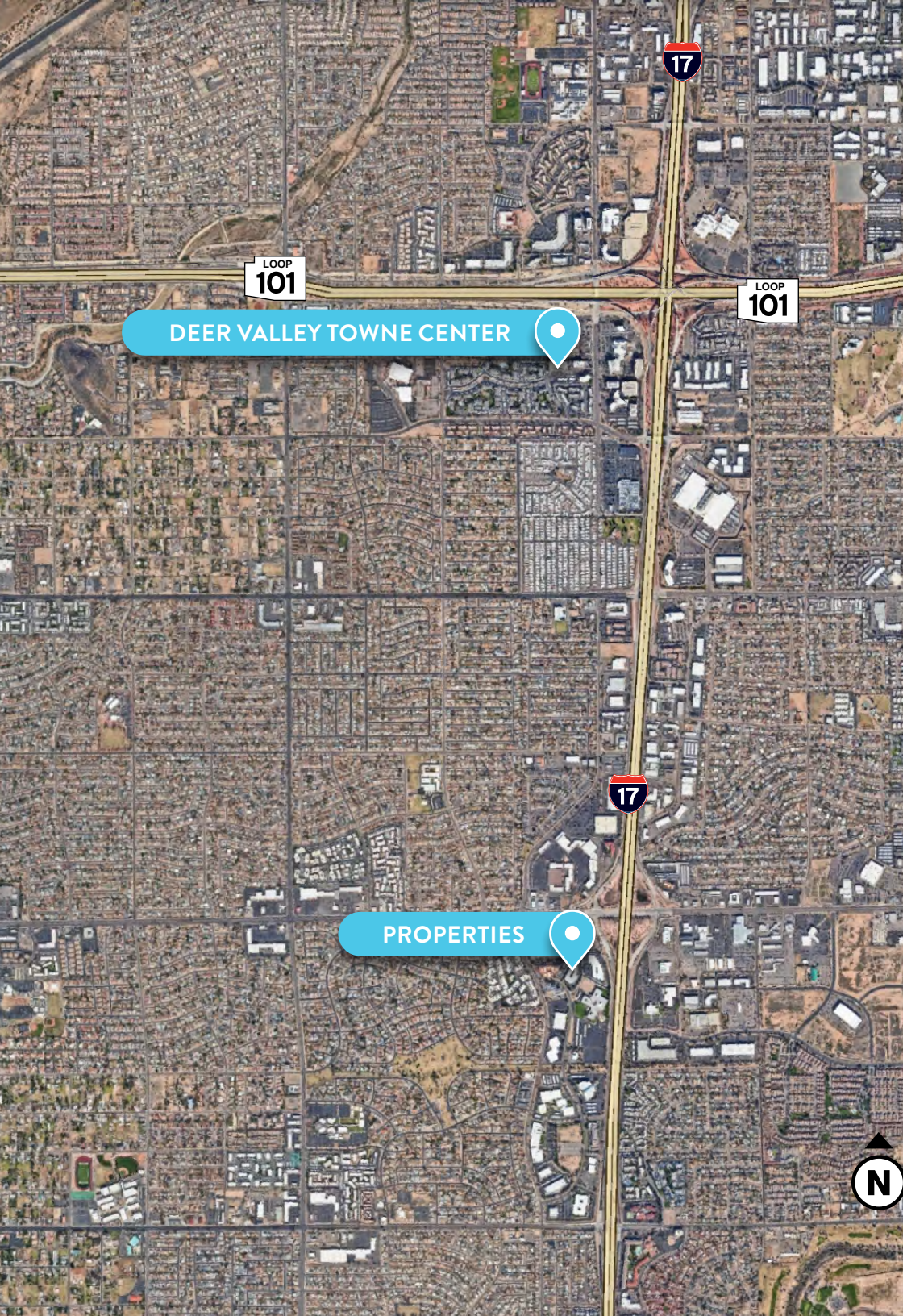
HIGHLY ACCESSIBLE LOCATION
Off of the I-17 and Loop 101 Freeway



STATE OF THE ART FACILITIES
With Many Amenities and Special Features



MOVE-IN READY



NEARBY AMENITIES



NEARBY ACCESS

- 1 Minute to Freeway Access
- 30 Minutes to Downtown Phoenix
- 45 Minutes to Phoenix Airport

AREA DEMOGRAPHICS

\$97,646
Average Household Income

43,155
Students Ages 5-14

Demographics Within 5 Mile Radius

ELEMENTARY SCHOOL

±26,625 SF

Address 16454 N 28th Ave, Phoenix, AZ 85053

Building Class B Specialized Use

Land Size ±2.09 Acres

Parking 2/1,000 SF

Zoning CP/GCP

AMENITIES

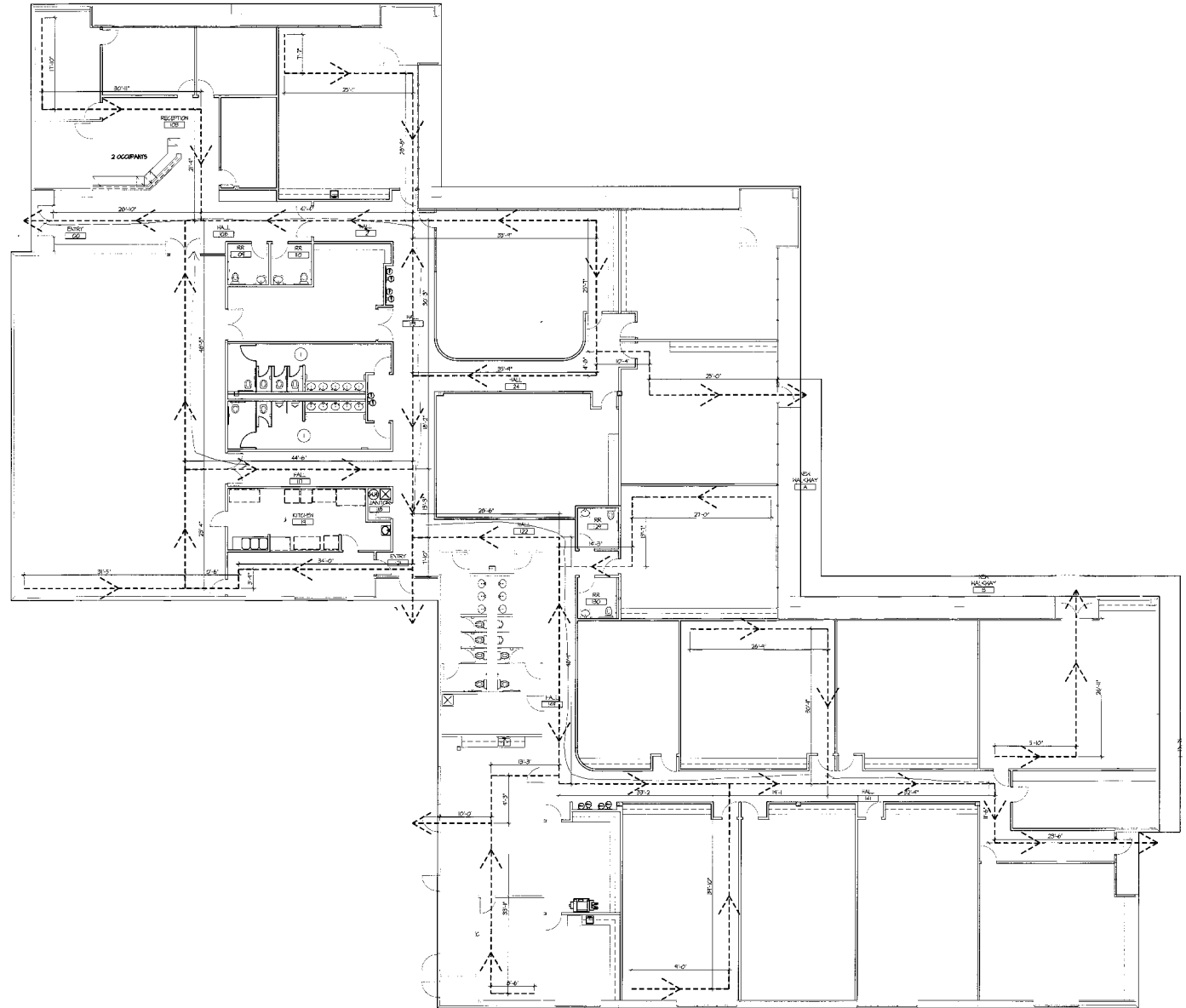
- 13 Classrooms
- Outdoor Playing Area
- Kitchen
- Large Cafeteria/Gym
- Office Space
- 1 Dance Studio



ELEMENTARY SCHOOL

±26,625 SF

- 1
CONFERENCE
ROOM
- 13
CLASS ROOMS
- 4
OFFICES
- 6
MEN/WOMEN
BATHROOMS






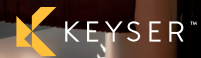
JUNIOR HIGH

±48,160 SF

| | |
|-----------|-------------------------------------|
| Address | 2820 W Kelton Ln, Phoenix, AZ 85053 |
| Building | Class B Specialized Use |
| Land Size | 3.28 Acres |
| Parking | 3.5/1,000 SF |
| Zoning | IND PK |

AMENITIES

-  Kitchen
-  Atrium
-  Auditorium Space that Seats 150
-  2 Dance Studios
-  Outdoor Theater
-  Lab Space with Sinks
-  Laundry



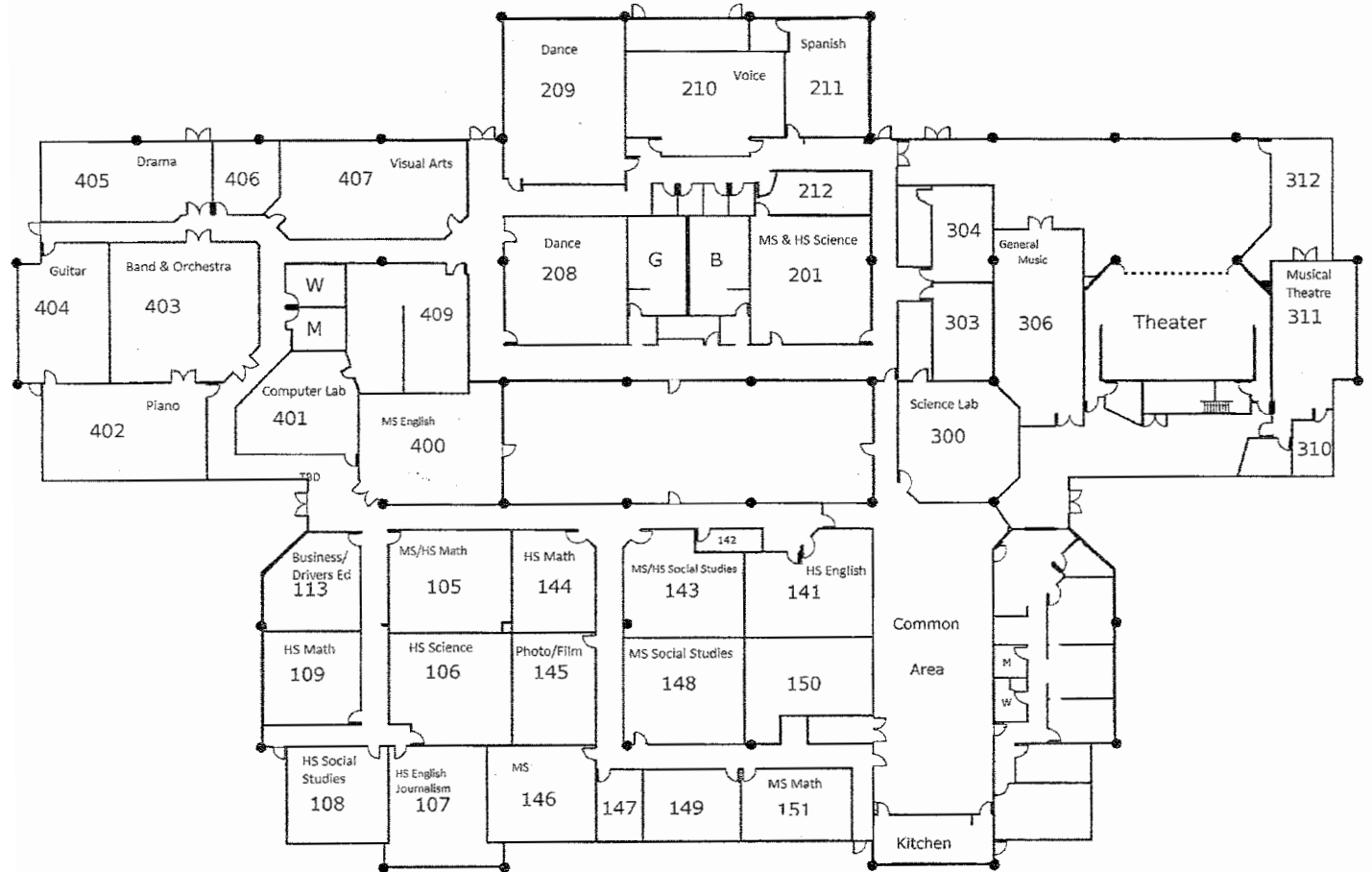
JUNIOR HIGH

±48,160 SF

2
CONFERENCE
ROOMS

28
CLASS ROOMS

6
MEN/WOMEN
BATHROOMS



Market Overview

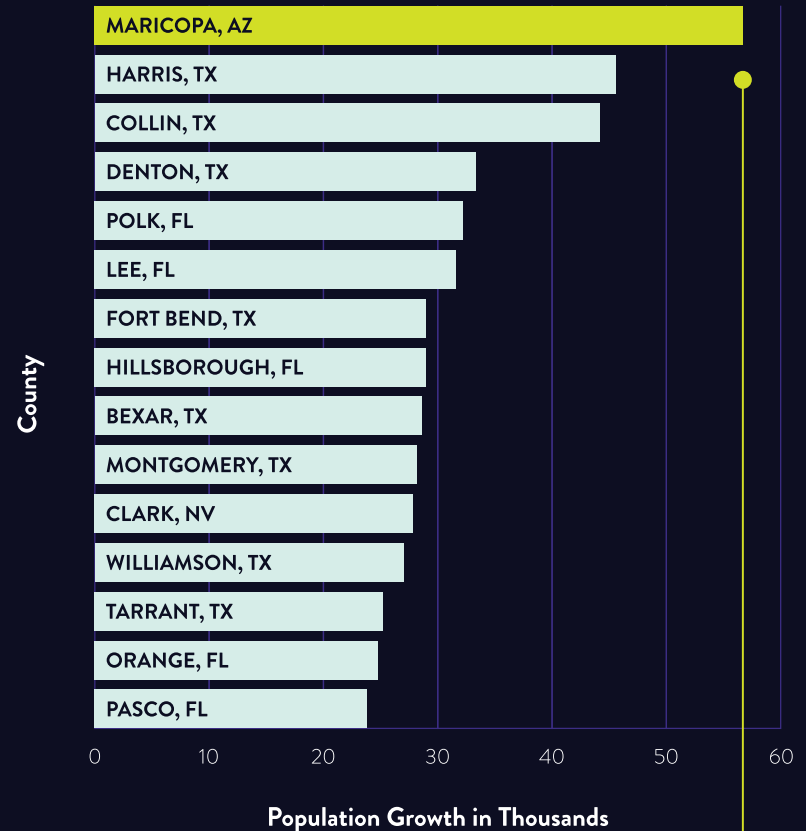
The following properties reside in one of the strongest markets in the US in terms of demographics. Starting at the state level, Arizona has been a top state in terms of both job growth (3rd), and skilled job growth (5th) over the past half decade. With respect to population growth, Maricopa county was the fastest growing county in terms of population in 2022, adding a net 56,800 residents (pictured) to its estimated population of \$4.6 million people. More directly, Phoenix has experienced 20% population growth since 2010 and Deer Valley is close behind at 17% over the same time frame. By comparison, the US population is only up 9% since 2010.

Pertaining to schooling, Household growth is up 22% in Phoenix since 2010 with Deer Valley once again following close behind at 20% over the same timeframe. The population percentage of '<20 year old persons' sits at 25% for both Phoenix and Deer Valley, and 'household's with income >\$100,000' makes up about 40% of the population in both regions as well.

The market seems poised for continued growth with US population aging and an estimated 10,000 baby boomers retiring everyday between now and 2030 with many looking to live amongst the Sunbelt and warmer climates. Additionally, the Valley's lower cost of living compared to coastal markets, ideal business location with roughly 25% of the US population within a one day's trucking radius, and the \$40 billion dollar investment in the region from TSMC make virtually all areas of the Valley still in growth mode compared to other large MSA's across the country.

Despite macro commercial real estate concerns stemming from rising rates, the Fed is expected to begin cutting rates in May 2024. This should lead to cap rate compression and an increase in demand for CRE more broadly. Given the aforementioned strong demographic trends in this market, we anticipate that Valley should outperform national averages with respect to rents, vacancy rates and cap rates across all CRE property types for the foreseeable future.

Maricopa County Leads U.S. Population Growth



NET MIGRATION IN 2022

56,800

AVERAGE MOVE-INS PER DAY

113

Call for Pricing



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Thank You

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