



FOR SALE or LEASE

Downtown Phoenix Building

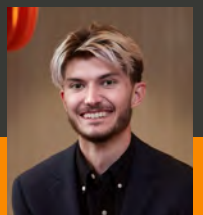
2711 N 24th St., Phoenix, AZ 85008

\$1,800,000

+/- 7,800 SF



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Location Highlights

- Close to plethora of amenities
- Located South-East of Thomas and 24th St.
- +/- 38,000 VPD off Thomas
- Outstanding Signage Visibility
- Property strategically located close to sky harbor airport and major highways

Site Overview

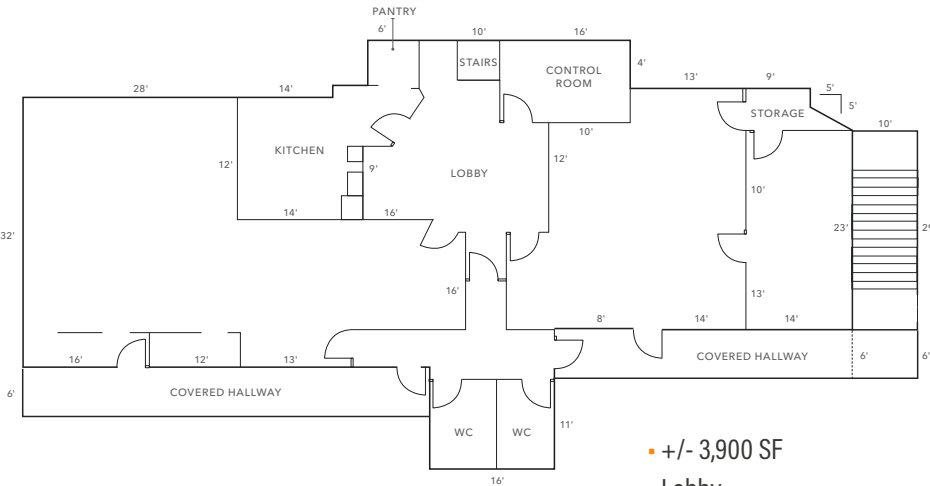
- Zoned C-2
- Fully fenced yard
- Gated with keypad access
- Two stories, +/- 3,900SF each, totaling +/- 7,800sf
- Building Gross Area +/- 8200 sq ft.
- Separate Entrance and Exit to the property
- Generator with 100 KVA, 400 AMPs and 3 Phase Electric
- +/- 29 easily accessible parking spaces
- Newly resealed parking lot
- Monument Signage off of 24th St.
- Newly remodeled upstairs
- Cameras and Floodlights on exterior

Excellent opportunity for an Owner User or Add Value Investor!

Pride of ownership shown through the security the site offers, being fully fenced with multiple keypad accessible gates along with flood lights and cameras throughout.

- Ample parking offered, including multiple canvass covered spaces.
- +/- 7,800 Square Feet Two-Story Building
- Included Monument Signage seen from 24th St.

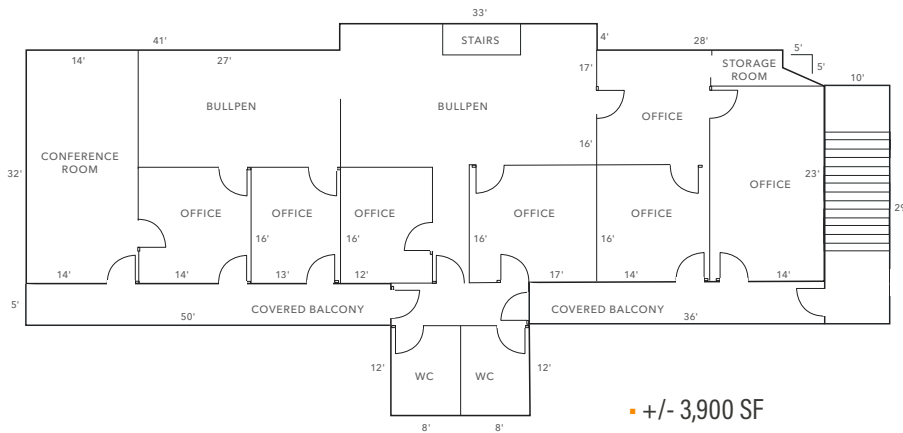
First Floor Plan



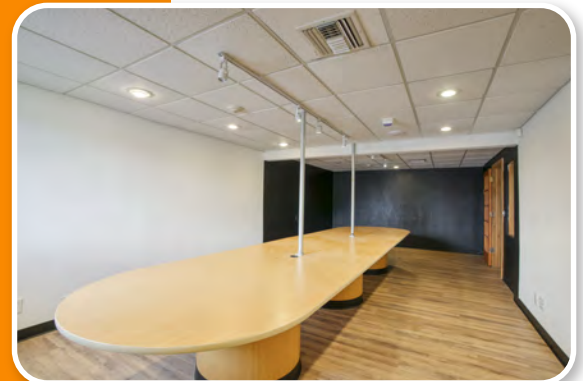
- +/- 3,900 SF
- Lobby
- Kitchen
- Office Spaces



Second Floor Plan



- +/- 3,900 SF
- Lobby
- Kitchen
- Office Spaces





RESTAURANTS & BARS

- 1 - Dunkin Donuts

- 2 - Noble Eatery

- 3 - Fry's Food Stores

- 4 - Snooze, an AM eatery

- 5 - First Watch

- 6 - The Vig Fillmore

- 7 - Panera Bread

- 8 - Taco Guild

- 9 - Culinary Dropout

- 10 - Flower Child

- 11 - Postino Central

- 12 - McKenzie's Midtown Tavern

LIFESTYLE & FITNESS

- 1 - Life Time Fitness

- 2 - AMC Dine In Esplanade 14

- 3 - Fairfield Inn & Suites by Marriott

- 4 - Staybridge Suites

- 5 - Crescent Ballroom

- 6 - Target

- 7 - Bank of America

- 8 - Embassy Suites by Hilton

SCHOOLS

- 1 - Arizona State University Downtown Phoenix

- 2 - Phoenix College

- 3 - Camelback High School

- 4 - Phoenix Christian School Prek-8

- 5 - St. Agnes Catholic School

RECREATION & PARKS

- 1 - Phoenix Art Museum

- 2 - Steele Indian School Park

- 3 - Encanto Park

- 4 - Phoenix Country Club

- 5 - Japanese Friendship Garden

AREA DETAILS



335,403

Population
(5-mile Radius)



138,486

Households
(5-mile Radius)



3,794

**People Per
Square Mile**



\$99,862

**Average Household
Income**



33.9

Median Age



68.1%

**Labor Force
Participation**

ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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