DEER VALLEY COMMERCE CENTER PARK 2340 West Parkside Lane PHOENIX AZ 85027

SIGNIFICANT PRICE REDUCTION

INDUSTRAIL BUILDING AVAILABLE FOR SALE

Features:

- Suite H-114: ±3,322 SF Dance School
- Reception, 2 Offices, 2 Restrooms
- 3 Dance Studios / Bullpen Areas
- 100% AC
- 22' Clear Height
- (1) 12'x14' GL Door
- Excellent Visibility / Signage

EXCLUSIVE CONTACT:

Bob Deininger D 480.522.2772 M 480.229.1976 bdeininger@cpiaz.com



Locally Owned, Globally Connected, International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



Building/Site Information

| Address | 2340 W. Parkside Lane Phoenix, AZ 85027 |
|------------------------|--|
| Parcels | 203-03-285 |
| Total Bldg Square Feet | ±3,322 SF |
| Location | 23rd Ave & Parkside Ln |
| Zoning | CP-GCP |

Demographics

| | 1 MI | 3 MI |
|------------------|----------|-----------|
| Population | 5,463 | 64,997 |
| Households | 2,365 | 25,211 |
| Average Age | 36,40 | 36.30 |
| Median HH Income | \$66,905 | \$64,112 |
| Total Businesses | 650 | 3,602 |
| Cons. Spending | \$60,264 | \$665,569 |

Traffic Counts

| I-17 & Pinnacle Peak | 141,412 VPD |
|----------------------------------|-------------|
| 23rd Ave & Pinnacle Peak | 17,759 VPD |
| Black Canyon Hwy & Pinnacle Peak | 11,190 VPD |

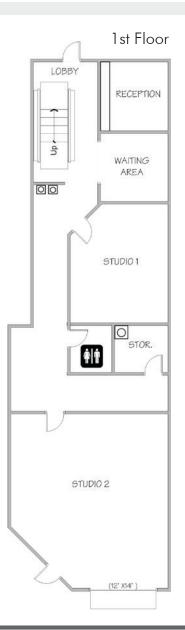
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 06 17 20

SALE PRICE \$499,000.00

Suite H-114: ±3,322 SF

<u>(not to scale)</u>

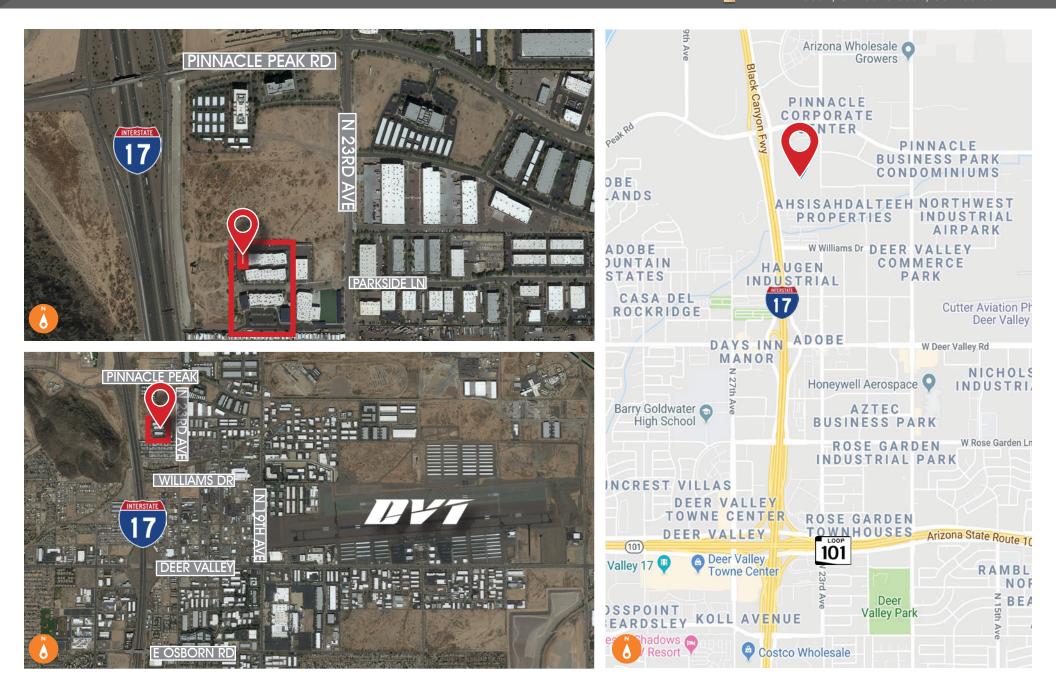
2nd Floor



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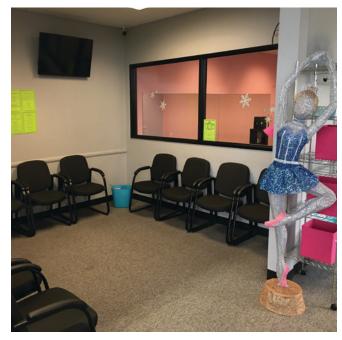
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