

3401 N FORT VALLEY RD. | FLAGSTAFF



SEVEN-BUILDING SCHOOL CAMPUS TOTALING **21,370 SF** SITUATED ON **2.59 ACRES**

3401 N FORT VALLEY RD.

FLAGSTAFF, AZ 86001

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EXECUTIVE SUMMARY

Seven-Building School Campus Totaling 21,370 SF Situated On 2.59 Acres

The school campus at 3401 N Fort Valley Road is ideally located on the southwest corner of N Fort Valley Rd and N Fremont Blvd in Flagstaff, offering convenient access for families throughout the surrounding communities.

The surrounding area is defined by low-density residential neighborhoods, creating a quiet, safe, and visually appealing learning environment. Flagstaff is widely known for its thriving university presence, outdoor recreation lifestyle, and stable visitor demand driven by its proximity to the Grand Canyon and Northern Arizona University.

Nearby amenities include Flagstaff's renowned trail systems, ski resorts, and proximity to the Grand Canyon, enhancing the property's appeal for families seeking both academic excellence and an unmatched outdoor lifestyle. This setting supports long-term educational use and positions the campus as a valued community asset within the greater Fort Valley corridor.



Originally Constructed
in 2010



Dynamic
Campus Environment

Property Details



School Campus Totaling 21,370 SF



Situated on 2.59 Acres



9 Classrooms



Dance Room



Wood Working Room



Science Lab Room



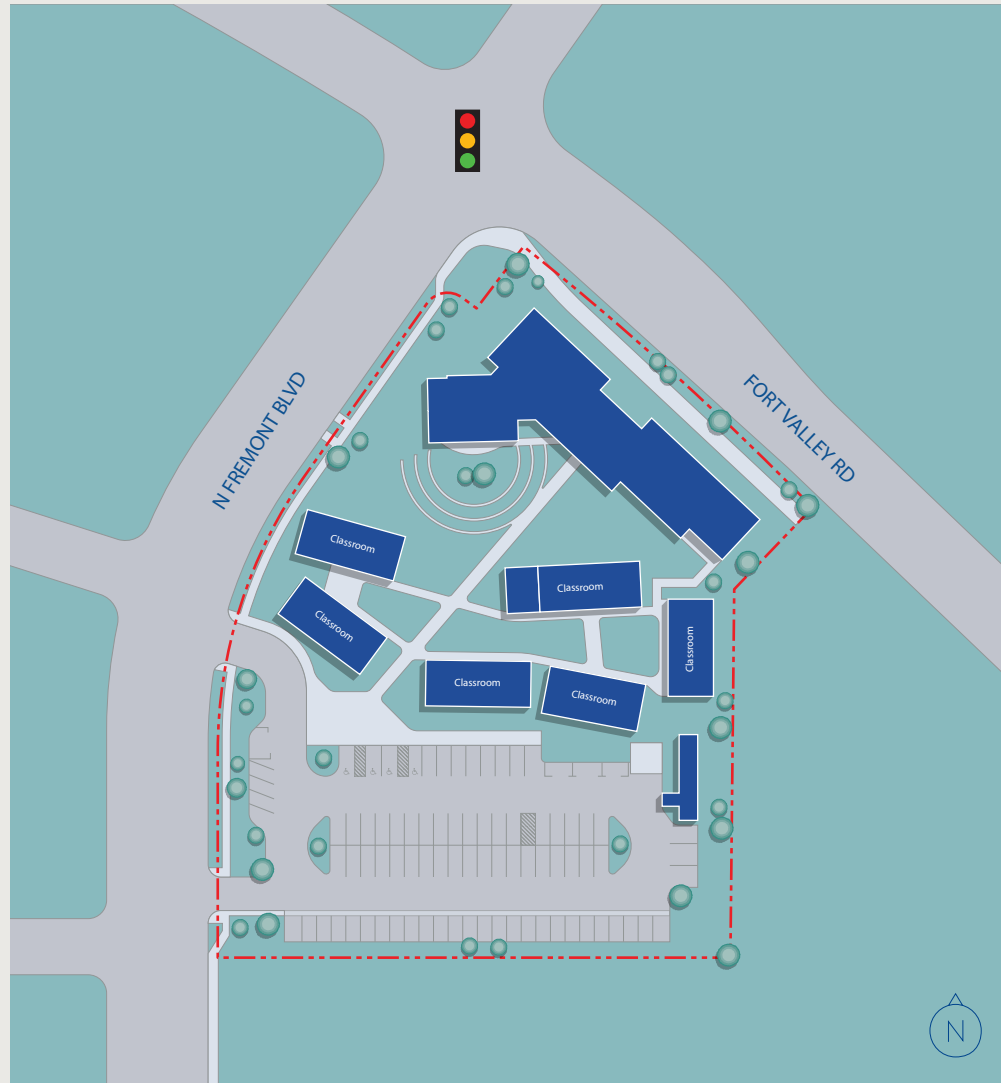
Large Courtyard



High Visibility from N Fort Valley Rd

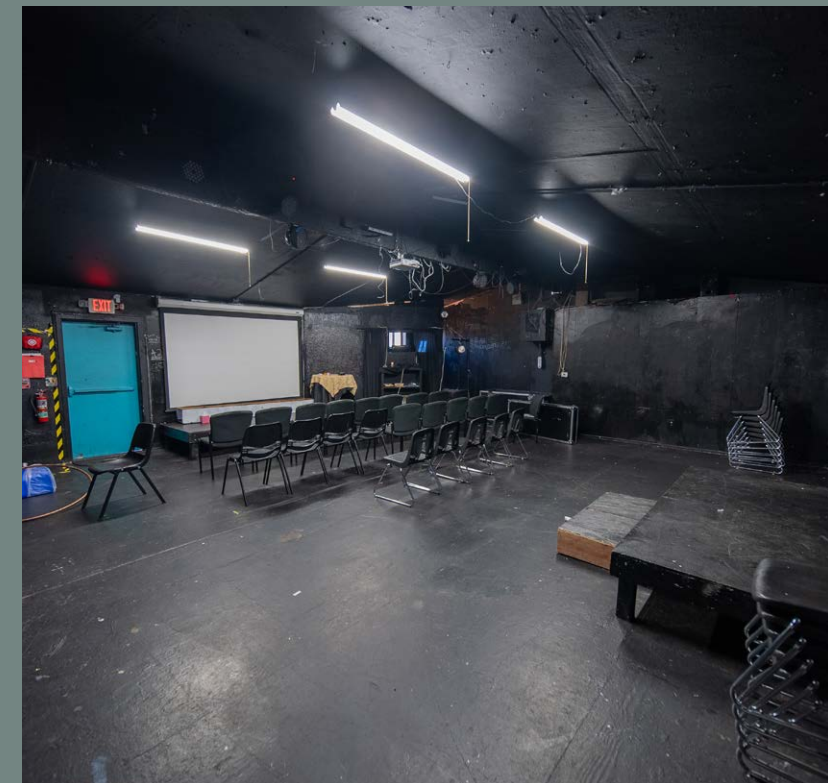


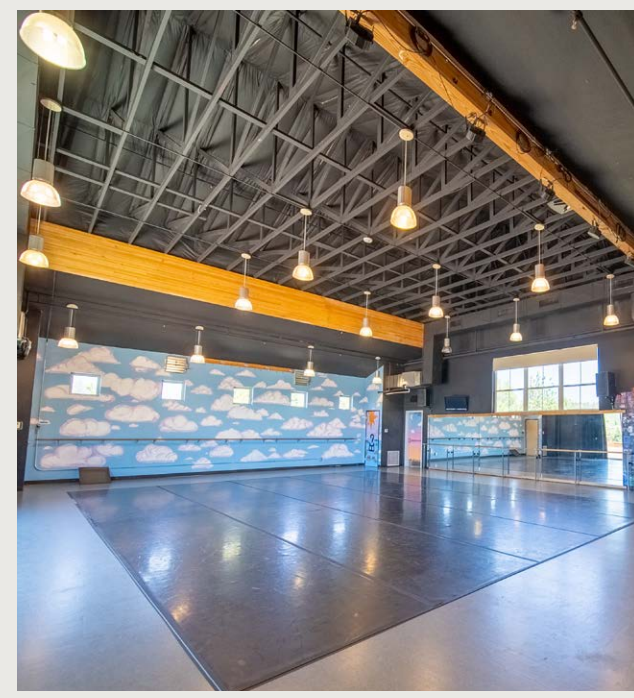
Site Plan



This educational campus sits along one of the city's most scenic northern corridors, adjacent to the Museum of Northern Arizona and within close proximity to the Coconino National Forest and the San Francisco Peaks. The setting strikes a rare balance; nature-adjacent and visually stunning, yet accessible from central Flagstaff, making it an appealing destination for students, staff, and families alike. The surrounding area reflects the cultural and academic character of northern Flagstaff, with the Museum of Northern Arizona serving as an immediate neighbor and longstanding community anchor.

Built in 2010, the campus was purpose-designed for middle and high school instruction, featuring dedicated classrooms, performing arts spaces, and administrative facilities configured to support a grades 6-12 population. The relatively young age of the buildings means the infrastructure is modern and well-suited for immediate occupancy, requiring minimal adaptation for an incoming school organization. For any charter, private, or public school operator looking to establish or expand in the Flagstaff market, the property offers a rare turnkey opportunity—an educationally zoned, move-in-ready campus in a distinctive and desirable location that would be difficult and costly to replicate from the ground up.





HIGHLIGHTS

- 9 Classrooms
- Large Courtyard
- Theatre Room
- Wood Working Room
- Science Lab Room
- Dance Room



Neighborhood Overview



EASILY ACCESSIBLE



CONVENIENTLY LOCATED JUST
12 MINUTES FROM I-40



SCHOOL AGE POPULATION 5-19
20,064
(10-MILE RADIUS)



AVERAGE HOUSEHOLD INCOME
\$114,108
(10-MILE RADIUS)



TOTAL POPULATION
92,611
(10-MILE RADIUS)



PARKING STALLS
82

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