

FOR SALE



Standalone Office Building

2818 West Northern Avenue
Phoenix, AZ 85051

BOULDERS
Real Estate Advisors
COMMERCIAL REAL ESTATE

RE/MAX
Fine Properties



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Executive Summary

2818 West Northern Avenue · Phoenix, AZ 85051

Move-in ready office building offering a flexible layout ideal for a wide range of professional, medical, creative, or service-based businesses. The property features a welcoming reception area, four private offices, a spacious breakroom, and two restrooms, creating an efficient and functional workspace for both employees and clients. Large windows provide abundant natural light throughout the building, enhancing the professional atmosphere.

The property also offers fully secured parking, excellent street frontage along Northern Avenue, and prominent monument signage, providing outstanding visibility and branding opportunities. Conveniently located with easy access to major transportation corridors, this well-maintained property is an excellent opportunity for an owner-user or tenant seeking a turnkey office in a highly accessible Phoenix location.

PROPERTY DATA

Building SqFt	1,232
Year Built	1957
Lot Size (SF)	7,402
Zoning	M-H
Fenced In Parking	Yes
Parking Spaces	10
Bathrooms	2
Offices	4
Breakroom	1
Reception	1
Construction	Concrete Block

Photo Gallery



Investment Highlights

- Move-in ready office building
- Reception area
- Four private offices
- Breakroom
- Two restrooms
- Abundant natural light
- Fully secured parking
- Excellent street frontage
- Monument signage
- Flexible layout suitable for a variety of business uses
- Convenient central Phoenix location

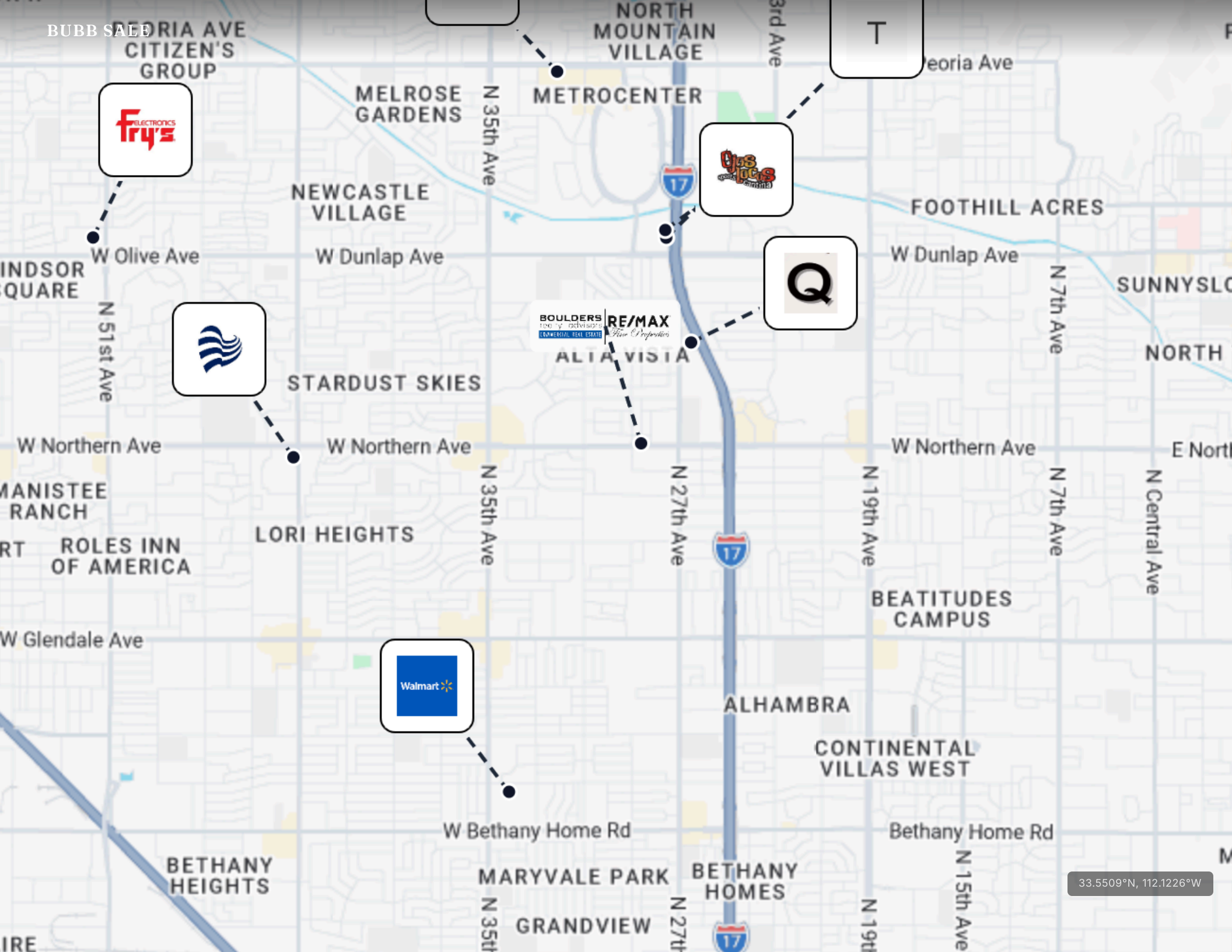
PROPERTY SNAPSHOT

 Building SF	1,232
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 Lot Size	7,402

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BUBB SALE



33.5509°N, 112.1226°W



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Market Overview

Market Overview: Phoenix, AZ

Phoenix (FEE-niks) is the capital and most populous city of the U.S. state of Arizona. With over 1.6 million residents at the 2020 census, Phoenix is the fifth-most populous city in the United States and the most populous state capital. The Phoenix metropolitan area, with an estimated 5.19 million residents, is the tenth-most populous metropolitan area in the U.S. and the most populous in the Mountain states and Southwest. Phoenix is the county seat of Maricopa County in the Salt River Valley and Arizona Sun Corridor and, with an area of 517.9 square miles (1,341 square kilometers), is the largest city by area in Arizona and 11th-largest city by area in the United States. Phoenix was settled in 1867 as an agricultural community near the confluence of the Salt and Gila Rivers and was incorporated as a city in 1881. It became the capital of Arizona Territory in 1889. Its canal system led to a thriving farming community with the original settlers' crops, such as alfalfa, cotton, citrus, and hay, remaining important parts of the local economy for decades. Cotton, cattle, citrus, climate, and copper were known locally as the "Five C's" anchoring Phoenix's economy. edit Downtown Phoenix Phoenix's early economy focused on agriculture and natural resources, especially the "5Cs" of copper, cattle, climate, cotton, and citrus. With the opening of the Union Station in 1923, the establishment of the Southern Pacific rail line in 1926, and the creation of Sky Harbor airport in 1928, th...



KEY FACTS

Population	1.61M
Area	517.9 sq mi
Elevation	3,563 ft
County	Maricopa County
Time Zone	UTC-07:00
Incorporated	January 1, 1868
State	Arizona

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	26,521	Population	205,883	Population	491,309
Median HH Income	\$56,544	Median HH Income	\$67,615	Median HH Income	\$69,938
Households	9,794	Households	72,857	Households	185,347

Source: ESRI / ArcGIS Business Analyst

Photo Gallery



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EXCLUSIVELY OFFERED BY



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