

FOR SALE

# 28TH STREET LOFTS

*A rare opportunity to accelerate your  
next residential development*

2854 E WIER AVE, PHOENIX, AZ 85040



UNIVERSITY OF PHOENIX



PHOENIX  
BUSINESS PARK

SUNRISE VISTA  
APARTMENTS

±2.08 ACRE R-3  
ZONED LOT

E WIER AVE

S 28TH ST

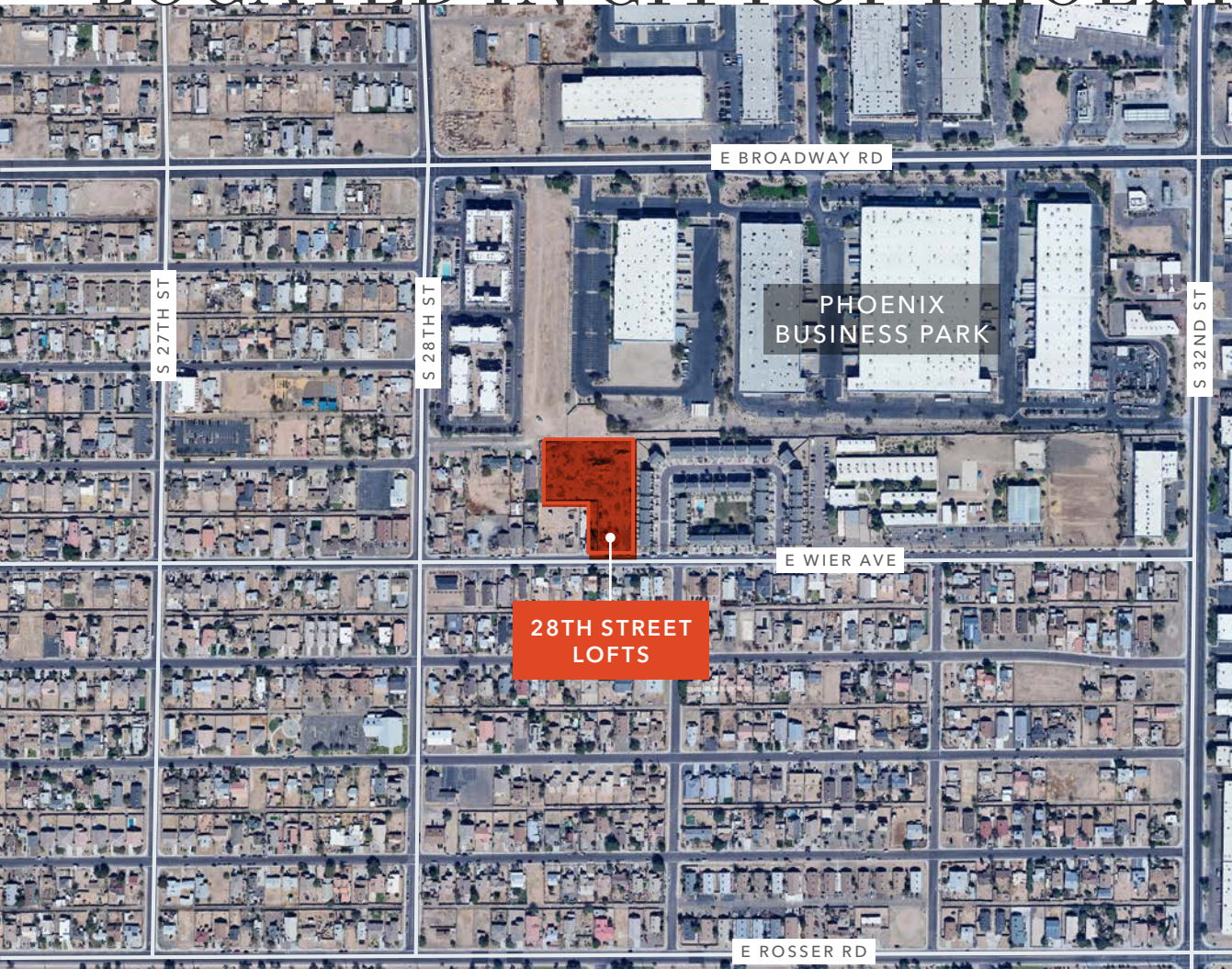
E CHIPMAN RD



KIDDER.COM

km Kidder  
Mathews

# 28 PARTIALLY IMPROVED PLATTED LOTS LOCATED IN CITY OF PHOENIX



## PROPERTY INFORMATION

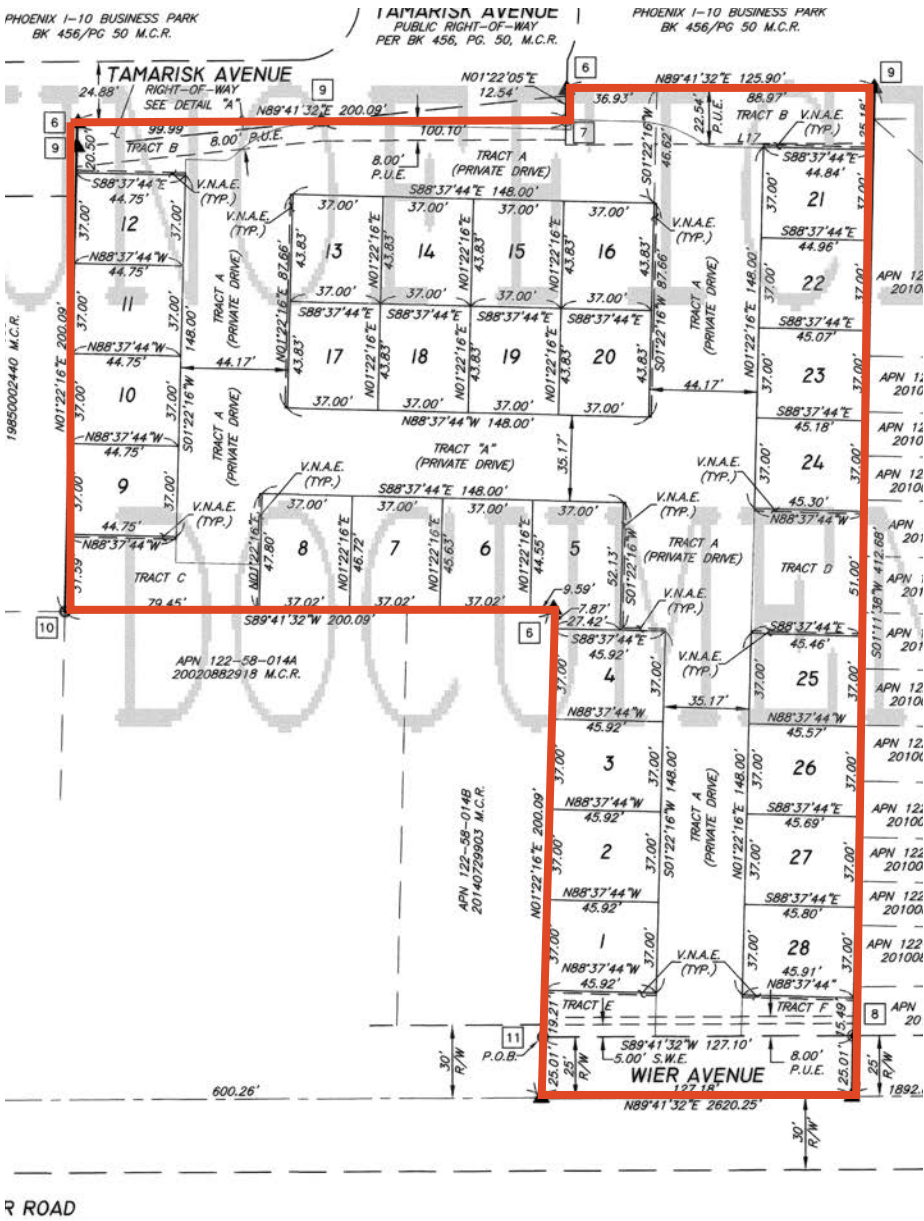
|           |                                       |
|-----------|---------------------------------------|
| ADDRESS   | 2854 E Wier Ave<br>Phoenix, AZ 85040  |
| TYPE      | 28 Partially Improved<br>Platted Lots |
| LAND SIZE | ±90,604 SF (±2.08 AC)                 |
| APN       | 122-58-131                            |
| ZONING    | R- 3 City of Phoenix                  |

*4 MIN*

DRIVE TO UNIVERSITY  
OF PHOENIX

*10 MIN*

DRIVE TO PHOENIX SKY  
HARBOR INT'L AIRPORT



# DEMOGRAPHICS

## POPULATION

|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS    | 8,168  | 61,576  | 250,982 |
| 2020 CENSUS    | 10,546 | 69,764  | 278,411 |
| 2026 ESTIMATED | 11,128 | 71,769  | 287,950 |
| 2031 PROJECTED | 10,980 | 72,064  | 293,837 |

## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 29.6   | 32.8    | 32.2    |
| % FEMALE   | 50.9%  | 50.2%   | 48.1%   |
| % MALE     | 49.1%  | 49.8%   | 51.9%   |

## HOUSEHOLD INCOME

|                        | 1 Mile   | 3 Miles   | 5 Miles  |
|------------------------|----------|-----------|----------|
| 2026 MEDIAN            | \$81,584 | \$83,480  | \$79,924 |
| 2031 MEDIAN PROJECTED  | \$81,312 | \$82,621  | \$78,726 |
| 2026 AVERAGE           | \$95,839 | \$105,809 | \$99,857 |
| 2031 AVERAGE PROJECTED | \$96,102 | \$105,153 | \$98,595 |

Data Source: ©2026, Sites USA





## 28TH STREET LOFTS

*For more information on  
this property, please contact*

**RANDOLPH C. TITZCK**  
Senior Vice President  
602.828.1327  
randy.titzck@kidder.com

**BRIAN ROSELLA**  
Senior Vice President  
602.513.5103  
brian.rosella@kidder.com

**JOSEPH CALISTRI**  
Senior Associate  
602.513.5130  
joseph.calistri@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

