



BLACK  CANYON
COMMERCE PARK

2225 W Peoria Ave
Phoenix, AZ

AVAILABLE FOR LEASE

Downtown Phoenix

Glendale

CANYON CORPORATE CENTER
MULTIFAMILY REDEVELOPMENT

ROSE MOFFARD
SPORTS COMPLEX

Metro Center Mall Redevelopment



PARK AT 25 INDUSTRIAL
REDEVELOPMENT

BAYMONT
BY WYNDHAM



Extra Space
Storage



BLACK CANYON

Vista College Prep
Metro North

LOCATION HIGHLIGHTS

- 20 minutes from **TSMC's** \$165 billion semiconductor fabrication facility campus
- 1 mile east of the \$850 million **Metrocenter Mall redevelopment** including 2,600 multi-family units and 150k square feet of retail space
- Less than ¼ mile from the **Light Rail's** northwest extension
- High job density with over 40k employees within a 3-mile radius boasting some of the highest employee concentrations in Phoenix
- Immediate access to the **I-17 Freeway**, 5 minutes to Loop 101 and 8 minutes to the **I-10**
- 15 minutes from Phoenix Sky Harbor Airport and Downtown Phoenix
- **Excellent visibility** with street frontage on Peoria Ave on the hard corner of Peoria & 23rd Ave
- Well-parked including abundant **covered** and **ADA accessible parking**



Median age of 32 compared to greater Phoenix's median age of 38



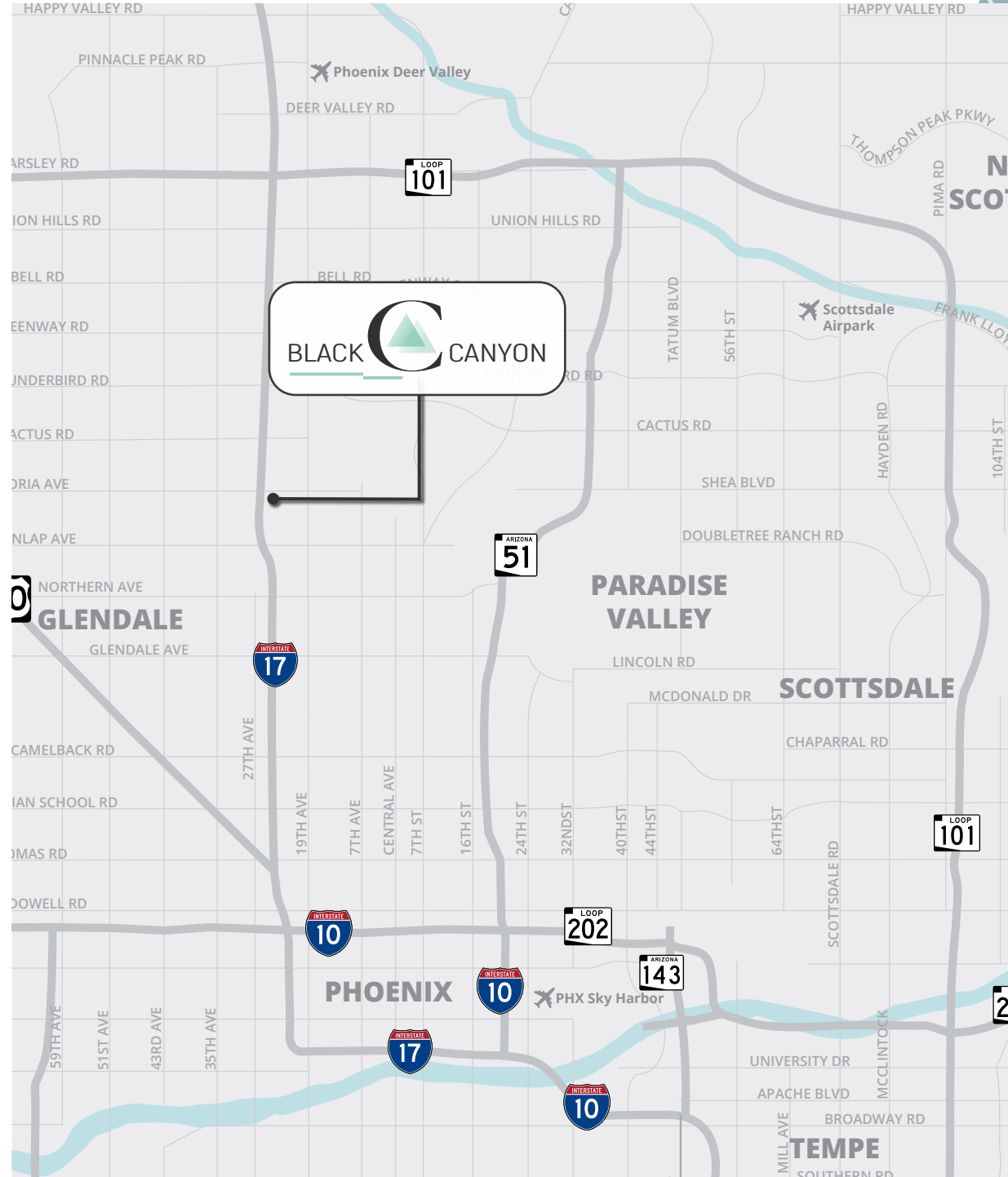
Over 50% white collar workers



120,000+ employees within this area



Largest employers include Grand Canyon University, State of Arizona, and Blue Cross Blue Shield



PROJECT HIGHLIGHTS

2225 W PEORIA AVE, PHOENIX, AZ 85029



Parking - 5:1000
(1:1000 Covered)



Zoning Phoenix A-1



Amenities:
Near Retail and Hotels



20 Minutes to TSMC



2 minutes to I-17



Multiple Major Redevelopments
within 10 miles

BLACK CANYON

COMMERCE PARK

LEASING CONTACTS

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