



# State Owned Property For Sale

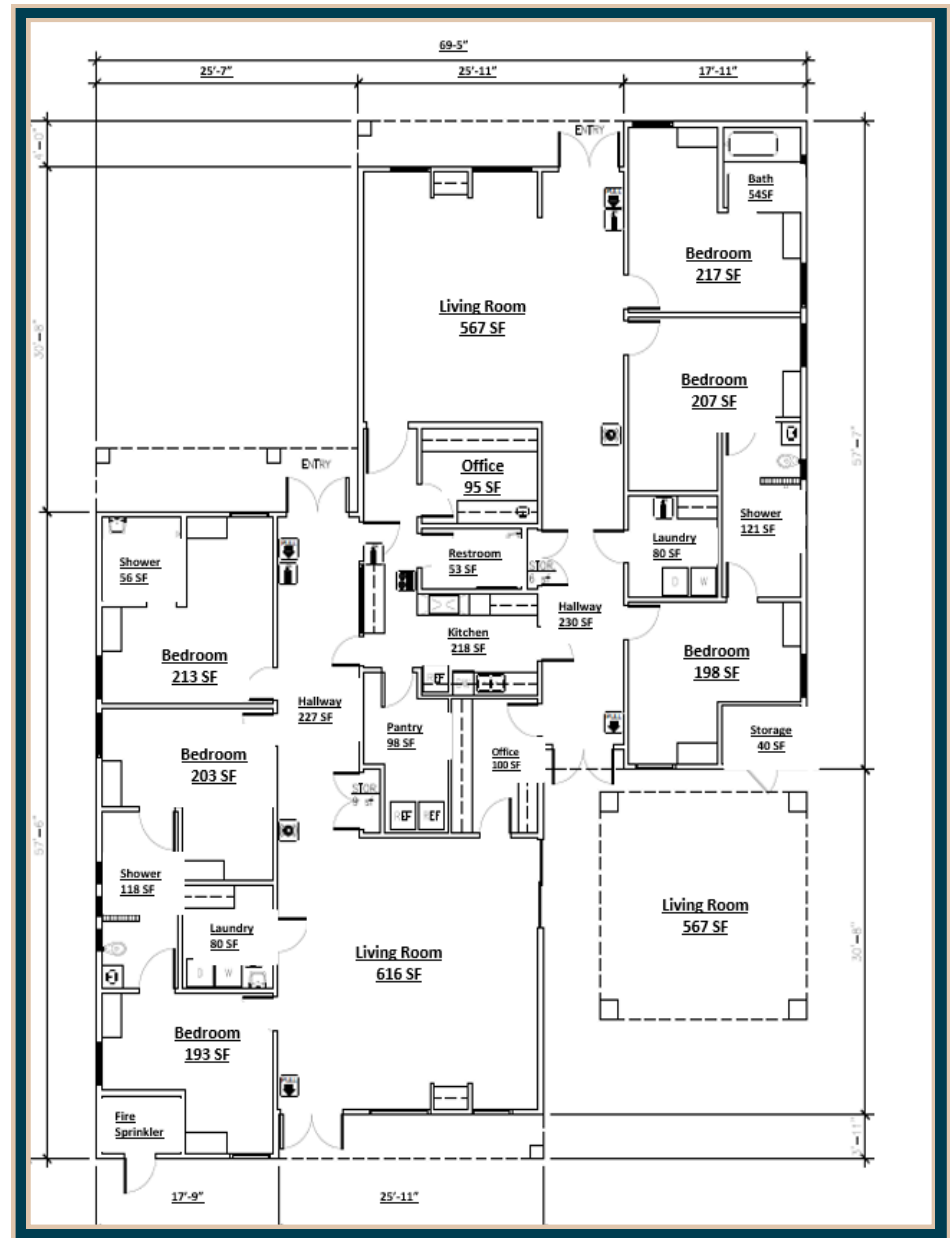
2327 West Campbell Avenue, Phoenix, AZ 85015

Vacant Assisted Living Healthcare Facility, \$1,750,000



# Property Overview & Floorplan

<b>Location</b>	<ul style="list-style-type: none"> <li>2327 West Campbell Avenue, Phoenix, AZ 85015</li> </ul>
<b>APN #</b>	<ul style="list-style-type: none"> <li>154-17-009</li> </ul>
<b>Asking Price</b>	<ul style="list-style-type: none"> <li>\$1,750,000</li> </ul>
<b>Zoning</b>	<ul style="list-style-type: none"> <li>R-3, Multifamily Residence District</li> </ul>
<b>Size</b>	<ul style="list-style-type: none"> <li>5,155 SF Assisted Living Healthcare Facility on .56 Acres (24,491 SF) of Land</li> </ul>
<b>Year Built</b>	<ul style="list-style-type: none"> <li>1988</li> </ul>
<b>Bedrooms</b>	<ul style="list-style-type: none"> <li>6 Bedrooms</li> </ul>
<b>Bathrooms</b>	<ul style="list-style-type: none"> <li>4 Full Bathrooms &amp; 2 Half Bathrooms</li> </ul>
<b>Common Area</b>	<ul style="list-style-type: none"> <li>Living Rooms</li> <li>Kitchen</li> <li>Potential for Dining Room</li> <li>Office</li> <li>Laundry</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>Secured Site with 1-car garage, 2-carport and 7 open spaces</li> </ul>
<b>Garage/Storage</b>	<ul style="list-style-type: none"> <li>943 SF Garage/Storage Building</li> </ul>



# Interior Photos



## Exterior Photos



# Demographics

- Phoenix Economy remains one of the nation's better performing markets for employment growth, adding 54,7000 jobs in the last 12 months. In the last 4 years Phoenix's labor market has 223,300 more jobs.
- An Influx of residents and the market's large educational institutions and colleges significantly plays a major role in stable economy. Metro Phoenix is home to the Country's largest public and private Universities: Arizona State University (ASU) and Grand Canyon University (GCU). ASU enrollment surpassed 145,000 Students in fall 2023.
- Numerous employers have announced expansions and relocation to Phoenix Metro since the Pandemic. Taiwan Semiconductor Manufacturing Company (TSMC) will be bringing roughly 6,000 jobs to the Valley. Amkor, has plans to build a \$2 Billion advanced semiconductor packaging and testing facility near TSMC which will bring about 2,000 jobs to the Valley. Additionally, Intel is underway on \$20 billion expansion at its Chandler Campus, which will add a significant amount of new jobs.



	2023 Population	2028 Estimate Population	Annual Growth 2023-2028	Estimated Average Income	Renter Occupied Household	Owner Occupied Household	Median Year Built
2 Miles	93,394	94,538	0.2%	\$61,154	20,391	13,205	1966
5 Miles	506,564	513,469	0.3%	\$70,335	103,525	80,409	1970
10 Miles	1,403,375	1,421,165	0.3%	\$75,755	243,060	254,796	1978



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