



# State Owned Property For Sale

1022 E. Garfield Street, Phoenix, AZ 85006

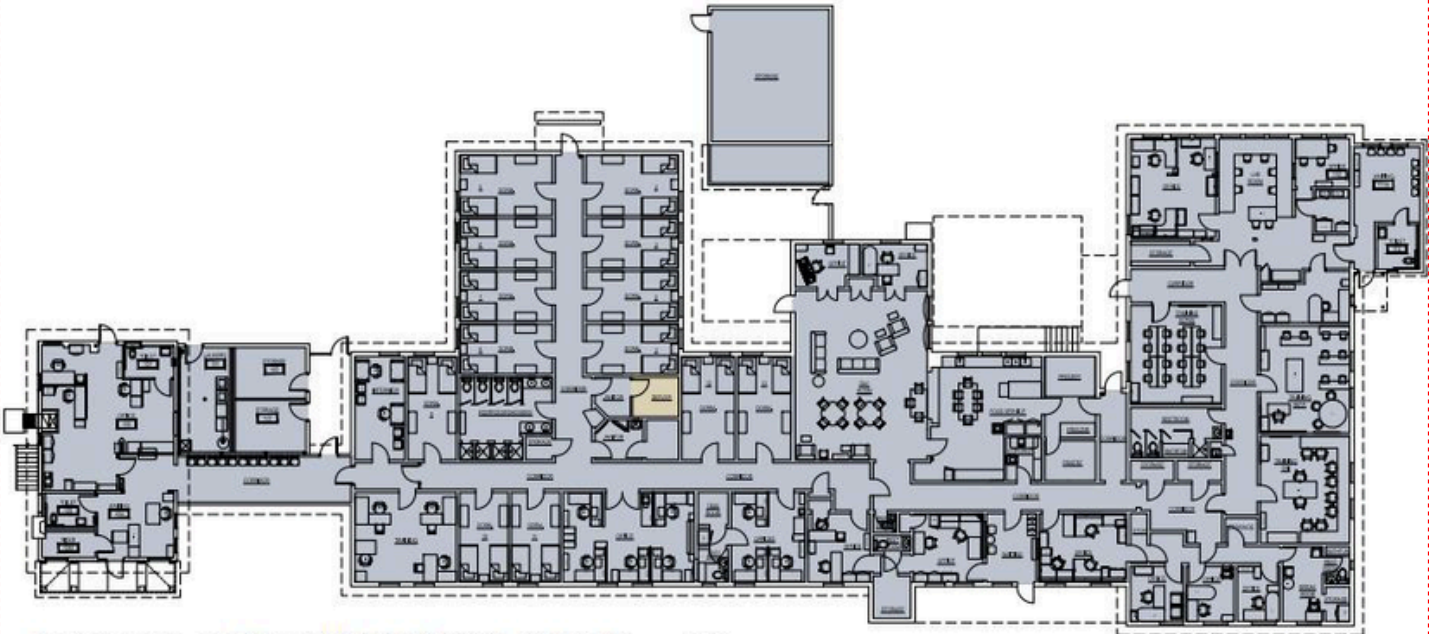


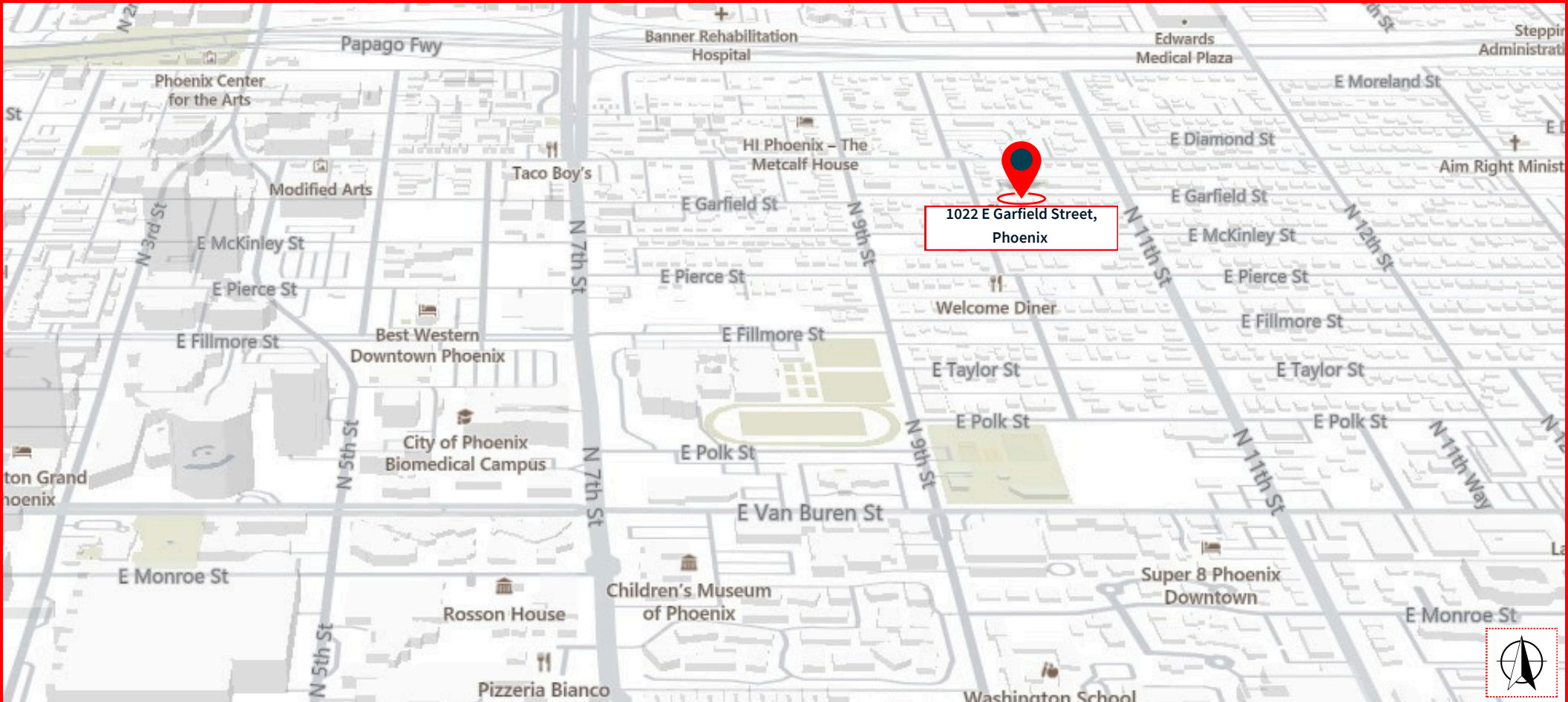


Space Overview

	<ul style="list-style-type: none"><li>• 1022 E Garfield Street, Phoenix, AZ 85006</li></ul>
	<ul style="list-style-type: none"><li>• Building Size of Approximately 15,402 SF</li></ul>
	<ul style="list-style-type: none"><li>• Unpriced - Contact JLL for details</li></ul>
APN	<ul style="list-style-type: none"><li>• Parcel # 116-27-011 Approximately 44,217 SF</li><li>• Parcel # 116-27-012A Approximately 6,625 SF</li><li>• Total: Approximately 50,842 SF (1.17 acres)</li><li>• The community garden is excluded from the sale and reduced the current size of APN# 116-27-011</li></ul>
ZONING	<ul style="list-style-type: none"><li>• Parcel # 116-27-011 is zoned R-3 Multifamily Residence District-Residential Infill District-Multifamily Residential.</li><li>• Parcel # 116-27-012A is zoned R-5 Multifamily Residence District-Restricted Commercial- Residential Infill District-Multifamily</li></ul>
SPACE DETAILS	<ul style="list-style-type: none"><li>• Former adult correction/rehabilitation facility, with attached office space</li><li>• Bedrooms<ul style="list-style-type: none"><li>◦ 13 total bedrooms</li></ul></li><li>• Bathrooms<ul style="list-style-type: none"><li>◦ 9 total baths with 28 fixtures</li></ul></li><li>• Kitchen</li><li>• Laundry</li><li>• Additional Rooms<ul style="list-style-type: none"><li>◦ 22 offices, waiting rooms, janitorial rooms, storage rooms, telephone room, breakroom and closets</li></ul></li><li>• Covered Patio</li><li>• Parking<ul style="list-style-type: none"><li>◦ 23 spaces, with additional area for expansion (to the North of the Greenfield Neighborhood Garden).</li></ul></li></ul>
LINK	<ul style="list-style-type: none"><li>• <a href="#">ALTA SURVEY LINK</a></li></ul>

Floorplan





## DEMOGRAPHICS

**38.2**

Median age  
Source: ESRI, 2024

**\$87,166**

Median household income  
Source: ESRI, 2024

**36.3%**

Bachelor's  
degree attainment  
Source: ESRI, 2024

**16.6%**

10-year population growth  
Source: ESRI, 2014-2024

**25.8 min.**

Average commute time  
Source: U.S. Census, 2022

**\$466,500**

Median home price  
Source: National Association of Realtors, Q4 2023

**2.9%**

Unemployment rate  
Source: U.S. Bureau of Labor Statistics, May 2024

**31.5%**

10-year jobs growth  
Source: U.S. Bureau of Labor Statistics,  
May 2014-May 2024

Population growth in major west coast and mountain west markets Phoenix ranked among the fastest growing markets in the region, with the largest actual increase in total population during the past decade.

**700K+**

Historical growth during the  
last 10 years

**200K+**

Forecasted growth during the  
next 5 years

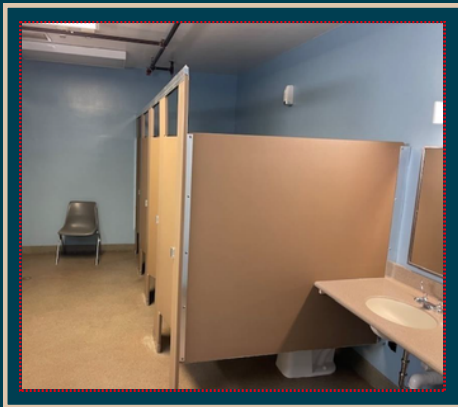
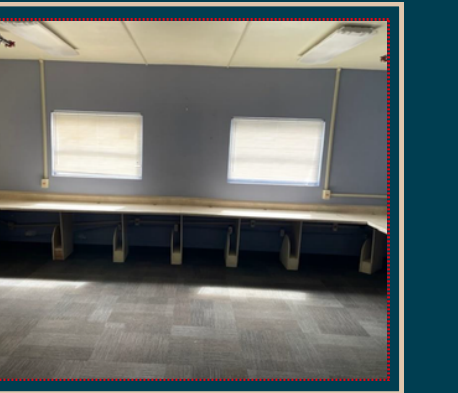
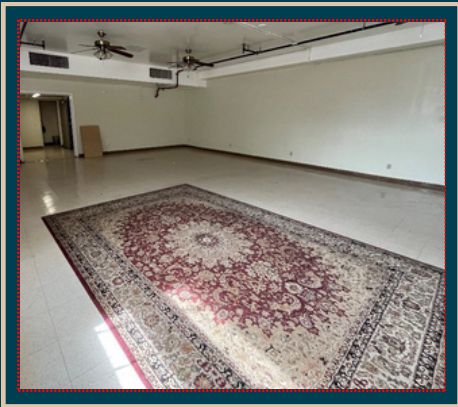


# EXTERIOR PHOTOS





# INTERIOR PHOTOS





# EDUCATION & TALENT



**Arizona State University**  
Arizona State University is one of the nation’s largest public universities by enrolment, with more than 140,000 enrolled students, including 110,000 undergraduates and 30,000 postgraduates. ASU maintains four campuses which offer students more than 300 undergraduate academic programs.

#1  
in the U.S. for innovation, nine years in a row  
Source: U.S. News & World Report, 2016-2024

#1  
in the U.S. for global impact in research, outreach and stewardship  
Source: Times Higher Education, 2024

#1  
in the U.S. for sustainable practices  
Source: STARS, 2023

More than 62% of graduates remain in Arizona following graduation  
Source: Arizona Board of Regents

#1  
public university in the U.S. chosen by international students  
Source: Institute of International Education, 2023

#2  
In the U.S. for employability among public universities  
Source: GEURS, 2024



**Grand Canyon University**  
Private university with four campuses throughout the market and more than 100,000 students enrolled.

Top 20  
best colleges for education in America  
Source: Niche, 2024

#3  
best colleges in Arizona  
Source: Niche, 2024



**Maricopa Community Colleges**  
Among the largest community college districts in the U.S., educating more than 100,000 students in the Phoenix market.

10 colleges  
plus, two skills centers and 31 satellite locations  
Source: MCCC, 2024

One of America’s  
Best-in-State employers  
Source: Forbes, 2023

**Additional Universities & Colleges**  
More than 40 higher education institutions nearby and across the Phoenix market provide an opportunity for advanced learning





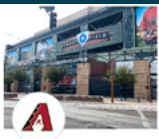
# PHOENIX ACTIVITIES & ATTRACTIONS



## SPORTS & EVENTS



Arizona Cardinals  
National Football League



Arizona Diamondbacks  
Major League Baseball



Phoenix Suns  
National Basketball Association



Phoenix Rising  
Football Club



Phoenix Mercury  
Women's National Basketball Association



Arizona Rattlers  
Indoor Football League

## Notable local events

- Cactus League Spring Training
- Waste Management Phoenix Open
- First Friday Art Walk
- Arizona Renaissance Festival
- NASCAR Championship Weekend
- M3F Music Festival
- Arizona State Fair

## QUALITY OF LIFE

300+

Days of sunshine



77°

Average temperature



75+

Craft breweries



Nearly

200

Golf courses in Phoenix and surrounding communities

200+

Local trails and hikes



20+

National parks, monuments, and historic sites in Arizona



## TOURISM

43.8M

domestic visitors  
(+4.8% YoY)

\$4.0B

in total tax revenues  
generated by tourism

\$28.1B

total direct visitor  
spending

179,100

jobs supported by tourism  
(+8.2% YoY)

54.7M

scheduled airport  
passengers

15.4M

national and state park  
visitors



## An aerial photograph of downtown Phoenix, Arizona, with a grid of streets and various landmarks. A red location pin is placed on E Roosevelt St, between N 10th St and N 11th St. The map shows major roads like I-10 and I-17, as well as numerous commercial buildings, schools, and parks. Key landmarks include the Arizona State University Preparatory Academy, the City of Phoenix Biomedical Campus, and the Phoenix Fire Department Station 8. The map is labeled with street names and the names of various businesses and institutions.

- WELCOME DINER
- XANADU COFFEE COMPANY
- TACOS DE JUAREZ
- JIMMY JOHNS
- TRAPP HAUS BBQ
- IKES LOVE AND SANDWICHES
- LONG WONGS
- BASSILIC VIETNAMESE
- TACO BOY'S

- ARIZONA STATE UNIVERSITY PREPARTORY ACADEMY
- UNIVERSITY OF ARIZONA
- CITY OF PHOENIX BIOMEDICAL CAMPUS
- BIOSCIENCE HIGH SCHOOL

- SUPER 8
- SPRINGHILL SUITES
- AC HOTEL
- BEST WESTERN

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