

Entirely Remodeled Retail or Office Camelback Corridor Owner-User Opportunity

4445 N 24TH STREET, PHOENIX, AZ

FOR SALE



Live look at renovation set to be completed mid-October 2026



Rendering of completed renovation



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Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at **4445 N 24th Street, Phoenix, AZ**, (Property). Colliers, as agent, has prepared this document. This Offering Memorandum may not be all-inclusive or contain all of the information a purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by prospective purchasers in the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. All photographs and graphic elements are property of the Owner and use without Owner's expressed written permission is prohibited; and
4. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers by prospective purchasers of the Property, and to terminate discussions with any person or entity reviewing these documents or making an offer to purchase the Property unless and until a written agreement has been fully executed and delivered.

If you wish not to pursue negotiations regarding the Property, or you discontinue such negotiations, then you agree to destroy all materials relating to this Property, including this Offering Memorandum, and to certify to Owner that you have done so.

A prospective purchaser's sole and exclusive rights with respect to a prospective purchase of the Property, or information provided herein or in connection with the Property shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there will be no change in the state of affairs of the Property since the preparation of this Offering Memorandum by Owner and Owner's Agent.

For Sale

4445 N 24TH STREET, PHOENIX 85016

Executive Summary

Available for sale is 4445 N 24th Street in Phoenix, Arizona, a freestanding retail or office building currently undergoing a complete renovation and remodeling with an anticipated completion date of mid-October 2026.

Ownership is bringing the property to market early to work with a potential user that might require changes to the space. Ownership will be completely reasonable and work with tenant to mutually agree upon the tenant improvements, which will be included in the current sales price.

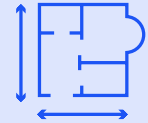
The building will be 3,700 square feet in size with the addition of a two-story space currently under construction. There will be a patio facing west, where employees can house their pet dogs while working and have an outdoor relaxation space.

The current space has two restrooms, two wet bars and is a completely open creative space. The new second floor will be accessed by an internal staircase.

This is a great opportunity for an owner to occupy 2,200 square feet, and lease 1,500 square feet to a tenant. In this scenario, both sides will have a restroom and a kitchen.

FOR SALE

\$2,405,000 (\$650/sf)



Can be demised

±2,200 sf

±1,500 sf



Location

4445 N 24TH STREET, PHOENIX 85016

The property is in the heart of the Camelback Corridor right off SR-51. The signage opportunity is second to none. This is an excellent location for a buyer/occupier that lives in North Central Phoenix, Arcadia, or Scottsdale. Within a 3-minute drive includes Biltmore Fashion Park, Town & Country, and Camelback Colonnade. Amenities at these locations include:

Blanco
Breakfast Club
Capital Grille
Bisutoro
Lifetime Fitness
Macy's
Pomo Pizza
Cheesecake Factory
True Food
Zin Burger
Nordstrom Rack
Barnes & Noble
Café Rio
La Fitness
Whole Foods Market

Trader Joe's
Tratto
Pizzeria Bianco
The Macintosh
Snooze
Café Zupas
California Fish Grill
Broken Yoke Café
Best Buy
Fry's Food & Drug
In & Out Burger
IHOP
NYPD Pizza
Panera Bread
Torchy's Tacos



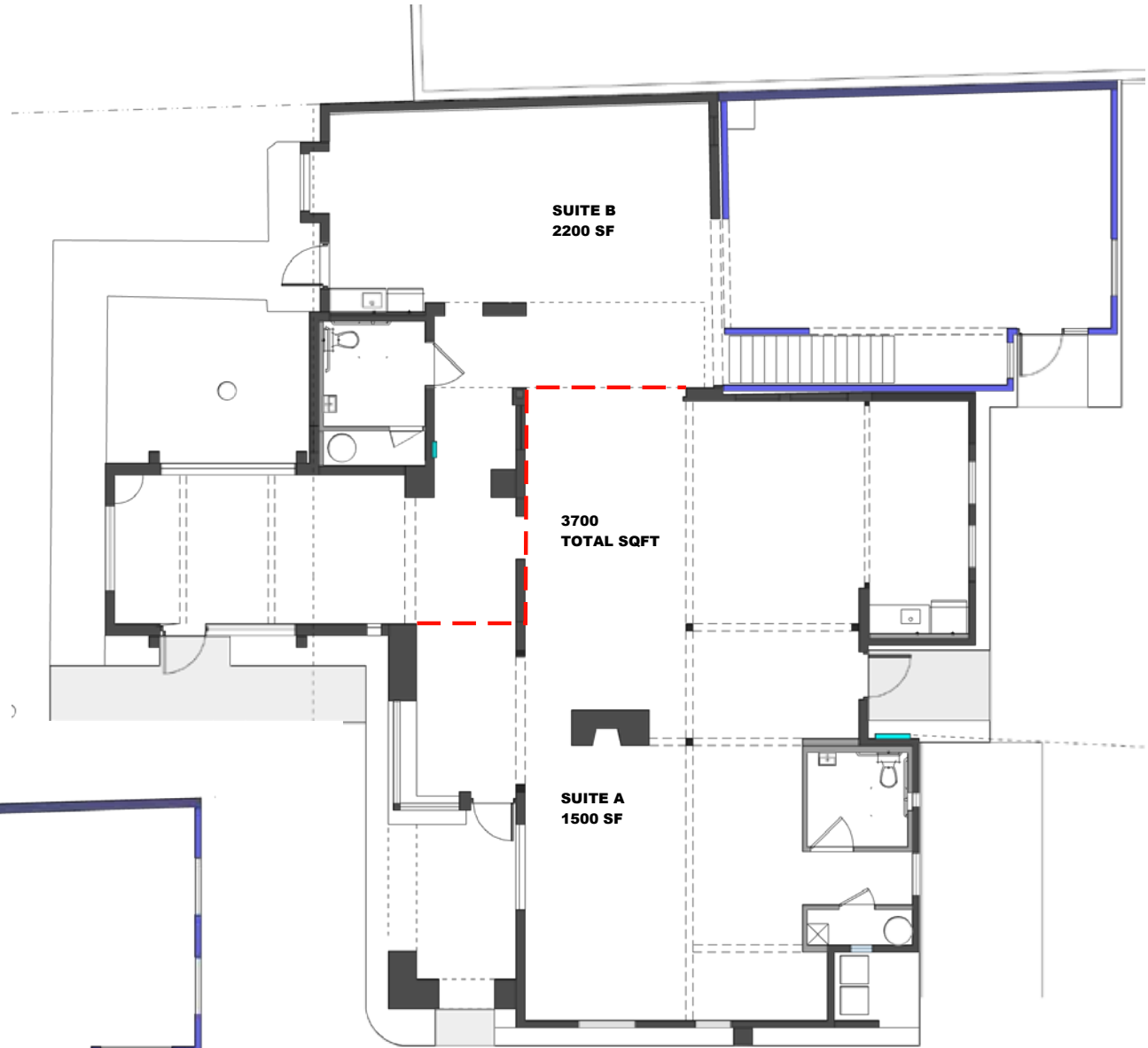
Floor Plan



±3,700
square feet
available



2ND FLOOR



1ST FLOOR

Demographics



Transit Score

45

(Some Transit)



2025
Population
344,856



Education

25.6%

(Bachelor's Degree)



2025 Median
Household Income
\$77,039



Walk Score

61

(Somewhat Walkable)



Bike Score

59

(Bikeable)

*within a 5-mile radius





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