



FOR LEASE
± 4,560 SF

2326 E. WASHINGTON STREET
Phoenix, AZ 85034

FOR MORE INFORMATION, CONTACT:

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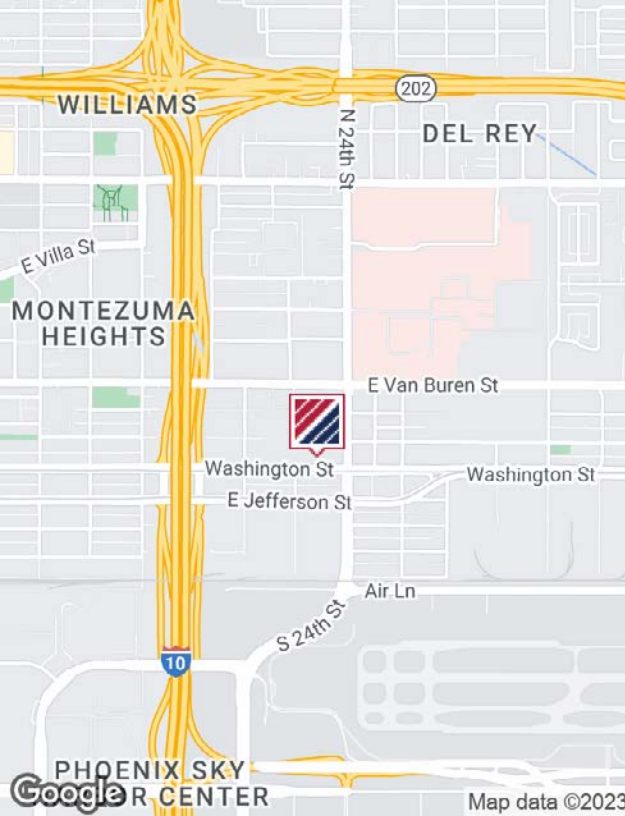
David Valenzuela
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Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



PROPERTY INFO 2326 EAST WASHINGTON STREET

Industrial Property | ± 4,560 SF



PROPERTY HIGHLIGHTS

- Newly renovated building suited for the manufacturing, processing, extraction and infusion of cannabis products.
- Six (6) Suites ranging from ±500 SF - ±1,000 SF
- Medical/Recreational license attached to the building
- On site dispensary and cultivation facility
- Potential for vertical integration
- Looking for experienced tenants who are established in the Arizona cannabis market
- Rental rate shall vary and include a licensing fee

EXCLUSIVE LISTING TEAM:

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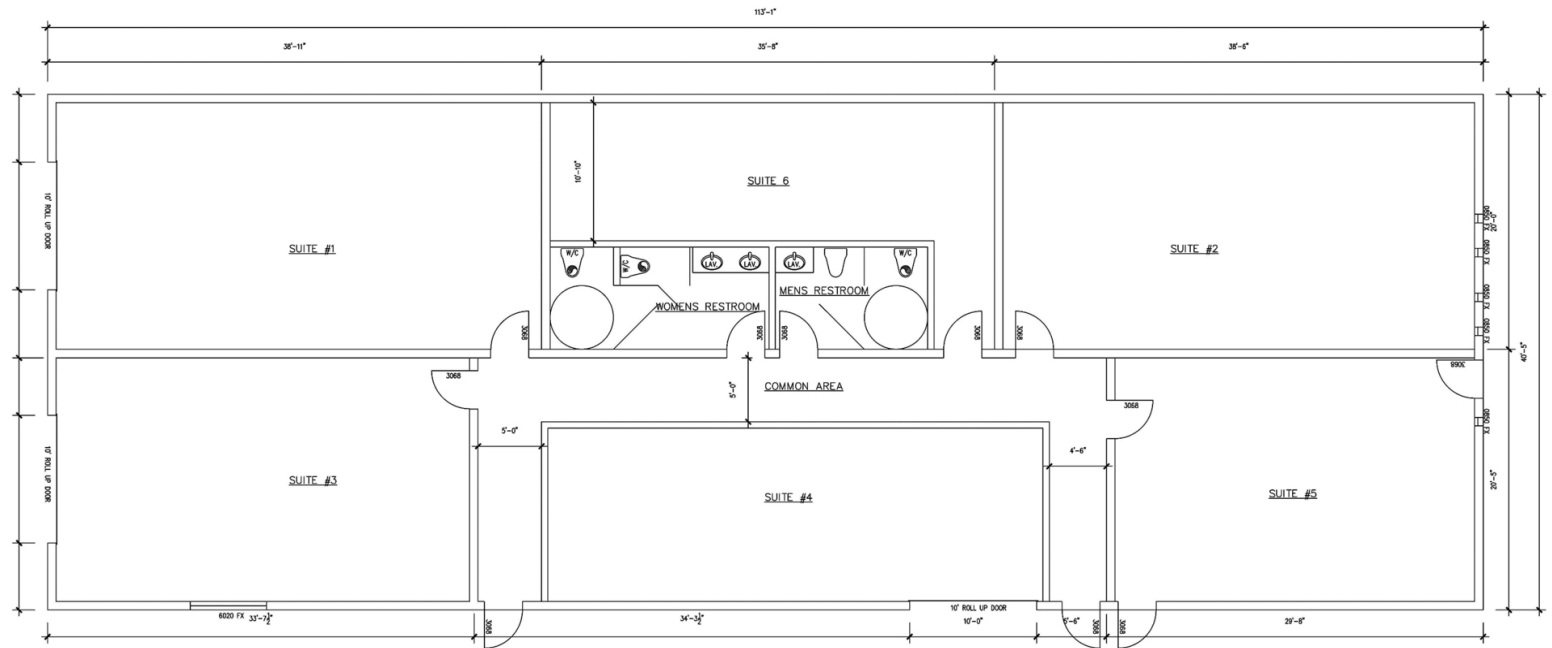
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FLOOR PLAN



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DEMOGRAPHICS

PHOENIX 2023

| | | |
|---------------|--------------|-----------------|
| 10,866 | 3,297 | \$28,935 |
| PEOPLE | HOUSEHOLDS | HH INCOME |
| 1 MILE | 1 MILE | 1 MILE |

PHOENIX 2028

| | |
|---------------|---------------|
| 11,024 | 3,348 |
| PEOPLE | HOUSING UNITS |

CONSUMER SPENDING

| |
|---------------------|
| \$70,344,265 |
| CONSUMER SPENDING |
| 2028 |
| ▲ |
| \$63,552,171 |
| CONSUMER SPENDING |
| 2023 |



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