

For Sale

Fountain Plaza

1212 W Camelback Road, Phoenix, Arizona 85013



Two-Story Freestanding Office Building

- **Sale Price:** Call for pricing
- **Maricopa APN:** 156-41-134B
- **Building Size:** ±13,660 SF
- **Lot Size:** ±0.81 Acres
- **Year Built / Reno:** 1984 / 2020
- **Zoning:** C-2, City of Phoenix
- **Stories:** 2
- **Type:** Freestanding Office Building
- **Occupancy:** Vacant
- **Parking:** 56 Spaces / 4:1,000
- **Elevator:** Passenger Elevator
- **Adjacent Vacant Lot:** Available

***Property to Be
Conveyed in Its
Existing
Condition***

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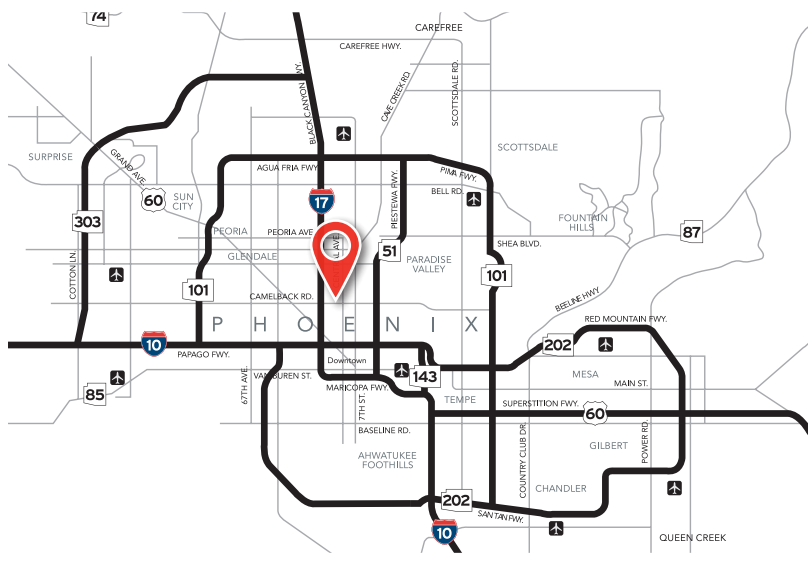
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8360 E Raintree Drive, Suite 130
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Central Phoenix Office Location

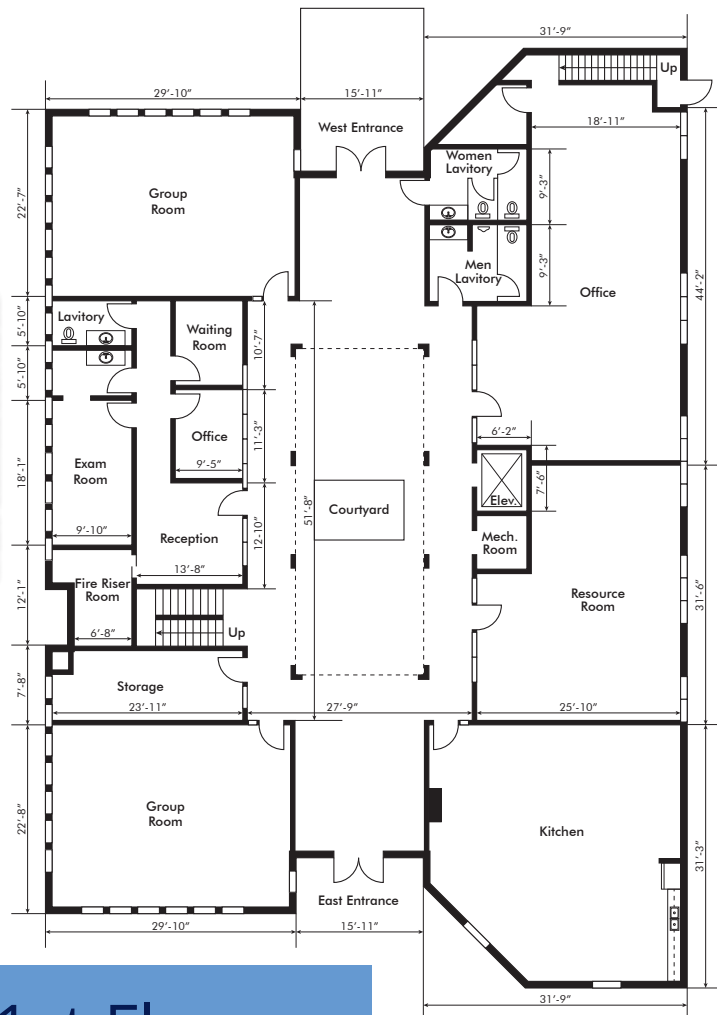
Strategically positioned along West Camelback Road, Fountain Plaza offers a highly visible Central Phoenix location with direct access to major transportation corridors, employment centers, and surrounding amenities.

- **Prominent Camelback Road Frontage**
Approximately 252.65 feet of frontage along West Camelback Road provides strong visibility and exposure along one of Phoenix's primary east-west corridors.
- **Excellent Regional Connectivity** Convenient access to Interstate 17, State Route 51, Interstate 10, and U.S. Route 60 offers connectivity to Downtown Phoenix, Midtown, Uptown, the Biltmore Corridor, Scottsdale, Tempe, and the West Valley
- **Public Transportation Access** Valley Metro bus service is available along Camelback Road, with light rail access provided via the 7th Avenue/Camelback Station.
- **Established Commercial Corridor**
Surrounding development includes a mix of office, retail, multifamily, and residential uses that provide convenient access to nearby amenities, services, and employment centers.



Floor Plan

West Camelback Road



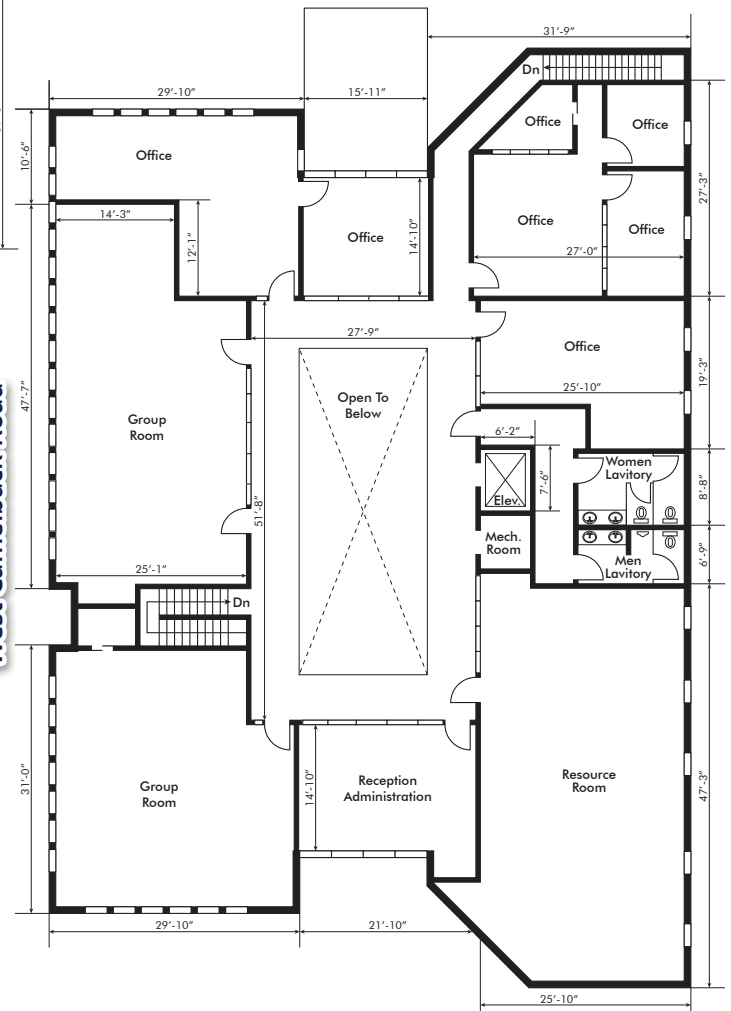
1st Floor

- Two-story office building with central courtyard design
- Reception and waiting areas
- Multiple private offices on both floors
- Four large group meeting/training rooms throughout the building
- Dedicated resource rooms
- Kitchen/break area
- Elevator service between floors
- Multiple entrances and circulation points
- Men's and women's restrooms on each level
- Storage, mechanical, and fire riser rooms
- Flexible floor plan suitable for a variety of uses



2nd Floor

West Camelback Road



Floor plan is provided for illustrative purposes only. Dimensions, room layouts, and configurations are approximate and should be independently verified.



Interior Photos



1st Floor | Kitchen



1st Floor | Kitchen



1st Floor | Group Room



1st Floor | Group Room



2nd Floor | Office



2nd Floor | Group Room



1st Floor | Office



1st Floor | Exam Room

Exterior Photos



Looking North



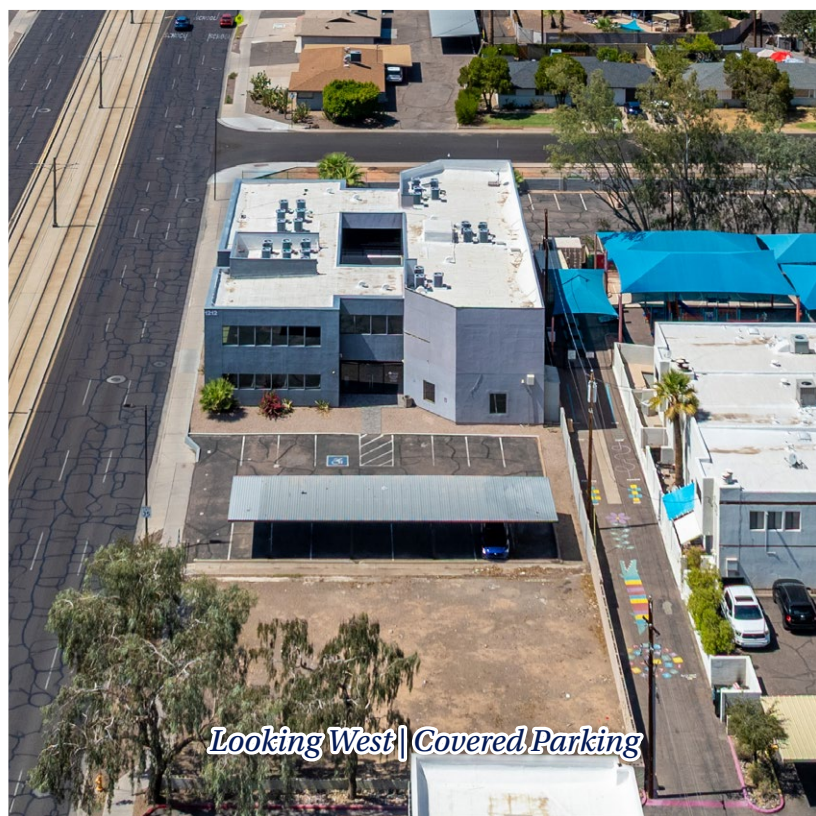
Looking Northeast from Camelback Rd



2nd Floor View overlooking Courtyard



1st Floor View of Courtyard



Looking West | Covered Parking



Looking Northwest



Looking West along Camelback Road

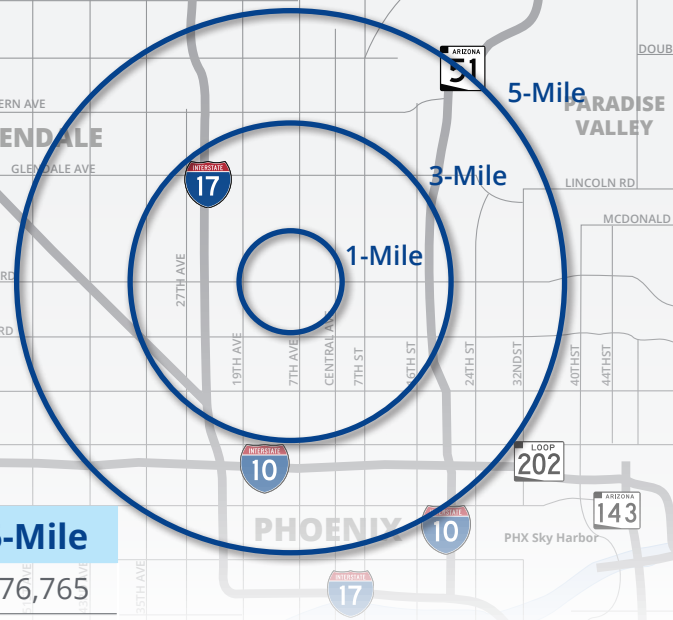
*Adjacent ±6,164 SF Vacant Lot
Available for Sale*



Demographics

	1-Mile	3-Mile	5-Mile
Total Population (2026)	24,206	190,687	476,765
Population Growth (2026 - 2031)	5.1%	3.3%	3.6%
Daytime Population	25,163	227,268	386,232
Households (2026)	11,355	79,612	190,382
Average Household Income	\$109,399	\$113,438	\$109,438
Bachelor's Degree or Higher	39.9%	39.6%	34.6%
White Collar Workforce	63.2%	58.2%	54.8%

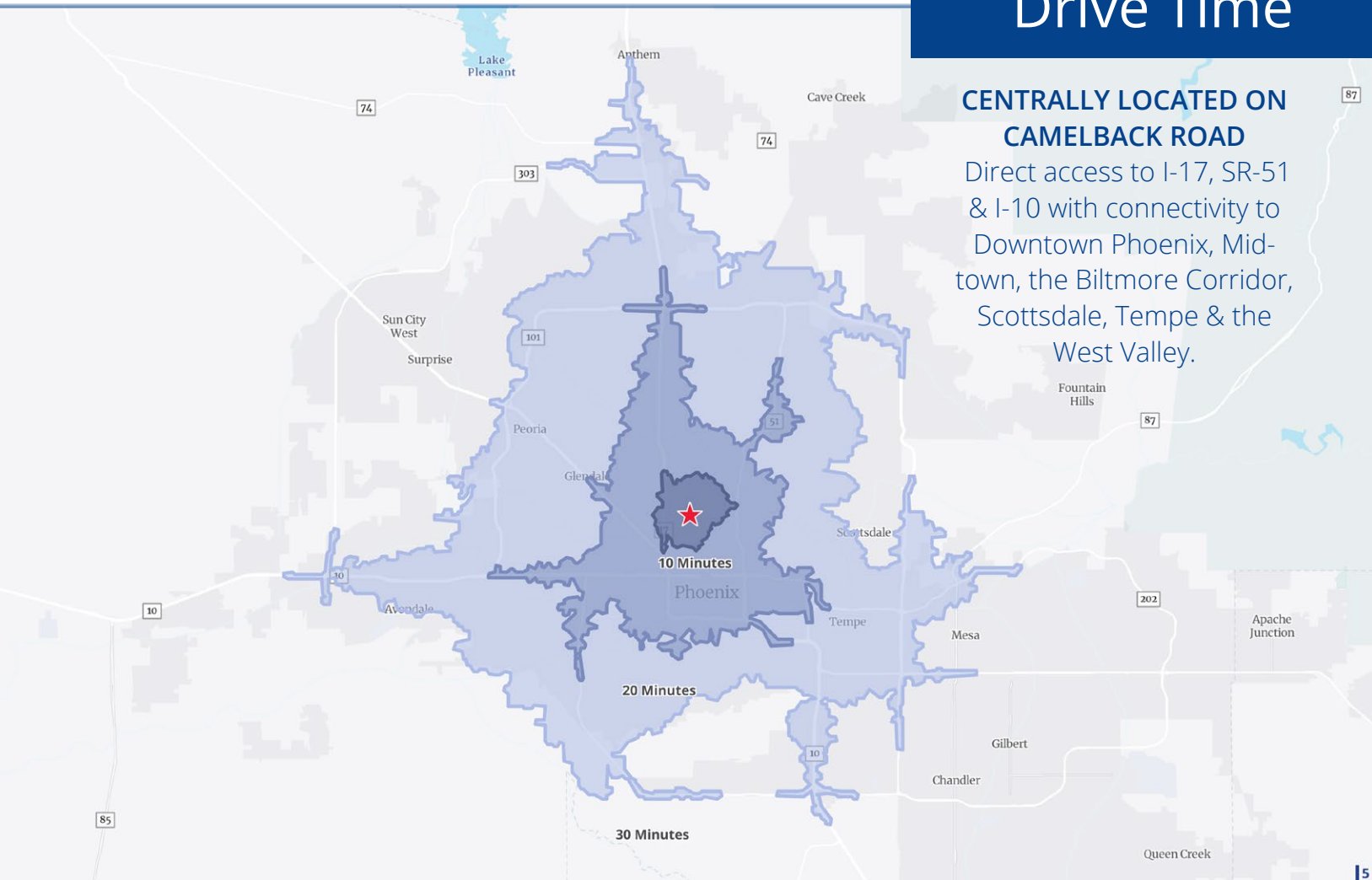
Source: Esri, U.S. Census, Esri-Data Axle, ACS, Esri-U.S. BLS



Drive Time

CENTRALLY LOCATED ON CAMELBACK ROAD

Direct access to I-17, SR-51 & I-10 with connectivity to Downtown Phoenix, Midtown, the Biltmore Corridor, Scottsdale, Tempe & the West Valley.



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