

For lease

# Deer Valley Corporate Center

Move-in ready suites for lease

19601 N Black Canyon Hwy | Phoenix, AZ 85027

**Get more  
information**

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# Property highlights



Move-in ready suites



An abundance of covered and surface parking



Renovated in 2023



Centered in a major employment hub



Outdoor dining area, and onsite fitness center + shower facility



Prominently positioned at the Loop 101 and I-17 intersection





# Property overview

The Deer Valley Corporate Center location provides superior access to top demographics in Phoenix. Centered in a major employment hub near PetSmart's Corporate HQ, Honor Health Campus, American Express Corporate Campus, Albertson's & Safeway Corporate HQ, to name a few options within minutes.



## Offering Summary

Lease rate	\$20.00/sf, Full Service
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Year Built/ Renovated	1986/2023
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Class	B
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Building Size	±46,867 sf
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Availability	±4,187 sf - ±8,394 sf
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Parking	Ample
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**Amenities include a shared fitness center, shower facility, and outdoor event space.**

# Photos

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# Level 1 floor plan

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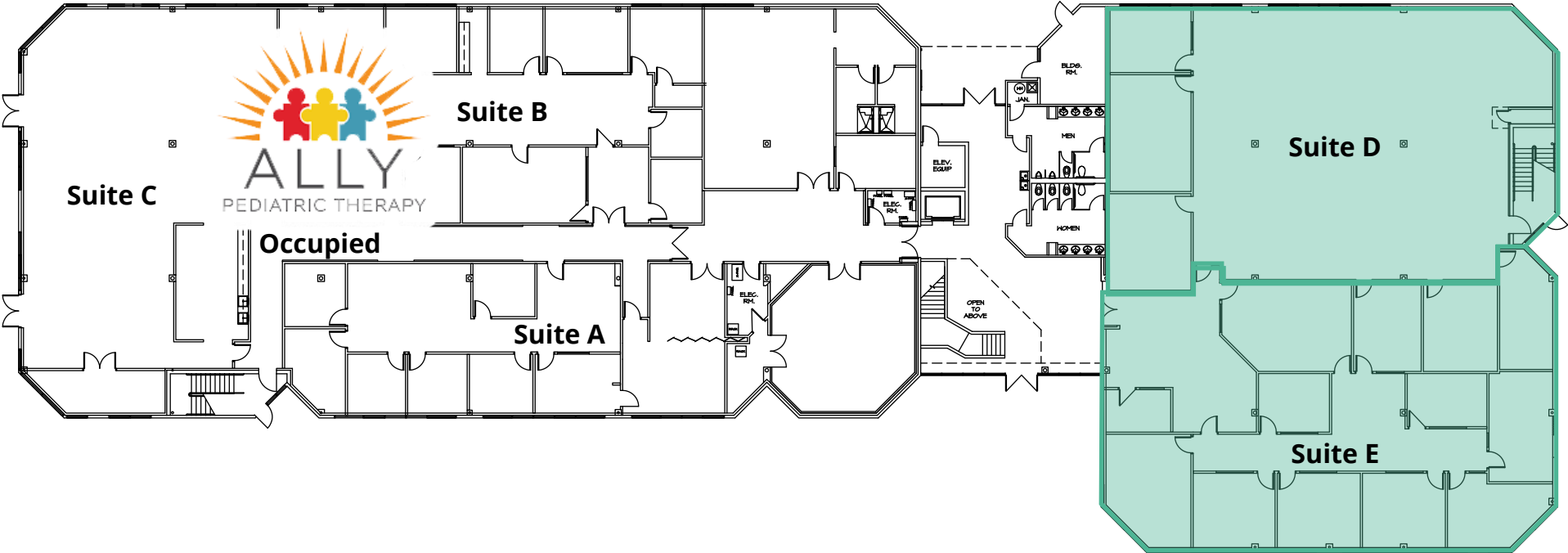
## Availability

Suite D ±4,187 sf

Suite E ±4,187 sf

Suites D & E can be combined ±8,374 sf

[View tour video](#)



# Level 2 floor plan

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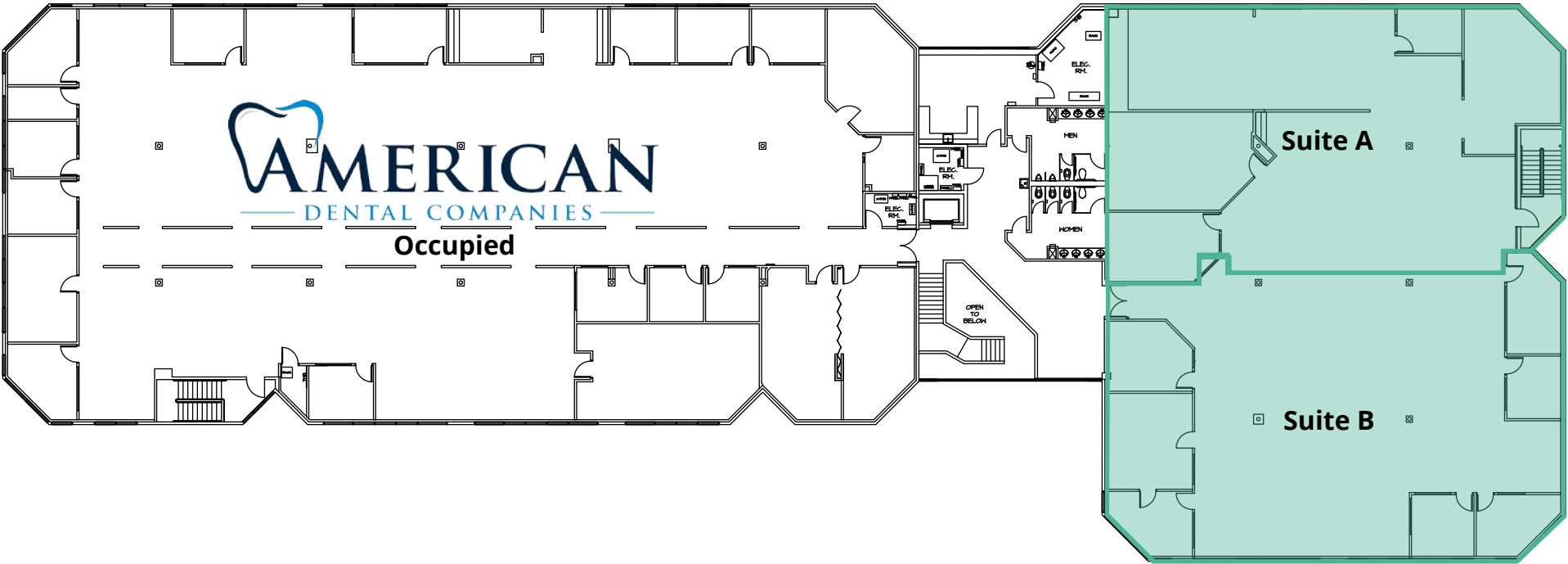
## Availability

Suite A ±4,197 sf

Suite B ±4,197 sf

Suites A & B can be combined ±8,394 sf

[View tour video](#)



# Location

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# Trade area


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# Demographics


	1-mile	3-miles	5-miles
Population	<b>18,531</b>	<b>122,103</b>	<b>293,974</b>

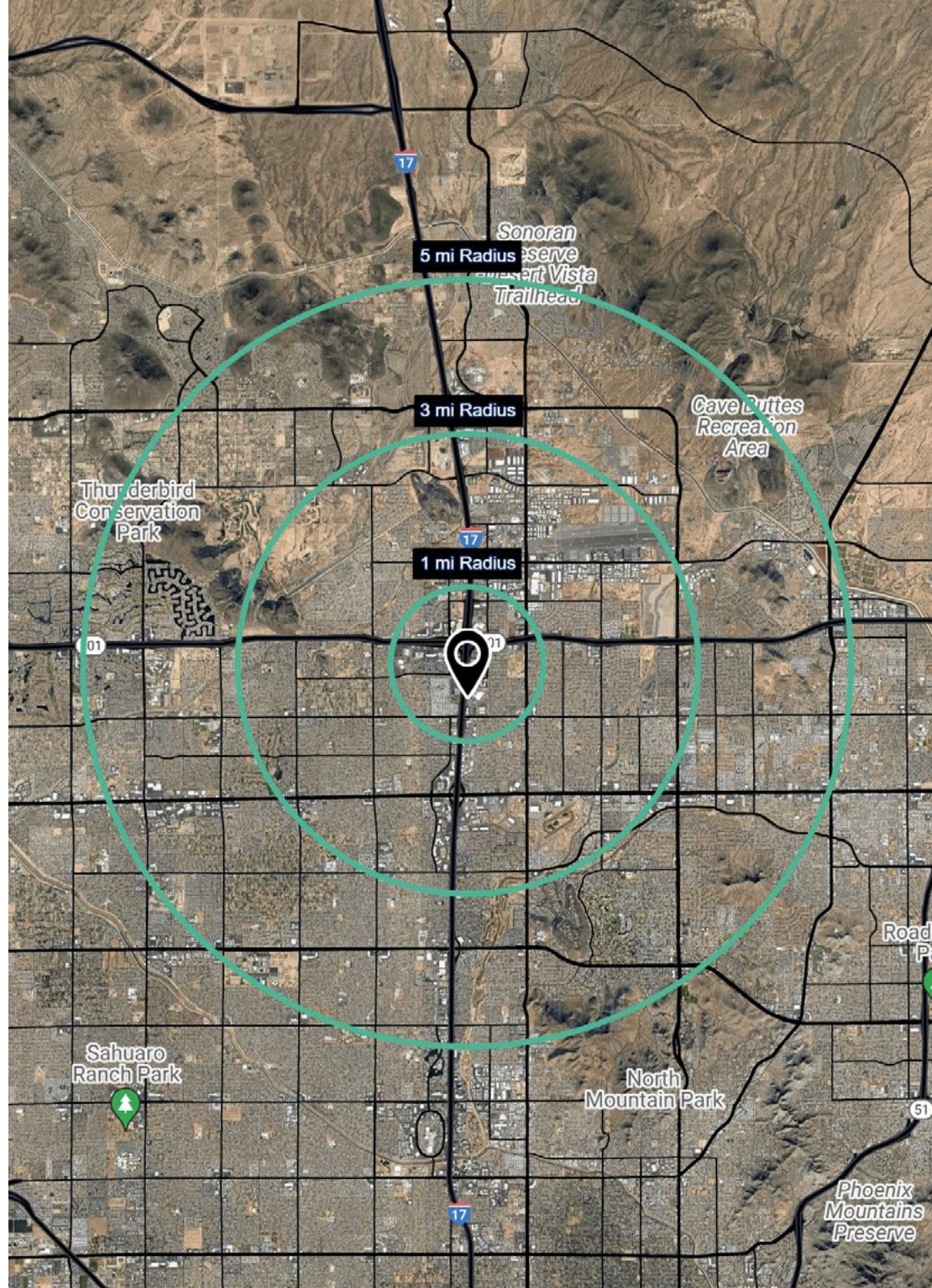
	1-mile	3-miles	5-miles
Avg. HH Income	<b>\$112,808</b>	<b>\$95,355</b>	<b>\$104,489</b>

	1-mile	3-miles	5-miles
Avg. Home Value	<b>\$295,251</b>	<b>\$319,719</b>	<b>\$354,223</b>

	1-mile	3-miles	5-miles
Total Businesses	<b>830</b>	<b>5,548</b>	<b>12,015</b>

	1-mile	3-miles	5-miles
Daytime Employment	<b>10,358</b>	<b>59,215</b>	<b>100,835</b>

<b>Travel Time</b>		5-miles
	Travel to work in 14 minutes or less	<b>28,889 (17.6%)</b>
	Avg. minutes travel to work	<b>22.9</b>





# Contact us

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