ASKING RATE: $1.60 PSF/MO/IND GRS CAM INCLUDED NO BASE YEAR

MULTI-TENANT INDUSTRIAL BUILDING

1 W. DEER VALLEY RD. BLDG. 1&3, PHOENIX, AZ 85027 | **DIRECT VACANCY**

LEASE

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COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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PROPERTY SUMMARY

Property Description	Multi-Tenant Industrial Space For Lease
Location	1 W. Deer Valley, BLDG 1&3, Phoenix, AZ 85027
Suites Available	BUILDING 1: #116 - ±1,726 SF Available 04/2026 BUILDING 3: Leased
Building (SF)	± 26,515 SF
Lease Rate	$1.60 PSF/MO/IND GRS *CAM INCLUDED-NO BASE YEAR*
Parcel	209-10-811
Zoning	A-1
Year Built	1987
Project Near	SWC Central Ave & Deer Valley Rd

INDUSTRIAL BUILDING FOR LEASE NEAR DEER VALLEY AIRPORT

FLOOR PLAN / BUILDING FEATURES INCLUDE:

- RECEPTION
- OFFICE(S)
- RESTROOM
- LIGHTING: STRIP
- 1 GL DOOR (10X10)
- WAREHOUSE EVAP
- 13'-14' CLEAR HEIGHT

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UNIT		SIZE (SF)	RATE
108	LEASED	±2,352 SF	
109	LEASED	±1,735 SF	
110	LEASED	±2,251 SF	
111	LEASED	±1,735 SF	
112	LEASED	±2,265 SF	
113	LEASED	±700 SF	
114	LEASED	±1,735 SF	
115	LEASED	±1,604 SF	
116	AVAILABLE 04/01/26	±1,726 SF	$1.60 PSF/MO/IG
117	LEASED	±1,726 SF	
118	LEASED	±1,735 SF	
119	LEASED	±1,735 SF	
120	LEASED	±3,470 SF	
121	LEASED	±3,470 SF	
122	LEASED	±1,735 SF	

AVAILABLE SUITES **LEASED SUITES**

BUILDING 1

BUILDING 3

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DEMOGRAPHIC SUMMARY

1 West Deer Valley Road, Phoenix, Arizona, 85027

Ring of 5 miles

KEY FACTS

241,556
Population

36.8
Median Age

96,796
Households

$60,438
Median Disposable Income

EDUCATION

9%
No High School Diploma

22%
High School Graduate

33%
Some College

35%
Bachelor's/Grad/Prof Degree

INCOME

$74,737
Median Household Income

$40,730
Per Capita Income

$146,937
Median Net Worth

HOUSEHOLD INCOME

EMPLOYMENT

70%
White Collar

17%
Blue Collar

16%
Services

2.9%
Unemployment Rate

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Phoenix Metropolitan Area

The Phoenix Metropolitan Area (PMA) is the business center of Arizona and a major tourist destination. Phoenix's ability to blend the influences of Old West, Native American, Mexican and Spanish cultures makes it a very dynamic and interesting city to live in or visit. It is the capital city of Arizona, as well the county seat for Maricopa County, adding a strong government and legislative presence to the city.

As the urban center for the entire city, Downtown Phoenix is the political, business and cultural focal point of Phoenix. More than one billion in new construction and renovation projects in the 1990's transformed Phoenix's downtown area into a vibrant core of business, sports, arts and entertainment.

These venues include over 5.6 million square feet of rentable office space, a wide variety of restaurants, Chase Field, U.S. Airways Arena, Phoenix Symphony Hall, the Dodge Theatre and the Orpheum Theatre. The City of Phoenix recently won a major biotech contract with the International Genomics Consortium by forming the Translational Genomics Research Institute. The research center, a $21 million complex, will boost the state's economy by creating spin-off companies that will commercialize technologies developed at the institution. Supporters of the project also claim the institution will create 15,000 jobs and create demand for at least one million square feet of downtown space during the next decade.

Phoenix has developed into a cosmopolitan urban area affording exceptional quality of life to its four million inhabitants. With the sun shining 86% of the year, the "Valley of the Sun" offers a casual existence where outdoor activities take place year round on large tracks of land and mountains within the city limits. Winter is the favored season with desert temperatures perfect for golf, hiking, biking, boating and other outdoor activities. Snow skiing is just a short drive away, due to Arizona's diversity of elevations.

Phoenix is strategically located between California to the west, Nevada, Utah and Colorado to the north, New Mexico to the east, and Mexico to the south. The city is defined by the intersection of two of the nation's major interstate highways—Interstate 17 (north/south) and Interstate 10 (east/west).

The Loop 101 Freeway has been a catalyst for the commercial development of the perimeter areas of the PMA. It also supports easier ingress and egress from the residential communities developing on the perimeters of the PMA to the concentrated areas of commerce and office developments in the central core. In addition to the intersection of two interstate freeways in Phoenix, the major arterial roads running through the PMA are State Route 51 (Piestewa Parkway) going north-south, Loop 202 going east-west and Highway 60 leading into the East Valley cities.

This exceptional roadway network positions the PMA to handle the significantly above average growth in population and employment anticipated for the area. Phoenix is one of the few large cities with its international airport centrally located within the city, adding a convenience amenity rare for a city the size of Phoenix.

Phoenix owns and operates three airports. Phoenix Sky Harbor International Airport is the economic engine of the entire state of Arizona, contributing more than $33 billion to Arizona's economy each year and employing more than 33,000 people. There are hundreds of nonstop and connecting flights from points around the globe each day. Conveniently located in the heart of Phoenix, Sky Harbor provides easy access to the luxurious resorts, spas, golf courses, and sunshine for which Arizona is famous.

In 2018, Sky Harbor Airport handled a total of 43,921,670 passengers and 430,968 landings and takeoffs and is one of the top 10 busiest airports in the world.

Phoenix Deer Valley Airport and Phoenix Goodyear Airport are general-aviation reliever airports for Phoenix Sky Harbor. Deer Valley is one of the busiest general aviation airports in the United States. Goodyear airport has a new terminal and one of the best general aviation runways in the country.

The city of Phoenix is proud to be one of five member governments in the Airport Authority that operates Phoenix-Mesa Gateway (formerly Williams Gateway). Located about 30 miles southeast of Phoenix Sky Harbor, Phoenix-Mesa Gateway Airport offers commercial flights around the United States.