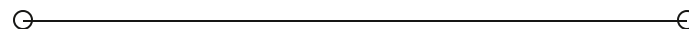


FOR SALE/LEASE

21620 N 26th Ave #250

PHOENIX, AZ 85027



PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	Unpriced
LEASE RATE	\$20.00 PSF IG
UNIT SIZE	708 SF
APN	209-07-129
ZONING	A-1
2024 TAXES	\$1,798.36



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PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors is pleased to present 21620 N 26th Ave #250 for lease. This property offers 708 SF of office space in the highly sought-out Deer Valley market in Phoenix, AZ. Unit 250 consists of a private office with security access on the second floor, including two offices, a breakroom, and an open area at the entrance.

LOCATION DESCRIPTION

This industrial condo is strategically located at 21620 N 26th Ave in North Phoenix, offering easy access to the city's major transportation routes. Situated just minutes from Loop 101 and the I-17, this location ensures swift and easy connectivity to the greater Phoenix area and beyond, making it ideal for distribution, logistics, and business operations. The property is surrounded by nearby retail centers, including Happy Valley Towne Center and Norterra Shopping District, which offer an abundance of dining, shopping, and service options for employees and clients. With its proximity to key commercial hubs and major roadways, this industrial condo is perfect for businesses seeking convenience and visibility in a thriving area.

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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

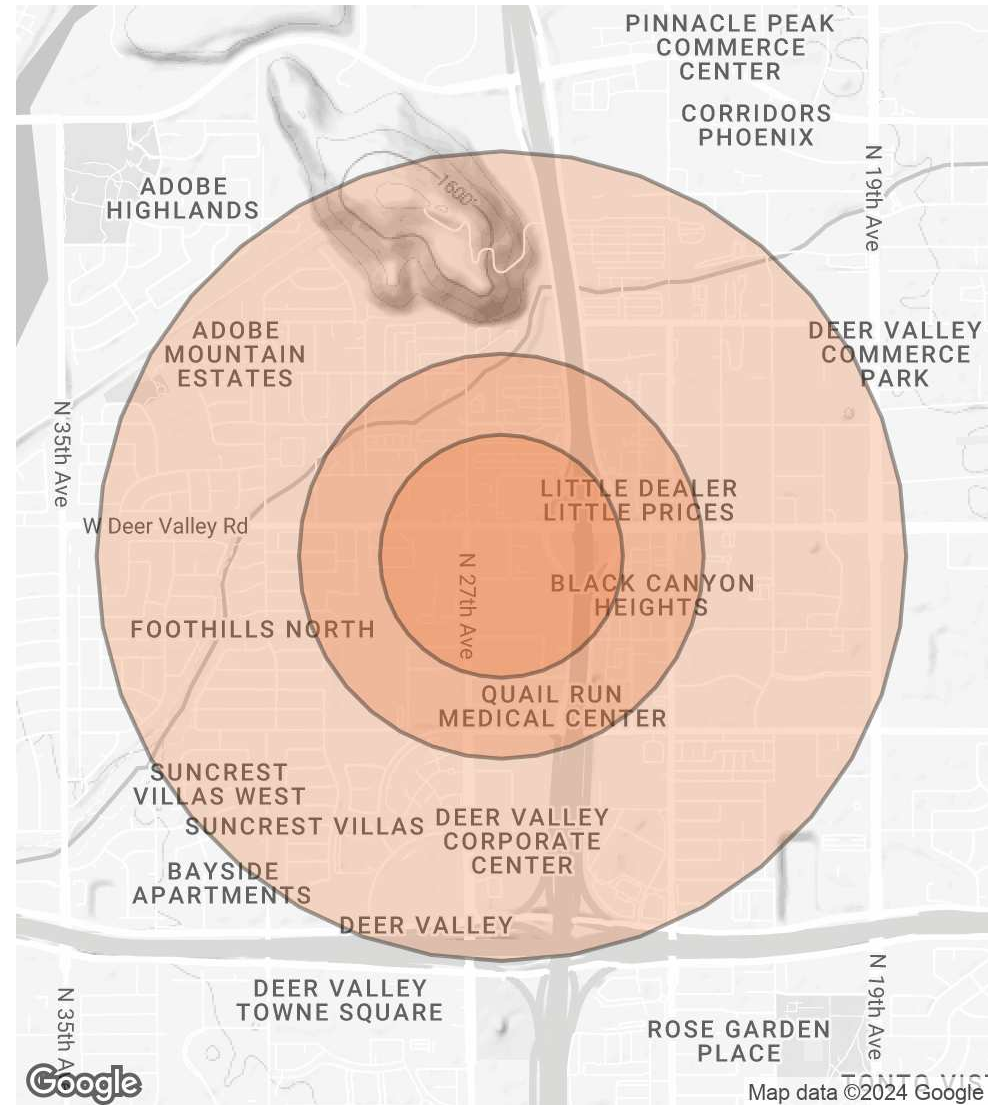
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	621	3,235	11,656
AVERAGE AGE	36	37	37
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	35	38	38

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	246	1,421	4,989
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$78,656	\$79,662	\$84,522
AVERAGE HOUSE VALUE	\$355,577	\$335,342	\$358,919

* Demographic data derived from 2020 ACS - US Census



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