

19601

N BLACK CANYON HWY
PHOENIX, AZ 85027

AMERICAN
DENTAL COMPANIES

DEER VALLEY OFFICE CENTER

MOVE-IN READY SUITES FOR LEASE

[CLICK TO VIEW PROPERTY VIDEO](#)

CBRE

PROJECT OVERVIEW

Deer Valley Office Center

Positioned within one of Phoenix's most sought-after corporate corridors, Deer Valley Office Center offers exceptional proximity to premier employment drivers and top-tier demographics.

This strategic location is surrounded by some of the region's most influential employers—including PetSmart's Corporate Headquarters, the HonorHealth Medical Campus, the American Express Corporate Campus, and the Albertsons & Safeway Corporate Headquarters—providing a strong economic foundation and consistent daytime population. With immediate access to these major corporate anchors, Deer Valley Office Center delivers a highly desirable and well-connected business environment.



Building Highlights



Move-in Ready Suites



Abundant Covered and Surface Parking



**Built in 1986
Renovated in 2023**



**Strategically located at the
intersection of I-17 and Loop 101**



**Shared Onsite Fitness
Center and Shower Facility**



Wired Workstations
2nd Floor: 70 wired workstations
1st Floor: 24 wired workstations



PROPERTY OVERVIEW

Deer Valley Office Center is a two-story office building recently renovated in 2023 with new, modern lobby and restrooms. Tenant amenities include an on-site fitness facility and showers.

This Class B, two story office building delivers a modern, move in ready workplace experience with abundant covered and surface parking, a fully renovated lobby and common areas, and convenient access for both employees and clients. Tenants enjoy upgraded on-site amenities in a fitness center with showers, all designed to support productivity and well being. Recently renovated in 2023, the property is centered in a strong employment hub, offering both visibility and everyday convenience in the Deer Valley Village submarket.



Available Space

SUITE	SQ FT (±)	FLOOR CONTIGUOUS	BUILDING CONTIGUOUS
2ND FLOOR			
Suite A	4,197	8,394	8,394
Suite B	4,197	8,394	8,394

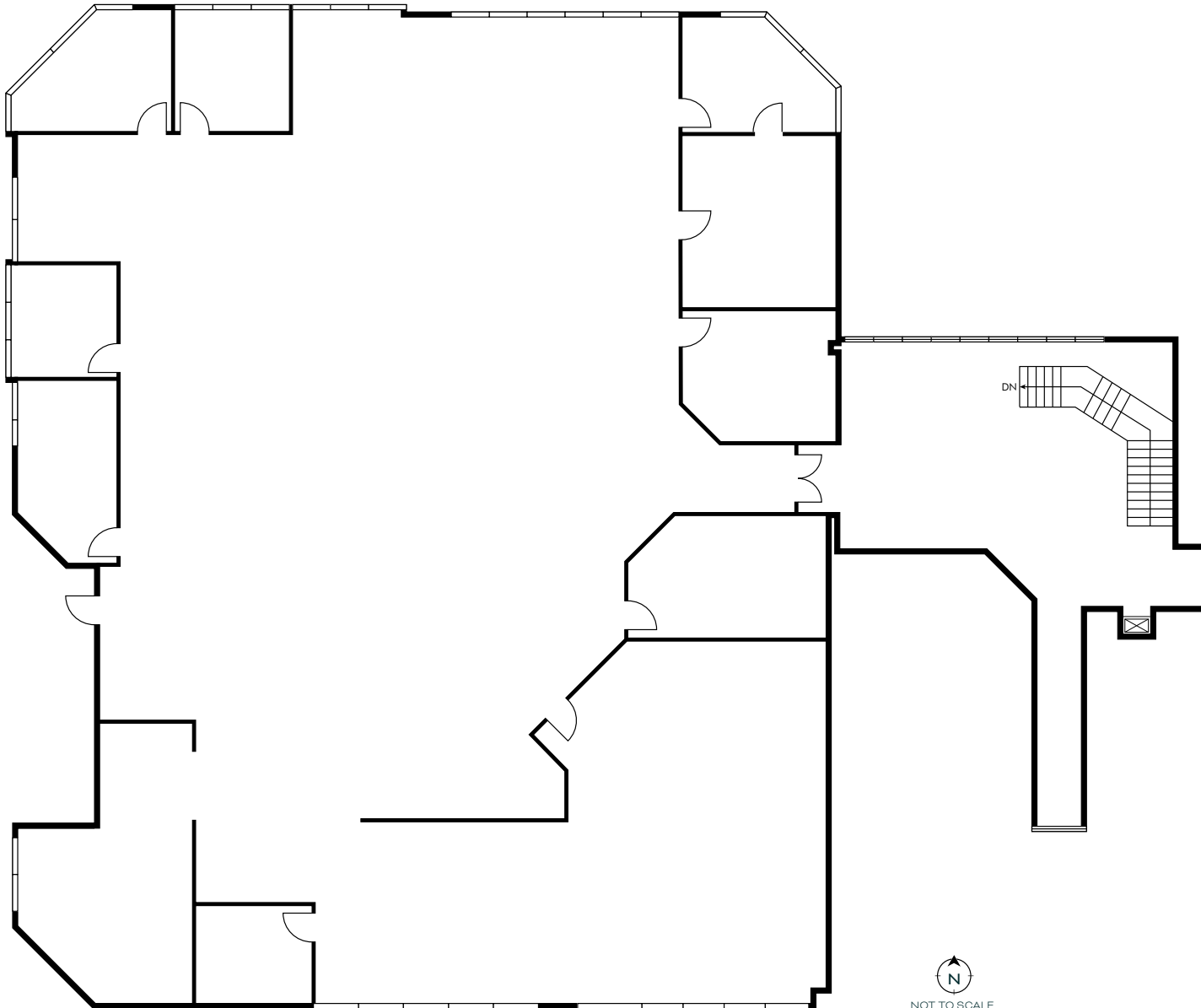
Building Size	±46,867 SF
Stories	2
Year Built / Renovated	1986 / 2023
Class	B
Land Size	±4.60 Acres
Zoning	I-P
Parcel Number	209-16-201

FLOOR PLANS

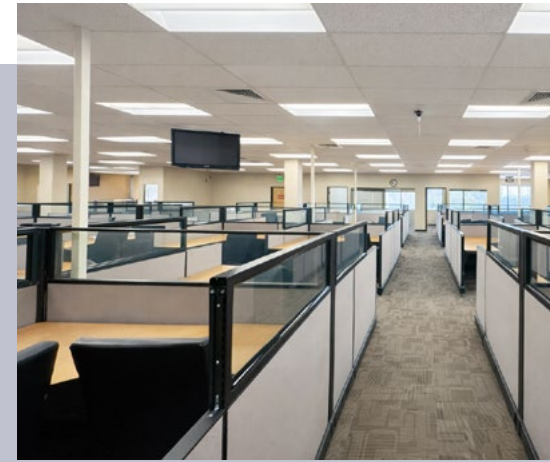
2nd Floor — ±8,394 SF



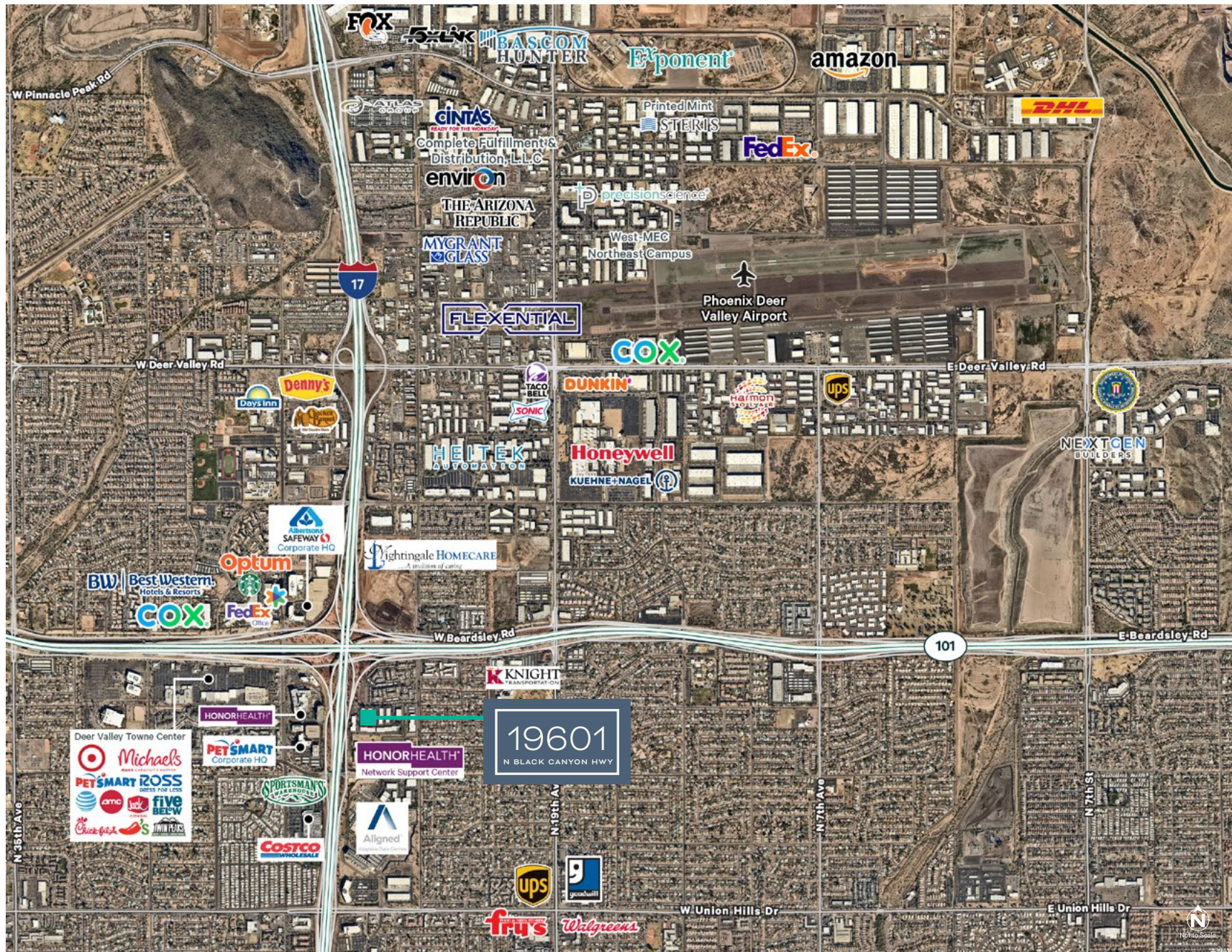
CLICK TO VIEW VIRTUAL TOUR



NOT TO SCALE



AMENITY MAP



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
Population			
2025 Population	16,893	116,066	283,725
2030 Population-Five Year Projection	17,101	116,712	284,697
2020-2025 Annual Population Growth Rate	0.26%	0.20%	0.27%
Daytime Population			
2025 Daytime Population	36,629	137,734	274,395
Daytime Workers	79.4%	61.7%	52.2%
Place of Work			
2025 Businesses	638	4,093	8,052
2025 Employees	21,683	69,096	109,651
Employment Status			
2025 Civilian Population 16+ in Labor Force	9,734	66,282	160,569
2025 Employed Civilian Population 16+	97.8%	96.8%	96.6%
Household Income			
2025 Average Household Income	\$102,745	\$100,426	\$112,756
2030 Average Household Income	\$116,097	\$113,431	\$127,079
Housing Value			
2025 Median Value of Owner Occupied Housing	\$354,831	\$386,052	\$436,054
2025 Average Value of Owner Occupied Housing	\$436,275	\$441,2257	\$500,169

Source: ESRI 2025



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