

Medical Office for Sale or Lease

20333 N 19th Ave, Phoenix, AZ 85027



\$12,500,000 / \$266 PSF SALE PRICE | 75% LEASED

WATCH FULL VIDEO
OF PROPERTY

LOOP
101

W BEARDSLEY RD

N 19TH AVE

17





The Offering

Keyser is pleased to present a unique investment opportunity located along Loop 101 in Deer Valley. This Class A, multi-story office property is strategically positioned, offering exceptional visibility and accessibility. Ideal for an owner-occupant or investor, the building combines premier construction quality with a high-demand location, making it a standout opportunity in one of Phoenix's most rapidly growing business corridors.

\$12,500,000 / \$266 PSF SALE PRICE | \$28-\$33/SF RENTAL RATE

 SUBMARKET	Deer Valley/Airport	 TRAFFIC COUNTS	142.3K Cars per Day on Loop 101
 BUILDING SIZE	46,942 SF	 PARKING	273 Spaces (Mostly Covered) 5.81/1,000 SF
 ZONING	C-2, City of Phoenix	 HIGHWAY ACCESS	Immediate Access to Loop 101
 BUILT	2015	 PUBLIC TRANSIT	Valley Metro Bus Route on 19th Ave
 ACRES	3.96	 ELEVATOR	1



COMING SOON – TWO EV CHARGING STATIONS

SALE CHARACTERISTICS

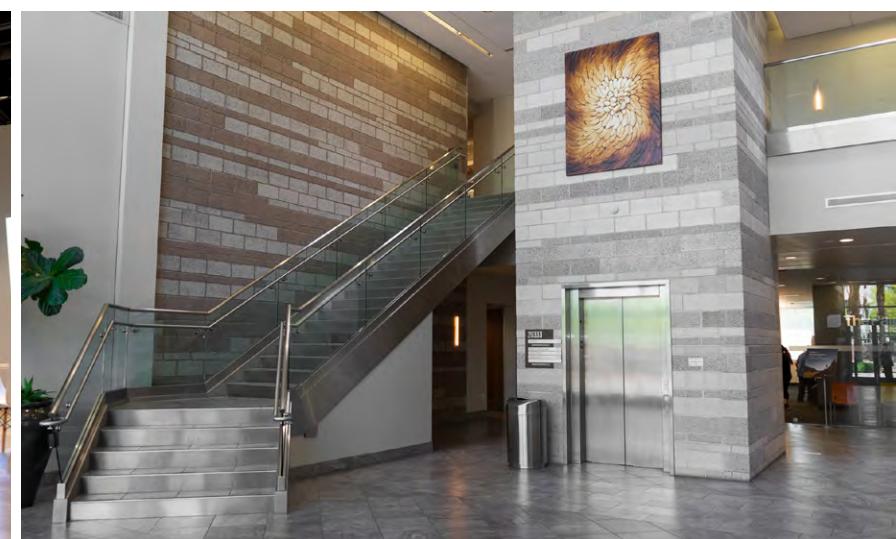
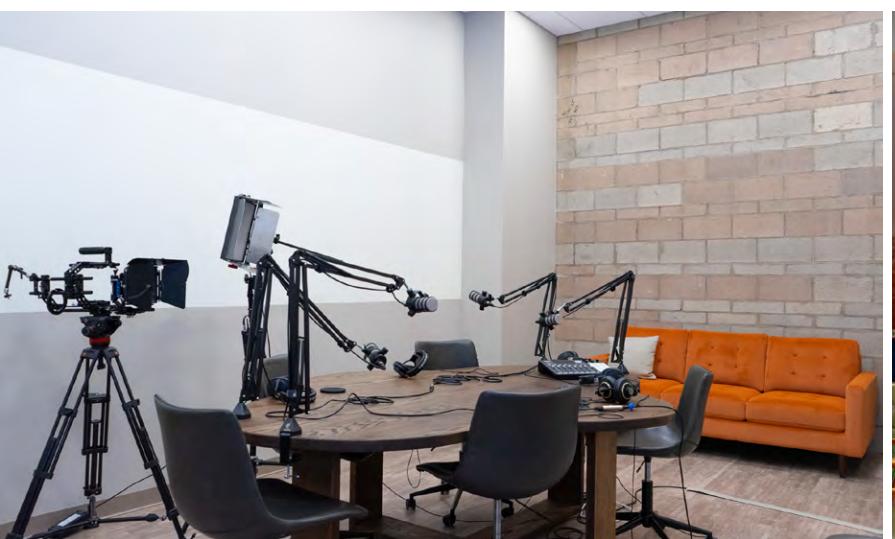
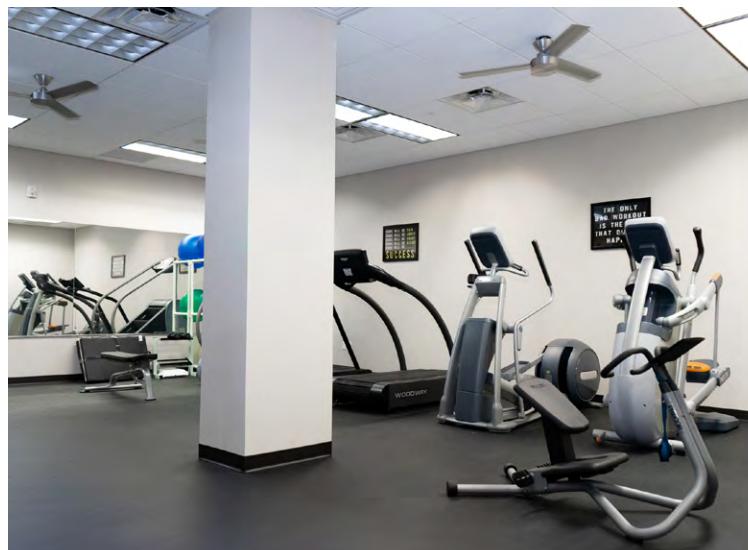
\$12,500,000 / \$266 PSF Sale Price

- Loop 101 Signage - 142,300 VPD
- 75% Leased through 2029-2035
- Estimated NOI at 75% leased: **\$750,000**
- High Quality Tenant Mix
- Value Add Opportunity

LEASE AVAILABILITY

\$28-\$33/SF Rental Rate

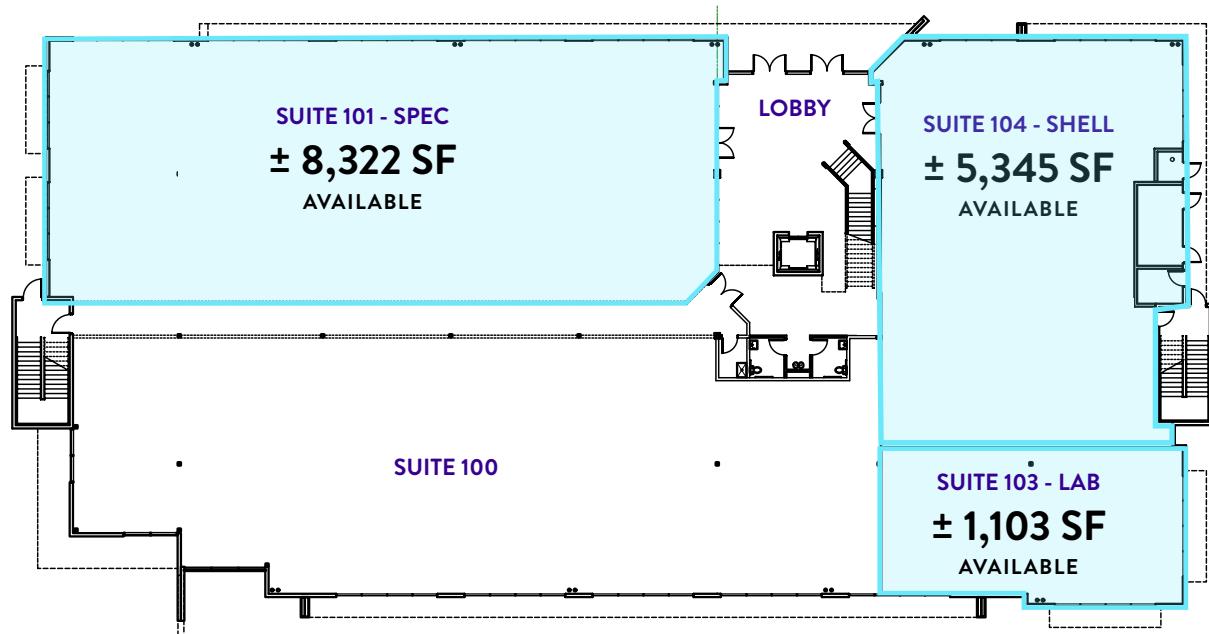
- Standard or Medical Office Suites Available
- 1,805 - 8,322 SF Available (4 Suites)
- Excellent Accessibility
- Covered Parking



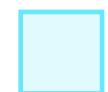
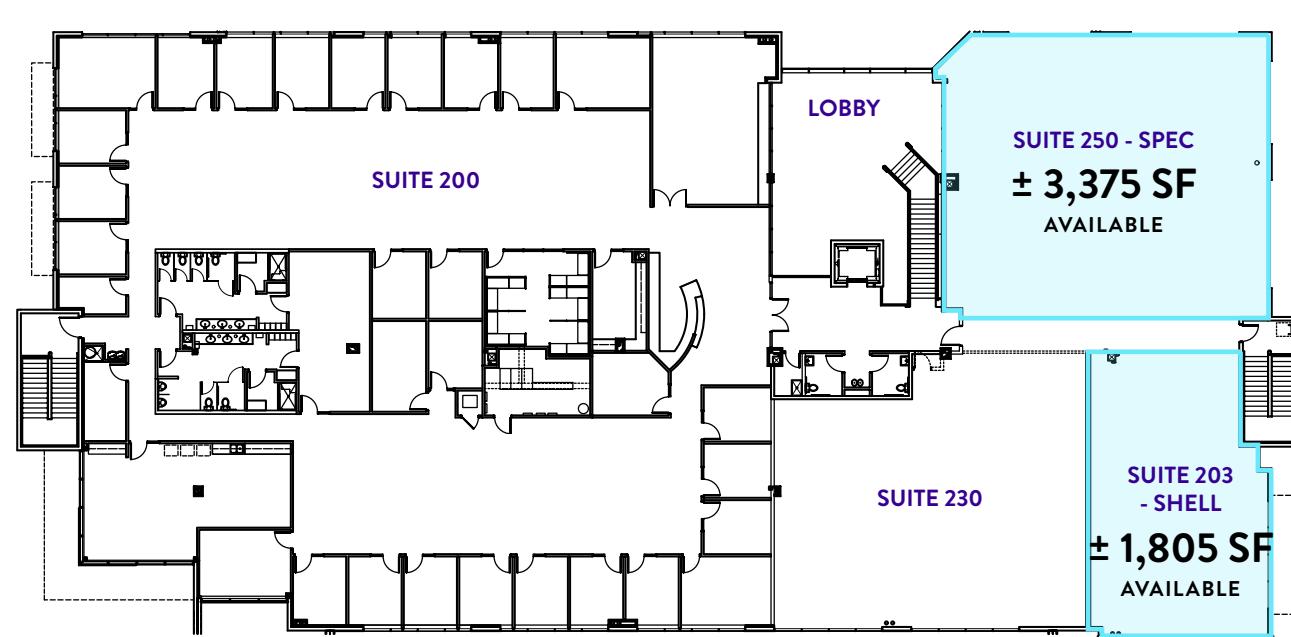
Existing Availability

19,885 SF | Suite Sizes of 1,805 - 8,322 SF Available

FIRST FLOOR



SECOND FLOOR



= AVAILABLE SPACE

Area Demographics

OVERVIEW

The area surrounding the property is supported by a steadily growing and economically stable population. The labor force is largely composed of white-collar professionals contributing to a dependable, long-term environment for office users and make the area a strategic choice for office investment.



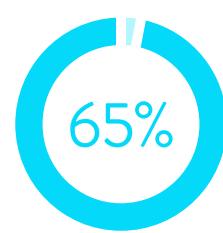
Projected Population Growth

2024-2029

(5-mi radius)

5,500+
Businesses

Dense Business Environment
(3-mi radius)

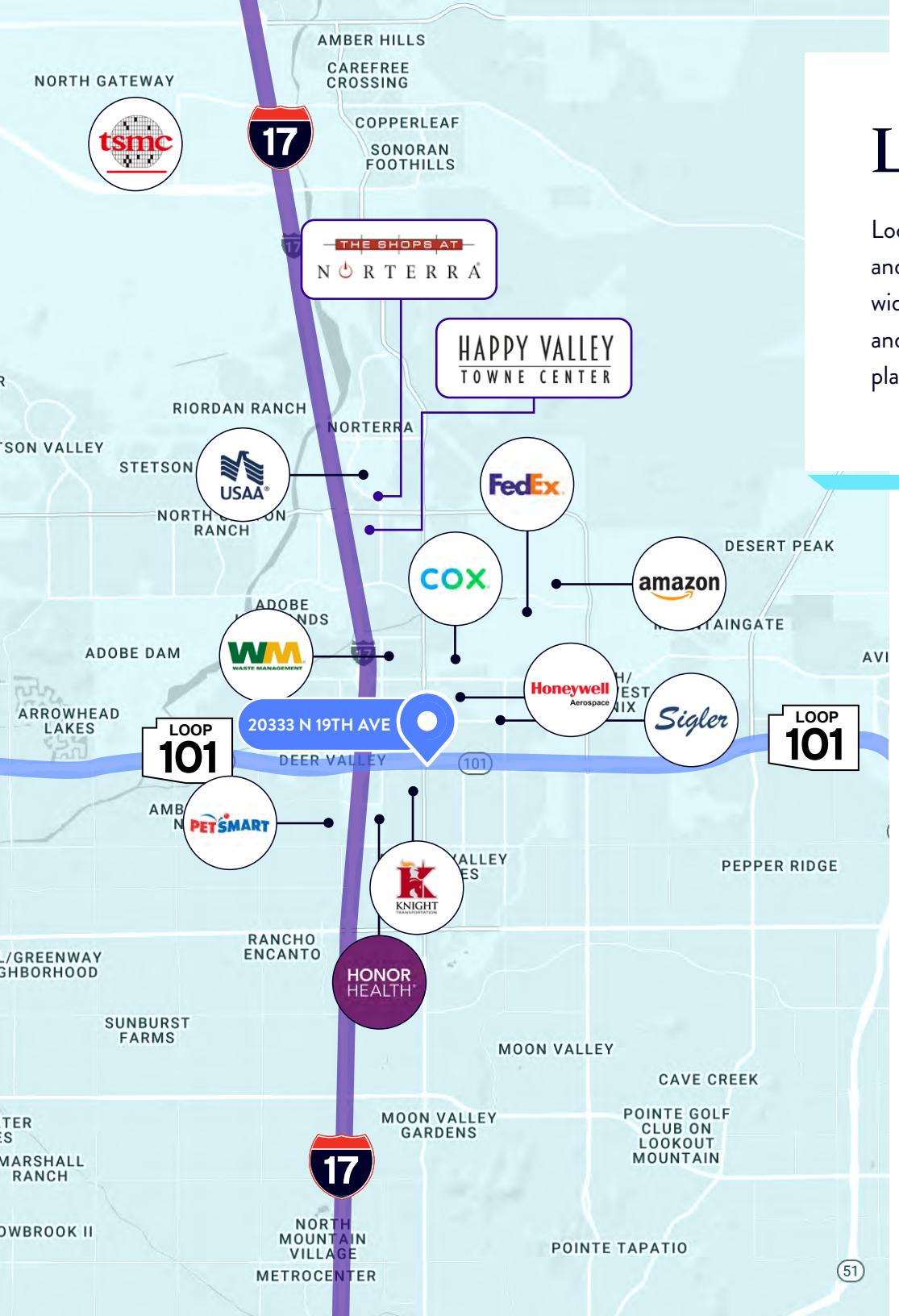


Workforce in Office Jobs

(3-mi radius)

**41% of Households Earn
\$100,000+**

Per Year
(5-mi radius)



Location Overview

Located in the heart of the Deer Valley Submarket, this office property benefits from a strong corporate presence and exceptional freeway access via I-17 and Loop 101. The surrounding area is home to major employers and offers a wide range of nearby amenities including dining, retail, and service options that support both employee satisfaction and client convenience. With ongoing investment in the region—such as TSMC's multi-billion dollar semiconductor plant just north—Deer Valley continues to position itself as a key business corridor in North Phoenix.

NEARBY RESTAURANTS AND CAFES

- » Angie's Lobster and Prime Grill
- » In-N-Out Burger
- » Barrio Brewing Co.
- » Lake Pleasant Brewing Company
- » Cafe Rio
- » Mellow Mushroom
- » Honeywell (Honeywell Aerospace)
- » Olive Garden
- » CAPS Sports Grill
- » Panera Bread
- » Chick-fil-A
- » Philly Steaks & Burgers Co.
- » Culver's
- » Poke Bar
- » Shane's Rib Shack
- » The Human Bean
- » The Meltdown
- » The Other Q Bar and Grill
- » The Stillery
- » The Tav
- » Times Square
- » Wildflower

HOTELS

- » Courtyard Phoenix
- » Days Inn by Wyndham
- » Hampton Inn & Suites
- » Happy Valley House
- » Hilton Garden Inn
- » Holiday Inn Express & Suites
- » Deer Valley Towne Center
- » Happy Valley Towne Center
- » Union Hills Village
- » Shops at Cave Creek
- » Shops at Norterra

SHOPPING

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Thank You

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