



**FOR SALE:**

DEER VALLEY FLEX/INDUSTRIAL CONDO

*1745 W Deer Valley Road | Suite 108 | Phoenix, AZ 85027*

**LEVROSE**  
COMMERCIAL REAL ESTATE





# OFFERING DETAILS



**\$1,300,000 (\$325.08/SF)**  
Asking Price



**±3,999 SF**  
Building Size



**209-25-057**  
Parcel Number



**2006**  
Year Built



**A-1, City of Phoenix**  
Zoning



**\$546 Monthly**  
Association Dues



**\$4,331.38**  
2024 Taxes

# PROPERTY HIGHLIGHTS

- Functional Layout With 70% Warehouse and 30% Office
- EVAP Cooled Warehouse With 18 ft Clear Height
- 14 x 14 ft Motorized Roll Up Door
- Effortless Pull Up Parking With Easy Drive Around Access
- Move-In Ready Industrial Condo With Modern Finishes



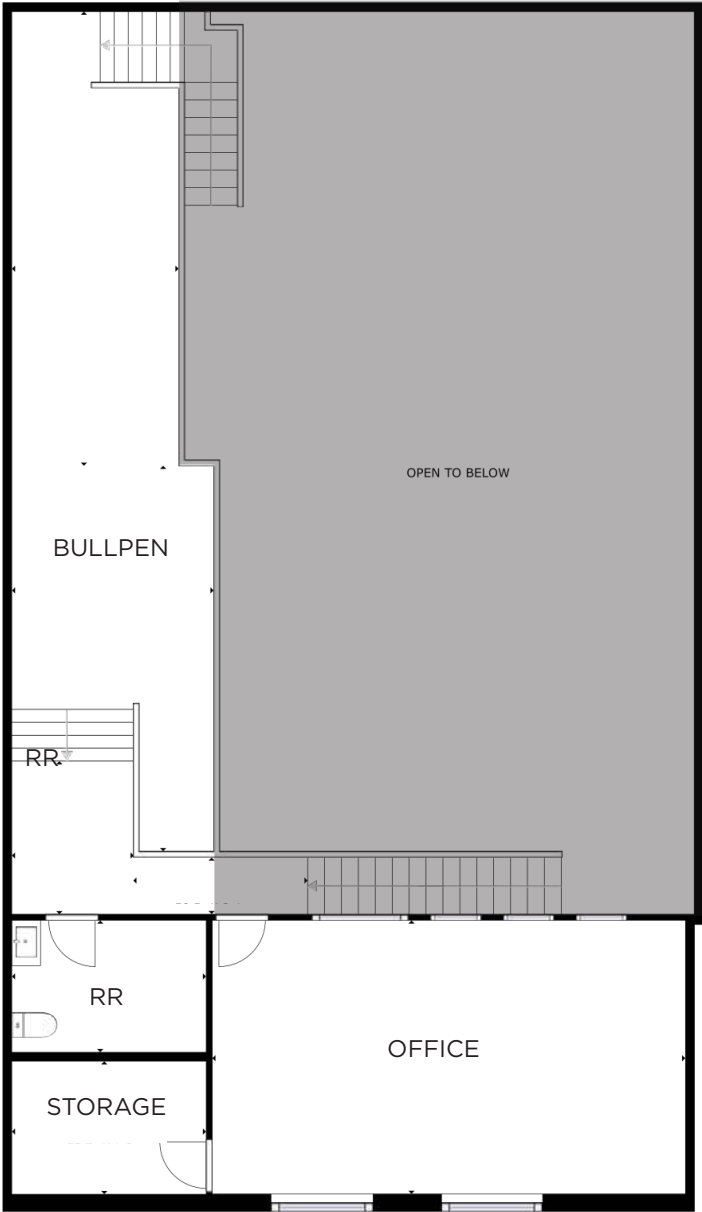
# FLOOR PLAN

 VIEW VIRTUAL TOUR

FIRST FLOOR



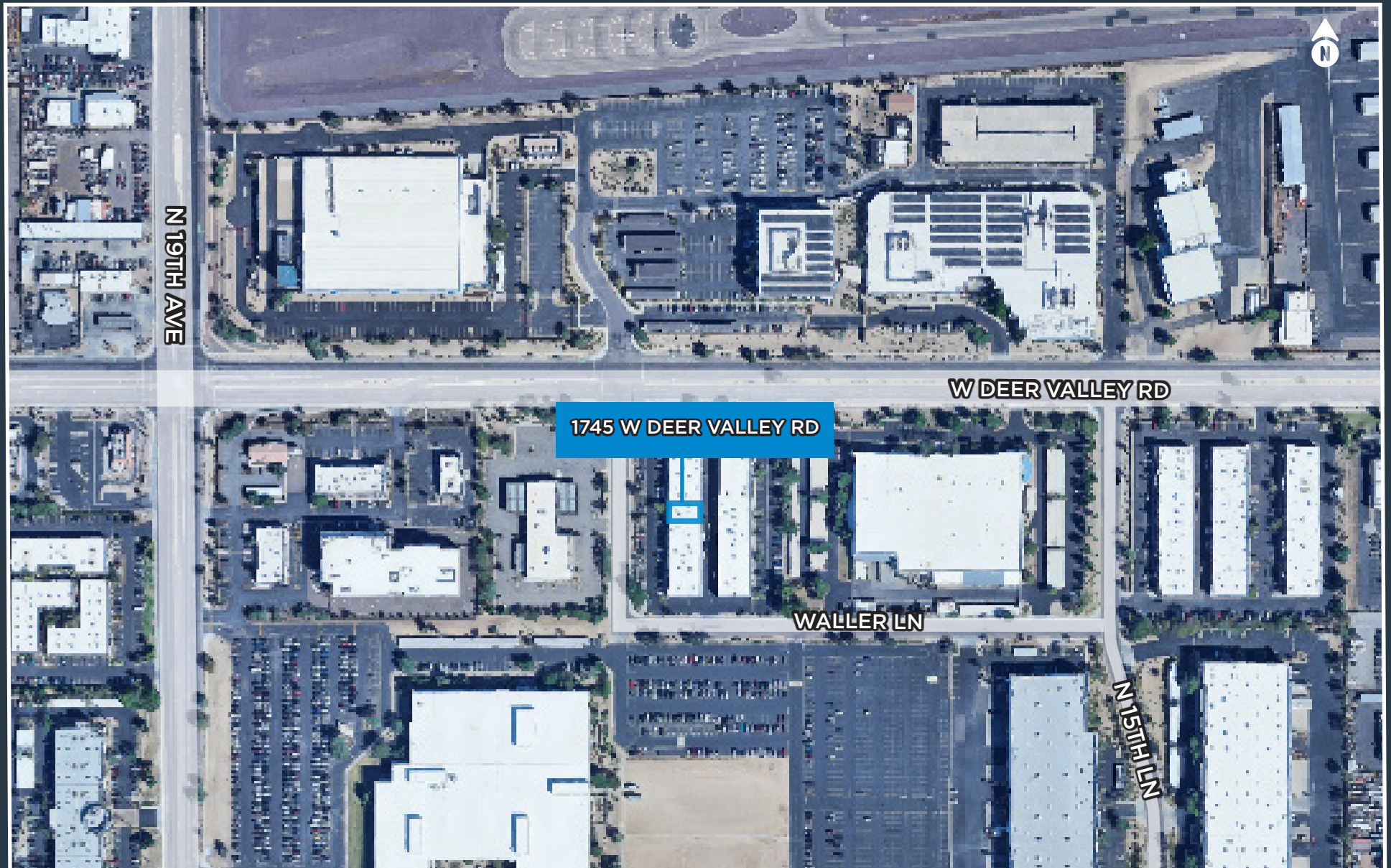
SECOND FLOOR



# INTERIOR PHOTOS



# AERIAL OVERVIEW





# AERIAL OVERVIEW



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024	4,375	81,890	240,86
2029	4,706	88,579	260,528



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	1,834	33,399	96,045
HH Growth 2024-2029:	1.5%	1.7%	1.7%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$61,179	\$84,681	\$95,532







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