



FOR SALE | OFFICE

2550 W Deer Valley Rd

2550 W Deer Valley Rd | Phoenix, AZ 85027

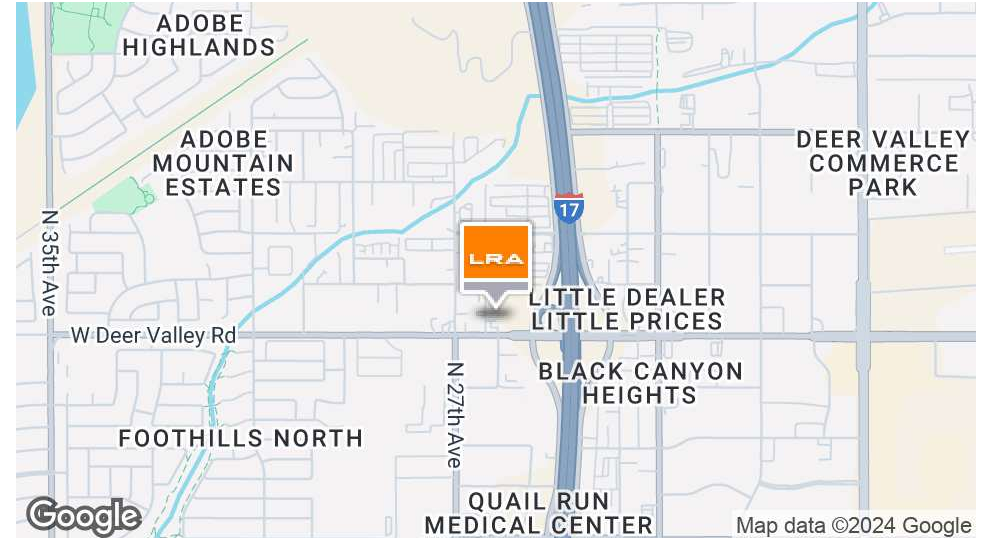
PRESENTED BY:

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OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	2,160 SF
Lot Size:	25,397 SF
Year Built:	1971
Zoning:	C-2

PROPERTY OVERVIEW

This prime auto lot offers a fantastic business opportunity located just off the highly trafficked I-17 Highway, north of the Loop 101, providing excellent visibility and easy access. Previously operated as a gas station, this property is ready to be converted back into a fuel station or used for other auto services, making it perfect for businesses seeking a high-demand location. The 2,160 sq. ft. retail/office building can serve a variety of needs, from a service center or auto sales office to a convenience store for customers. The lot offers ample space for parking and is well-suited for a variety of commercial uses.

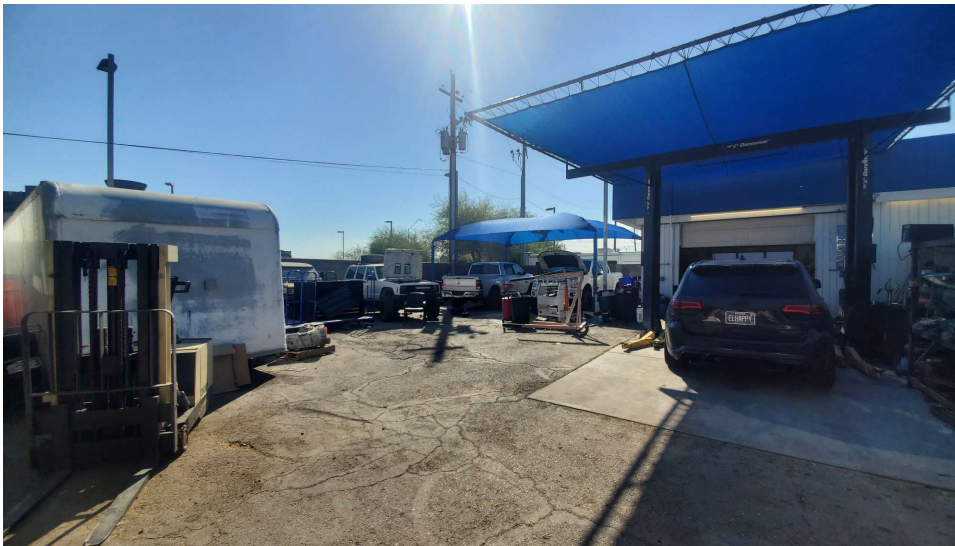
This is a rare opportunity to secure a high-exposure property in a booming area. Contact us today to schedule a tour or for more information!

PROPERTY HIGHLIGHTS

- Prime location with heavy traffic from I-17 and Loop 101
- Ready to be Converted back into Gas/Service Station
- Large lot with significant parking space
- Car Dealership, gas station, auto service, or other commercial uses
- 2,160 sq. ft. building suitable for office, retail, or service purposes
- Excellent visibility for drive-by traffic

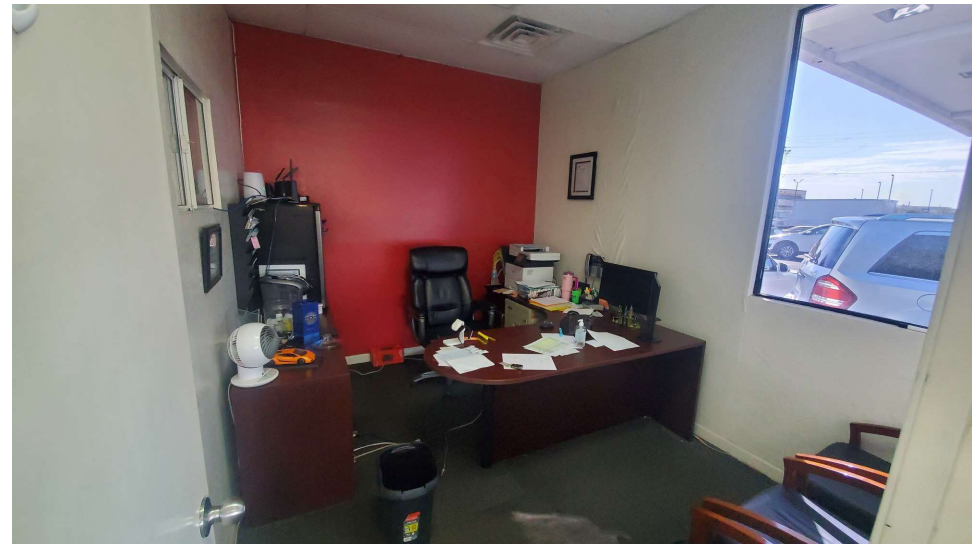
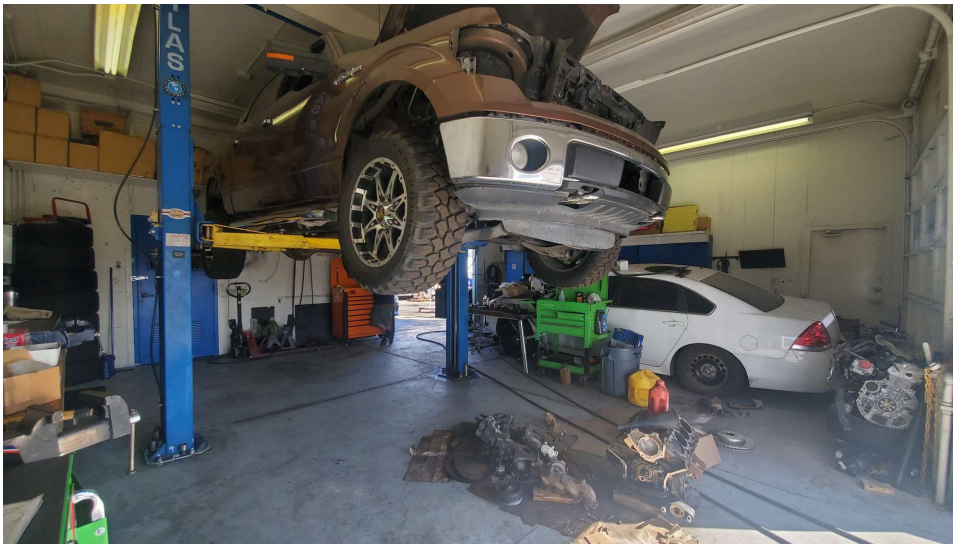
Property Photos

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Additional Photos

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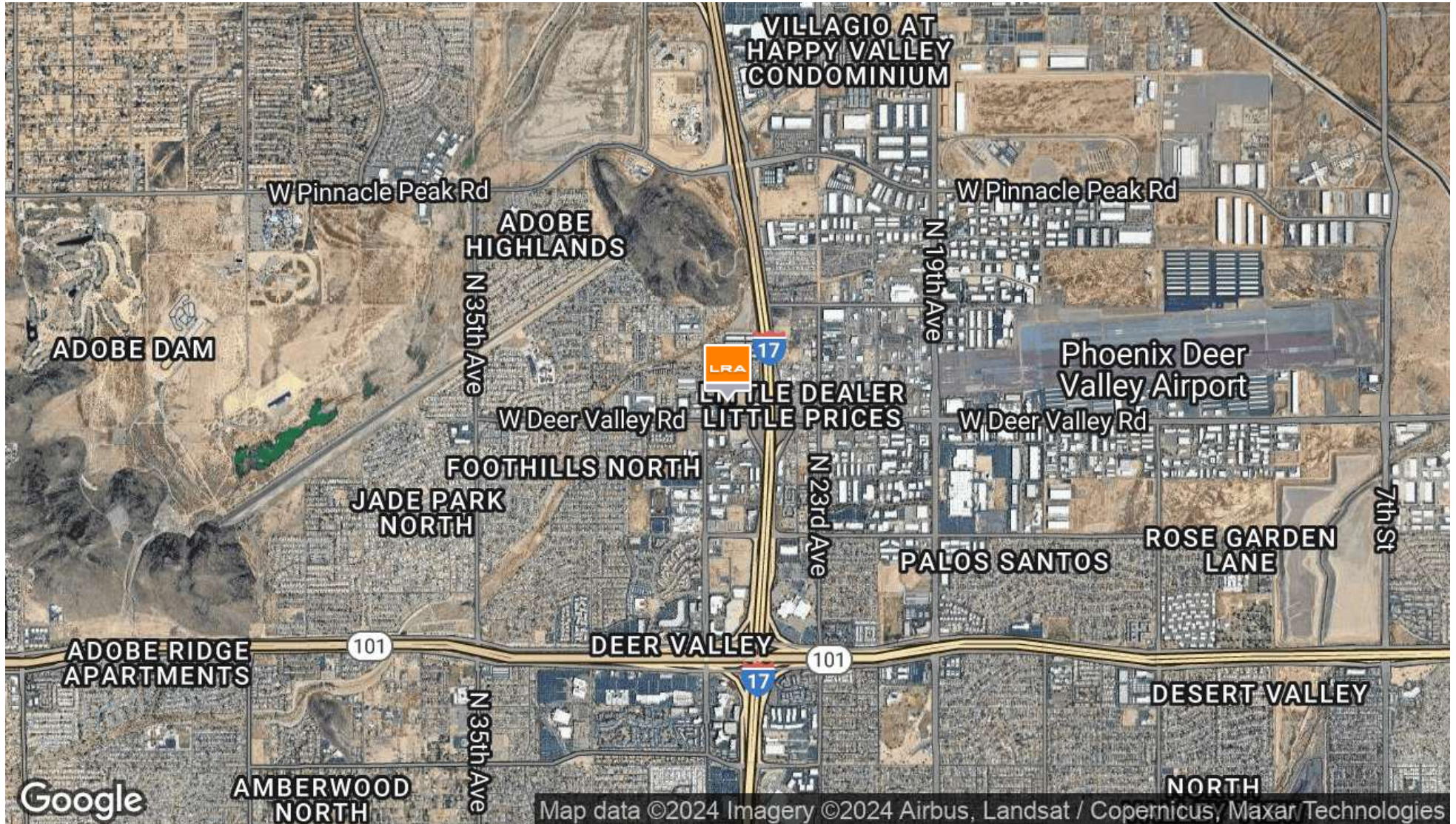
Retailer Map

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Prime Interstate Access

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Demographics

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	849	2,358	11,165
Average Age	36	38	38
Average Age (Male)	36	38	37
Average Age (Female)	35	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	332	1,031	4,724
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$76,187	\$75,943	\$86,482
Average House Value	\$352,870	\$316,492	\$365,166

Demographics data derived from AlphaMap

