

# 42211 & 42201 N 41ST DR

ANTHEM/PHOENIX, AZ 85086

## DESERT NORTH COMMERCE CENTER



## FOR LEASE

**Matt Leonard**, Partner  
602.369.7127  
mleonard@levrose.com

**Jeff Tricco**, Vice President  
480.772.6939  
jtricco@levrose.com

**Dawn Werley**, Advisor  
847.767.0351  
dwerley@levrose.com

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# OFFERING DETAILS

**LEASE RATE** \$1.05/SF/MO NNN

**LEASE TYPE** NNN

**APN #** 203-03-012

**ZONING** C-2 PCD Z-129-06

**PARKING** 4.00/1,000 SF

**2025 NNN's** ±\$0.44/SF/MO

**BUILDING A TOTAL SF** ±26,063 SF

**BUILDING B TOTAL SF** ±25,964 SF

**SUITE A101** ±2,926-4,000 SF  
(General Office/Light Industrial  
with Roll-Up Door)

**SUITE A137 & A 145** ±5,028 SF  
(Medical Office/Grey Shell)

**SUITE A145** ±3,619 SF  
(Medical Office)

**SUITE A169** ±2,048 SF  
(Former Gym/Fitness Space)

**UP TO ±5,028 SF OF CONTIGUOUS SPACE**

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# PROPERTY HIGHLIGHTS

- Easy highway access at I-17 & Anthem Way
- Highly visible from I-17 ( $\pm 83,874$  VPD)
- Mixed-use property supporting: Office, medical, retail, flex, & showroom uses
- Property serves Anthem market and is just North of 40 billion Taiwan Semiconductor Fab and Loop 303
- Retail amenities in the immediate area, located directly south of the Outlets at Anthem
- Rapidly growing North Phoenix market
- Significant new home construction in the immediate area
- Close proximity to HonorHealth Sonoran Crossing Medical Center
- High demographic area
- Building signage available

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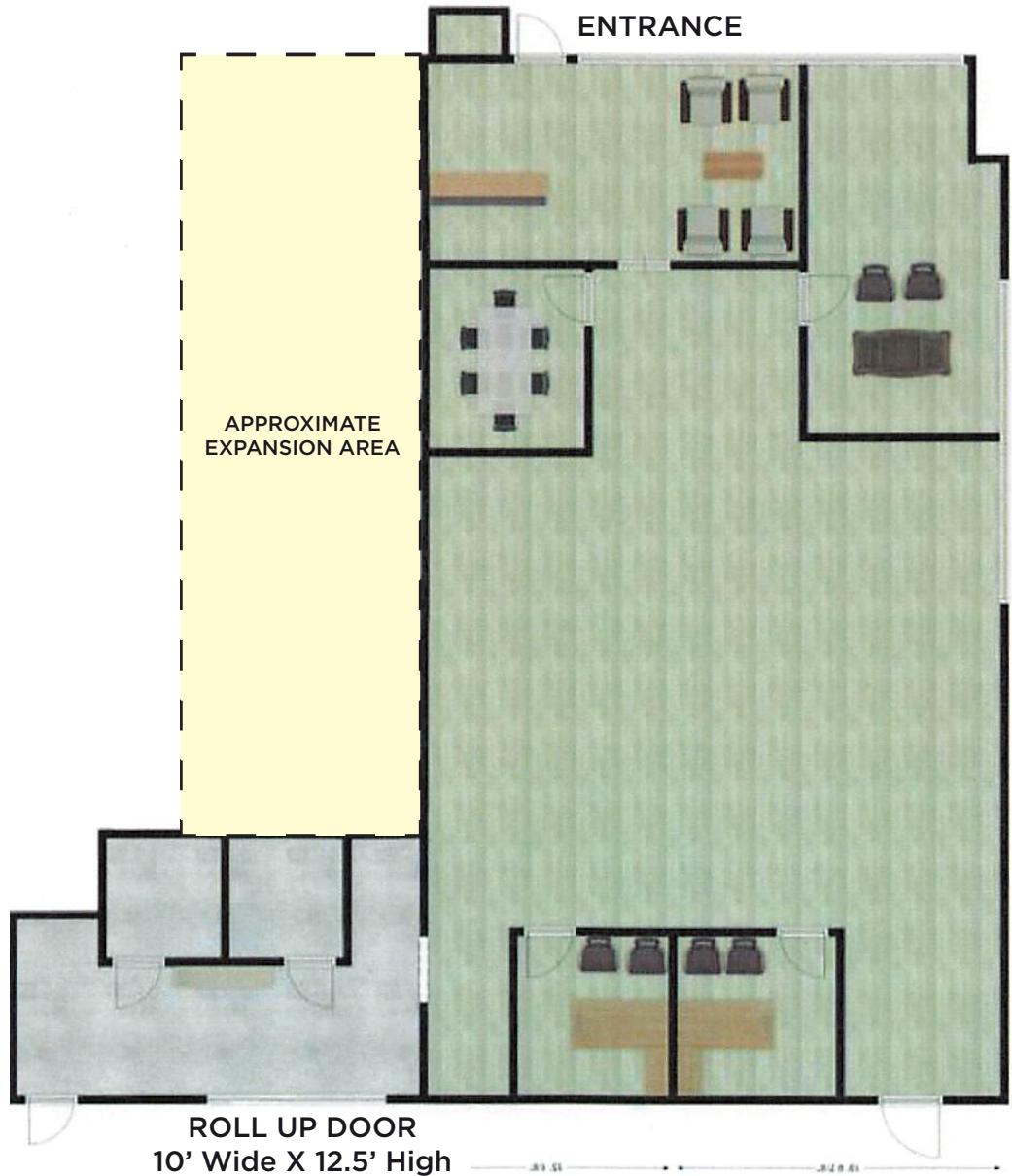
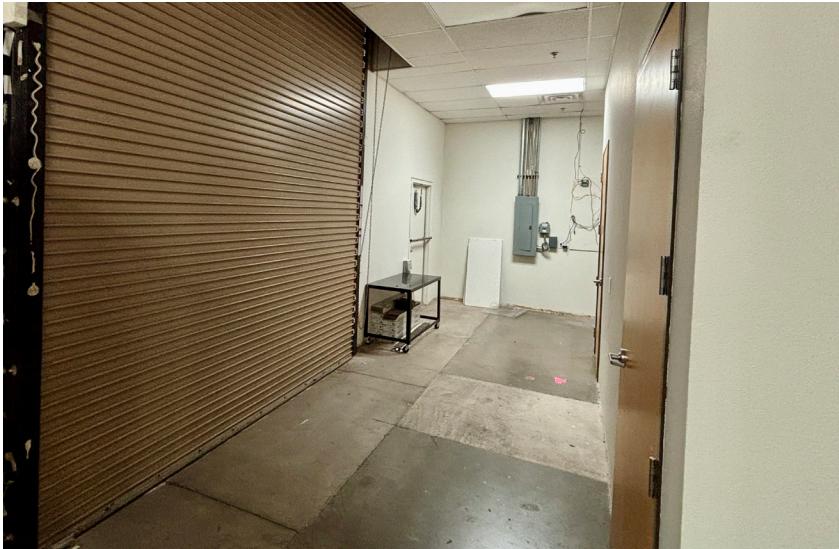
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# FLOOR PLANS

**A101 | ±2,926 RSF**

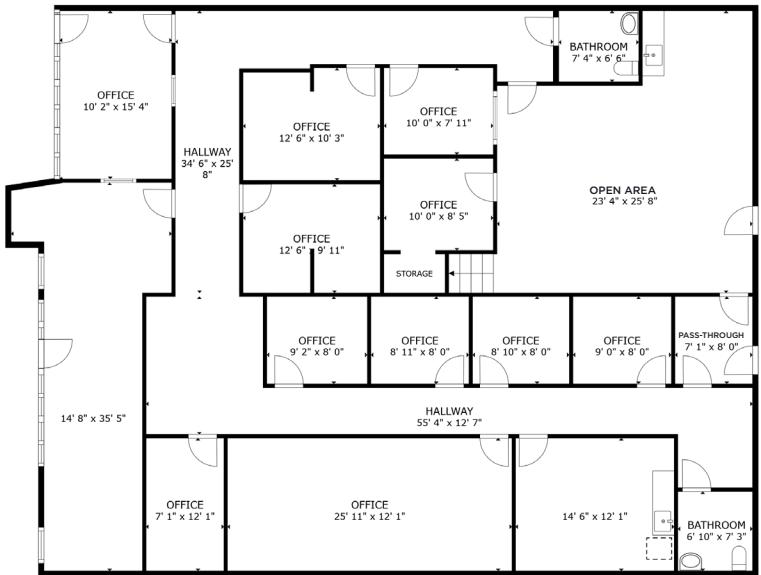
WAREHOUSE PORTION OF THE UNIT  
CAN BE SIGNIFICANTLY EXPANDED



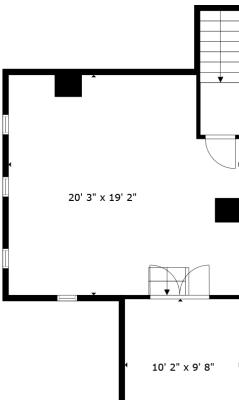
# FLOOR PLANS



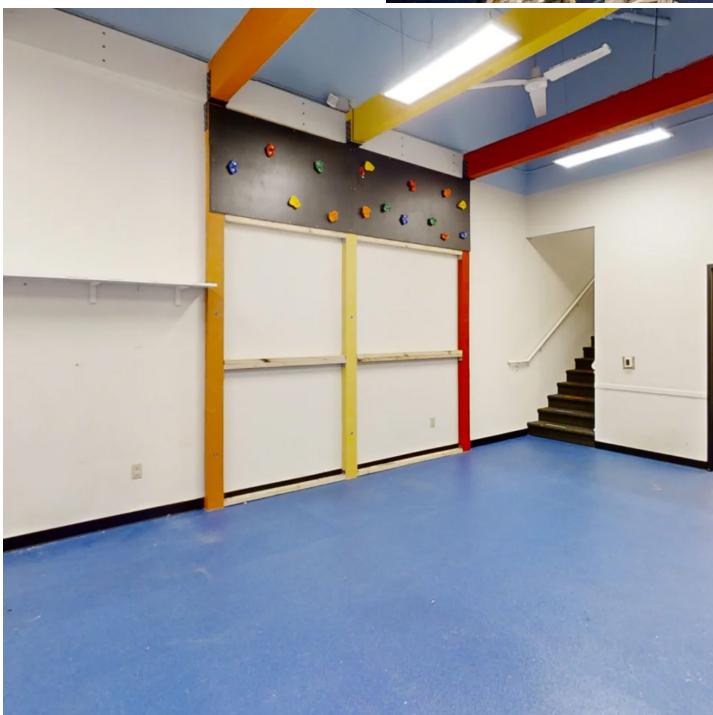
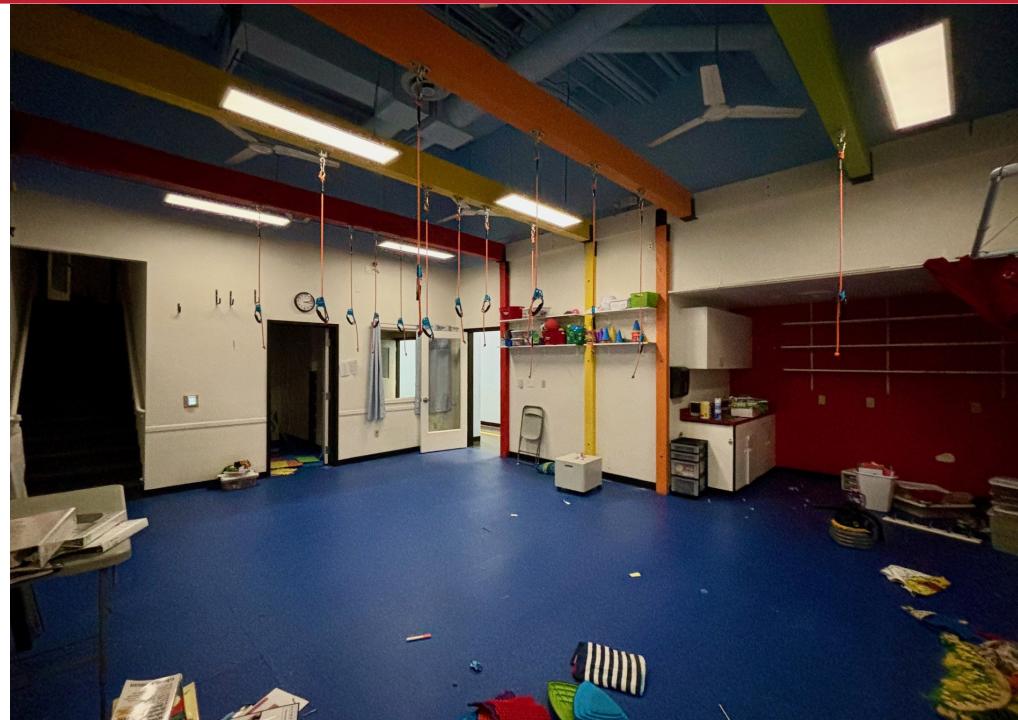
CLICK TO VIEW VIRTUAL TOUR



A145 | ±3,619 RSF



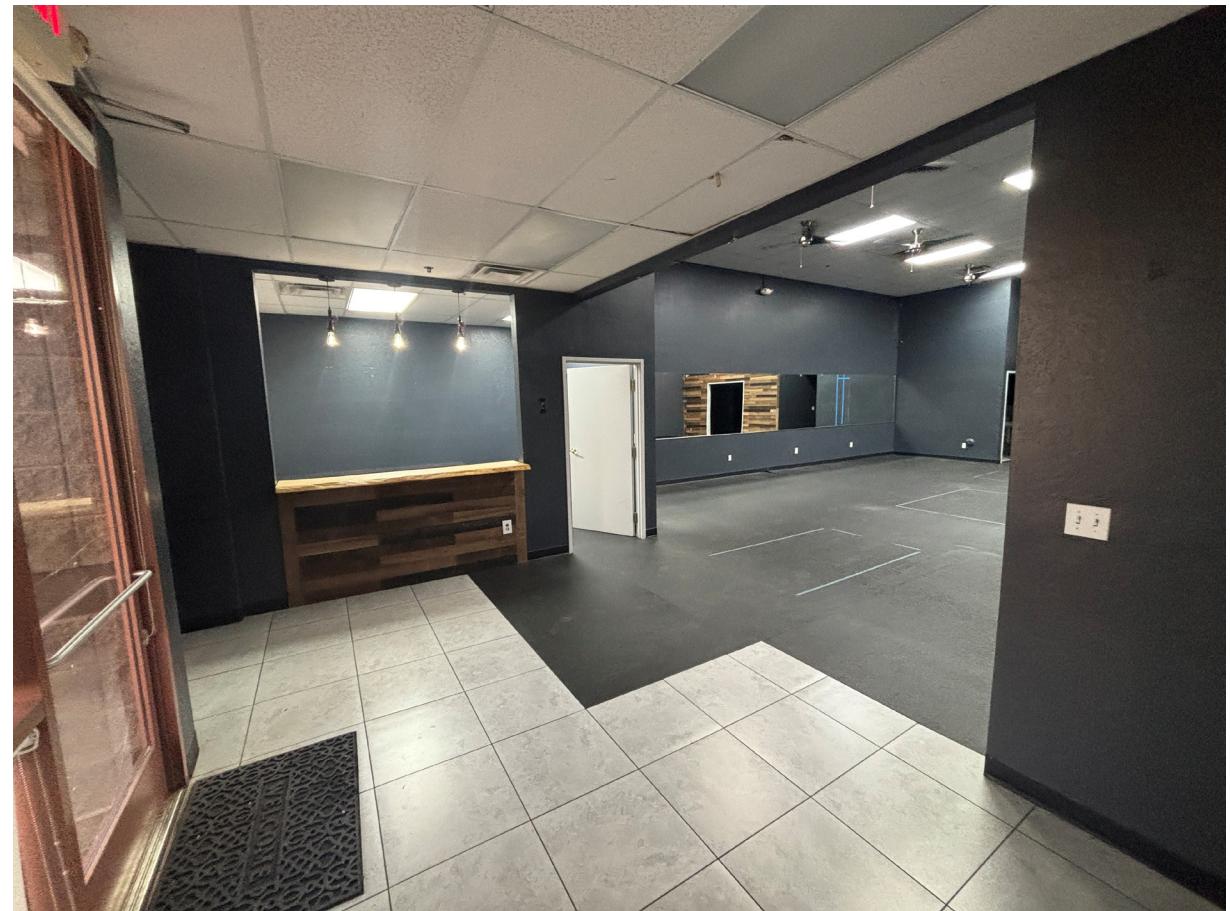
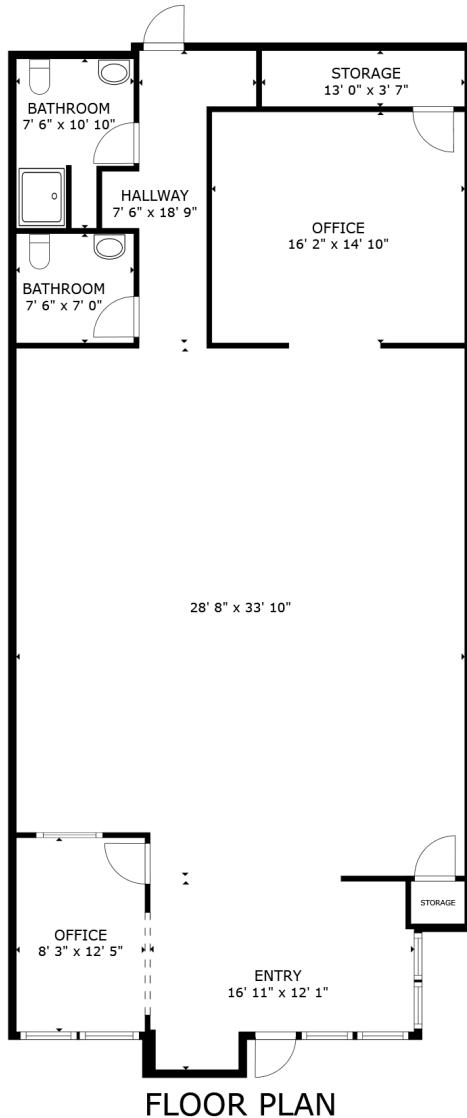
FLOOR 2



# FLOOR PLANS



CLICK TO VIEW VIRTUAL TOUR

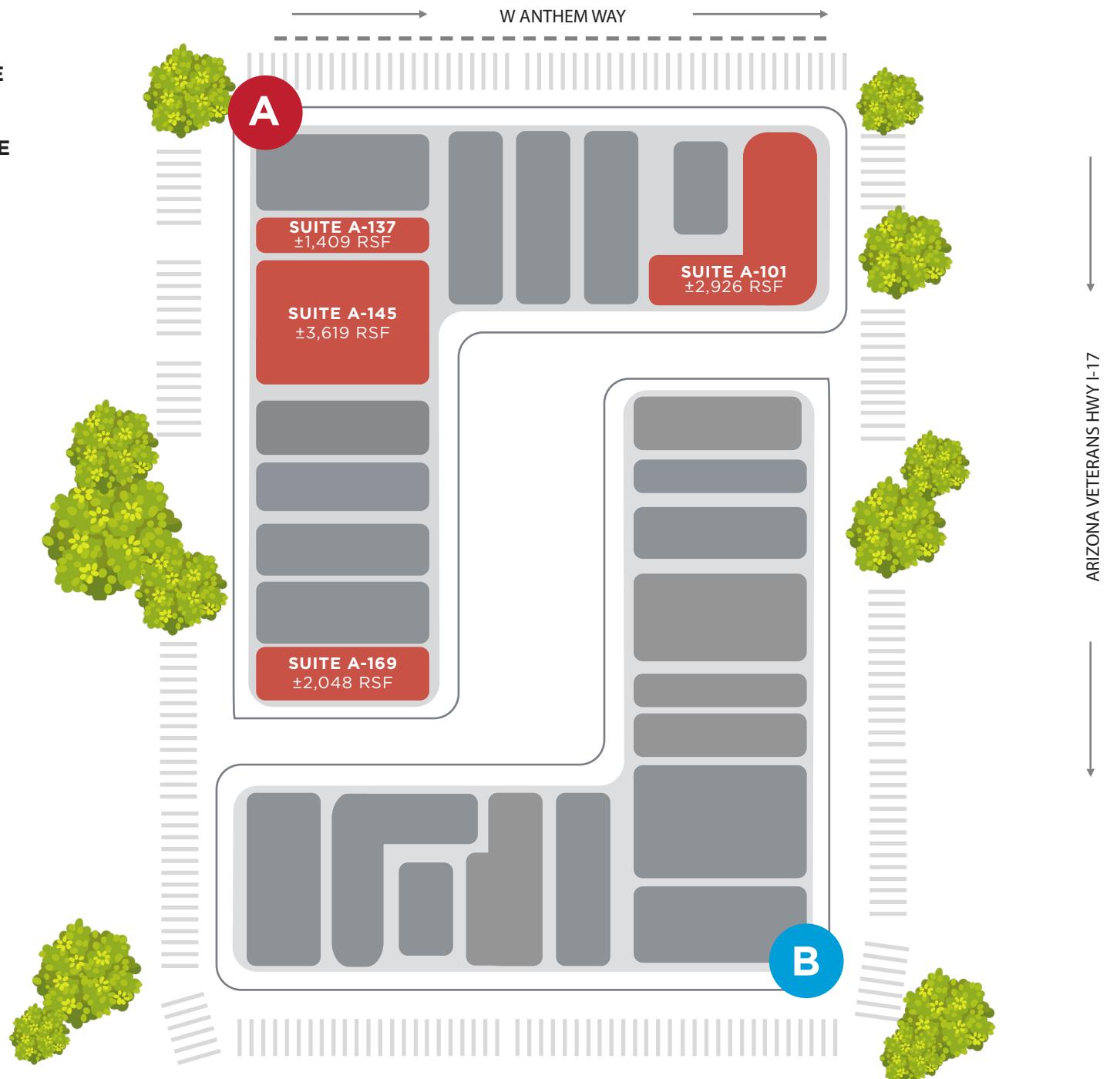


**A169 | ±2,048 RSF**

# SITE PLAN

**BLDG A**  
42211 N 41ST DRIVE

**BLDG B**  
42201 N 41ST DRIVE



# AERIAL OVERVIEW

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# AERIAL OVERVIEW



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2024</b>	8,535	28,249	44,625
<b>2029</b>	9,210	30,481	48,189



## HOUSEHOLDS

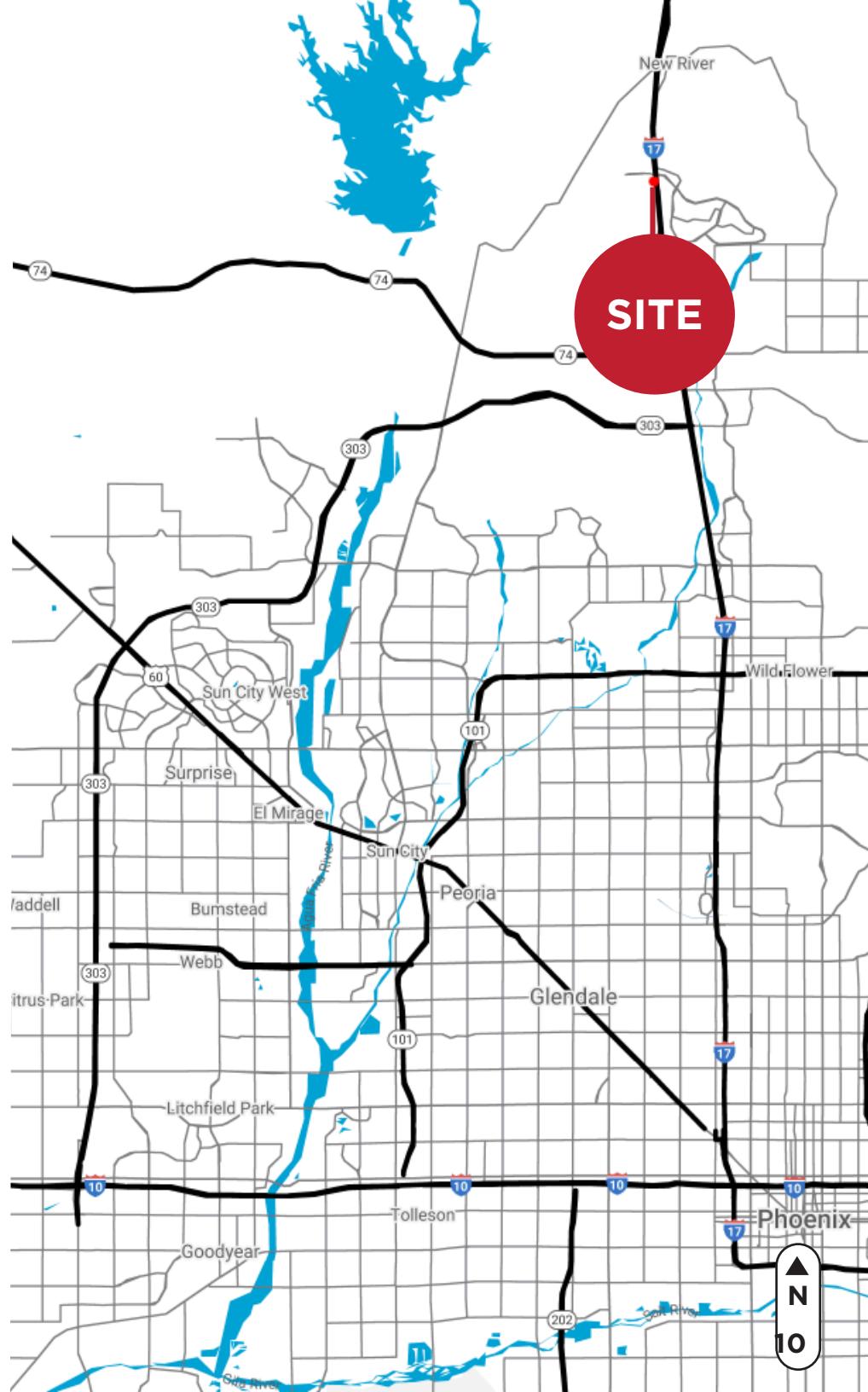
	1 MILE	3 MILES	5 MILES
<b>2024</b>	2,846	9,504	15,532
<b>HH GROWTH 2024-2029:</b>	1.6%	1.6%	1.6%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2024</b>	\$120,963	\$133,125	\$134,181

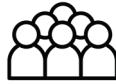
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# PHOENIX CITY OVERVIEW

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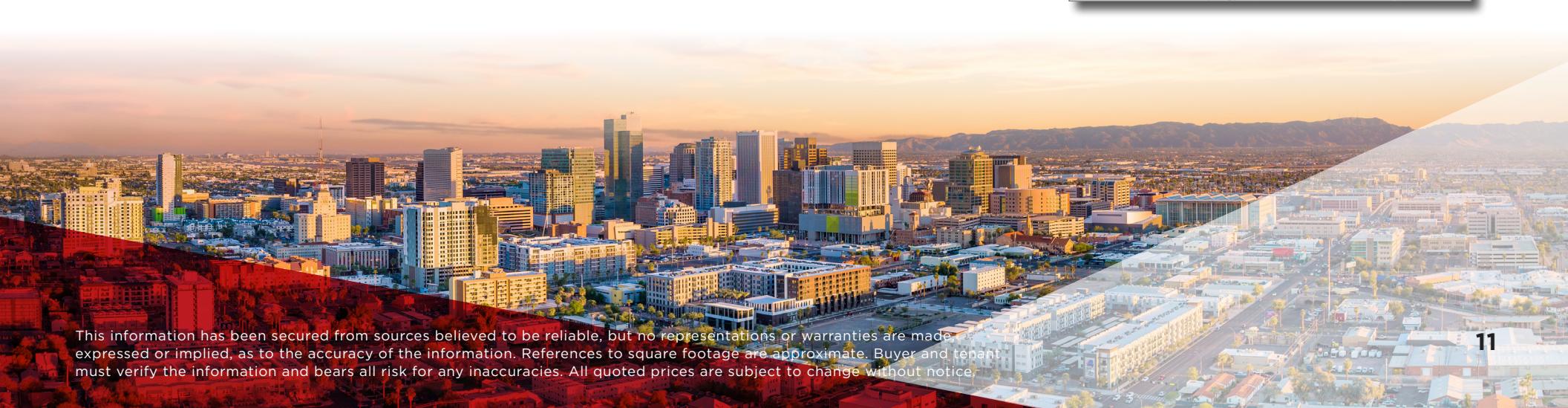
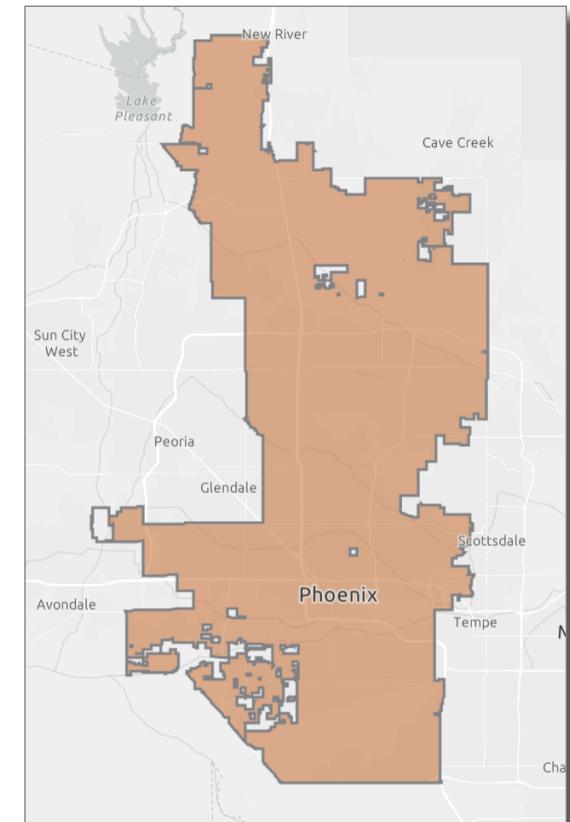
**1.6M +**  
**TOTAL POPULATION**

## GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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