
FOR LEASE

OFFICE CONDO AVAILABLE FOR LEASE IN PHOENIX, AZ

16843 N. 31ST AVE.
BLDG 6 | STE 170
PHOENIX, AZ 85053



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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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About the Property

ADDRESS	16843 N 31st Ave, Bldg 6, Ste 170 Phoenix, AZ 85053	
LEASE RATE	\$18.00/SF/YR	
NNN EXPENSES	Association Fees:	\$5.76/sf/yr
	2024 Property Taxes:	\$2.97/sf/yr
	Insurance:	\$0.35/sf/tr
	Total NNN's:	\$9.08 /sf/yr
CONDO SIZE	±2,530 SF	
YEAR BUILT	2005 (Remodeled 2021)	
PARKING RATIO	5:1,000	
SIGNAGE	Building	
PARK	Bell Canyon Office Complex	
TENANCY	Multiple	

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

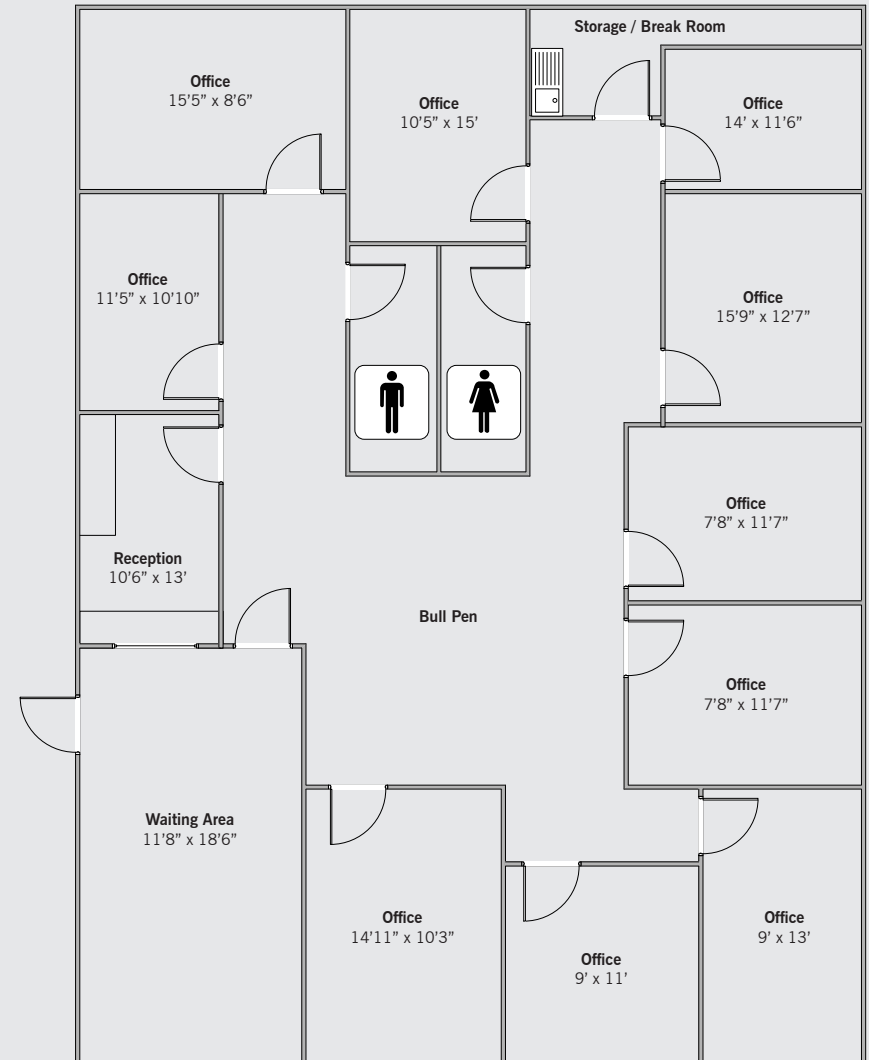
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Suite 170

±2,530 SF

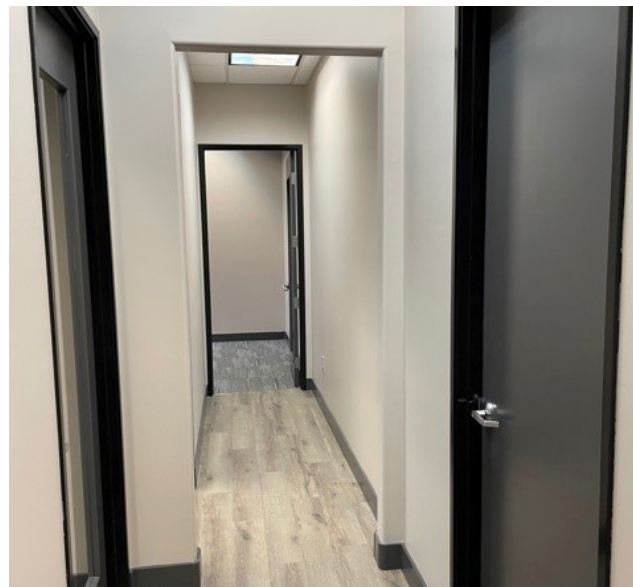
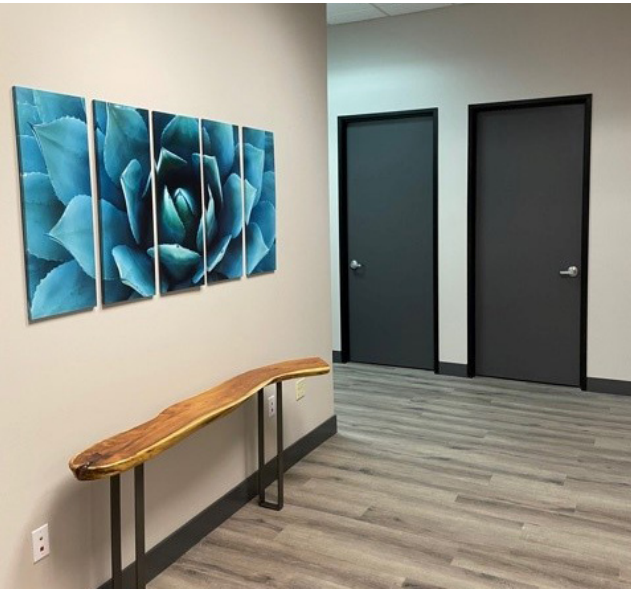
Layout includes:

- Reception
- 10 Offices
- Break Room
- Bull Pen
- 2 Restrooms
- Storage/Workspace Room



OFFICE CONDO AVAILABLE FOR LEASE

Property Photos



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Site Plan



About the Area



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	15,233	151,031	341,604
2028 Population Projection	15,163	152,741	344,508
Annual Growth 2010-23	+0.1%	+0.2%	+0.2%
Median Age	38.6	37.5	37.9
Bachelor's Degree or Higher	20%	24%	25%
2023 Households	5,960	59,297	134,263
2028 Household Projection	5,929	60,075	135,629
Avg Household Income	\$75,860	\$74,873	\$78,742
Median Household Income	\$58,944	\$58,432	\$60,638
Median Home Value	\$252,109	\$247,473	\$259,090
Median Year Built	1980	1983	1984
Owner Occupied HHs	3,532	32,538	75,440
Renter Occupied HHs	2,397	27,537	60,189
Avg Household Size	2.5	2.5	2.5
Total Consumer Spending	\$178.5M	\$1.7B	\$4B
Daytime Employees	8,312	50,880	134,705
Businesses	657	4,167	13,214

Deer Valley / Airport Office Submarket Report

Notable lease signings last year include Paradise Behavioral Health's 12,200-SF lease at the North Loop Business Center and a 10,800-SF lease at 101 Corporate Center by HQ, a coworking brand of IWG (formerly Regus). New office construction remains minimal, which will help avoid a more severe supply and demand imbalance. Builders have not broken ground on a new office project in three years with most of the new supply focused on industrial and multifamily uses. In fact, a 119,000-SF office that was formerly occupied by Progexion was demolished in 23Q3.

Additionally, TSMC's \$40 billion semiconductor manufacturing plant is a few miles north of the submarket, which will generate positive economic activity in the surrounding area and could benefit Deer Valley/Airport's growth outlook. In 23Q1, KLA Plus Corporation, a supplier of equipment used in chipmaking, moved into a 34,400-SF space at the Crosspoint office park.

-COSTAR 2024