



**FOR SALE/LEASE**

**21620 N 26th Ave #220**

**PHOENIX, AZ 85027**

**PRESENTED BY:**

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# PROPERTY SUMMARY

## OFFERING SUMMARY

<b>SALE PRICE</b>	Unpriced
<b>LEASE RATE</b>	\$24.90 PSF Full Service
<b>UNIT SIZE</b>	834 SF
<b>APN</b>	209-07-126
<b>ZONING</b>	A-1
<b>2024 TAXES</b>	\$2,208.38



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## PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors is pleased to present 21620 N 26th Ave #220 for sale or lease. This property offers 834 SF of office space in the highly sought-out Deer Valley market in Phoenix, AZ. Unit 220 consists of a private office with security access on the second floor, including two offices, a breakroom, and an open area at the entrance.

## LOCATION DESCRIPTION

This industrial condo is strategically located at 21620 N 26th Ave in North Phoenix, offering easy access to the city's major transportation routes. Situated just minutes from Loop 101 and the I-17, this location ensures swift and easy connectivity to the greater Phoenix area and beyond, making it ideal for distribution, logistics, and business operations. The property is surrounded by nearby retail centers, including Happy Valley Towne Center and Norterra Shopping District, which offer an abundance of dining, shopping, and service options for employees and clients. With its proximity to key commercial hubs and major roadways, this industrial condo is perfect for businesses seeking convenience and visibility in a thriving area.

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## INTERIOR PHOTOS



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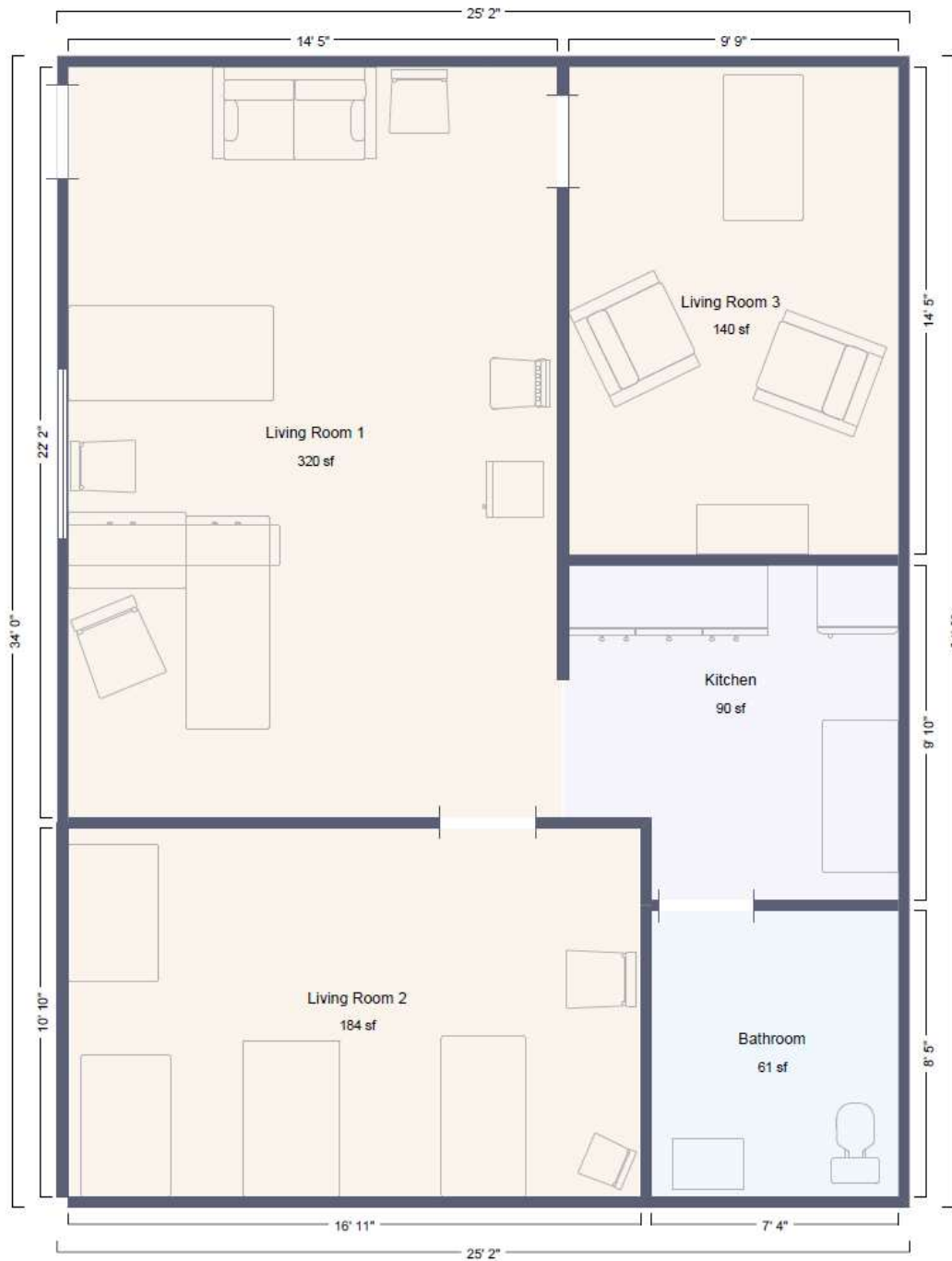
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# Floorplan

21620 N 26th Ave, Phoenix, AZ

Approximately 856 sf total



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

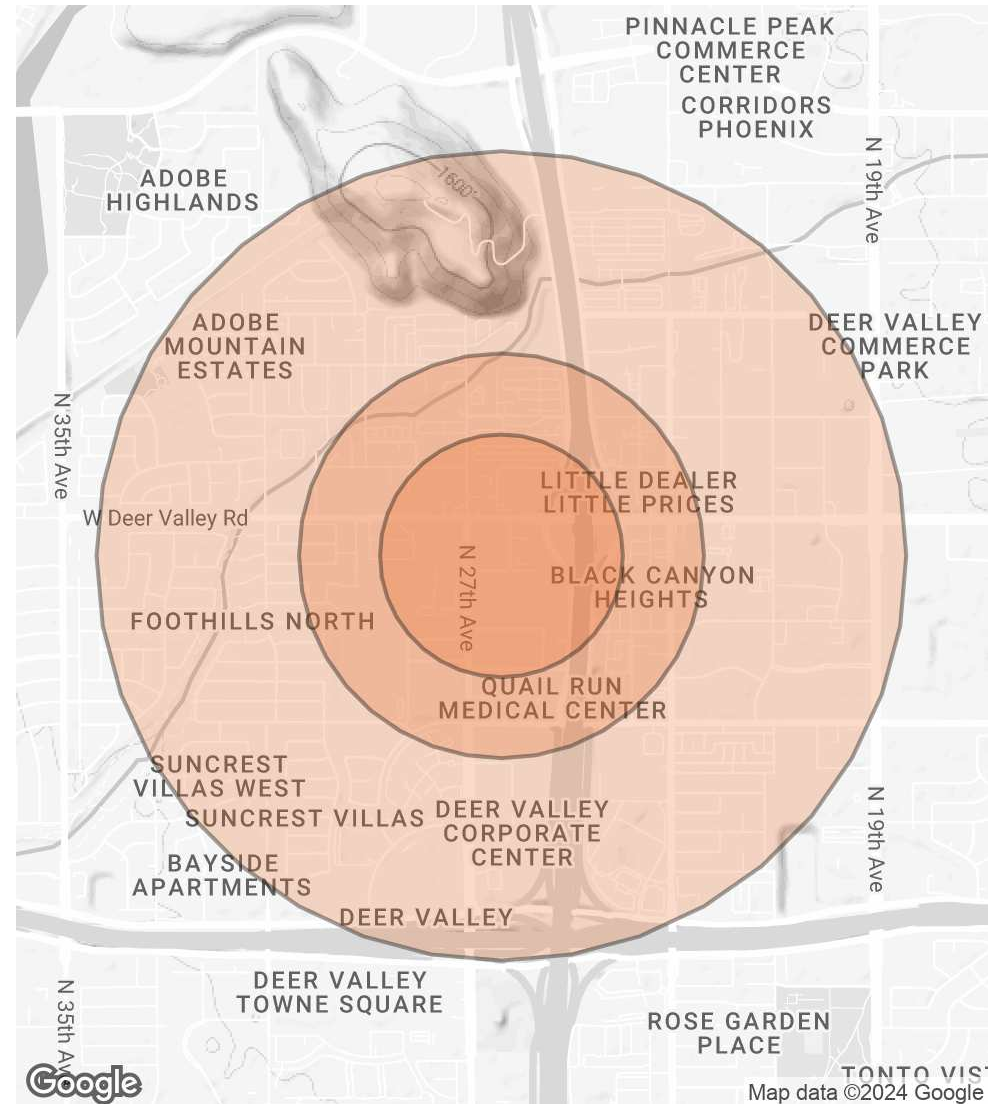
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	642	3,235	11,911
AVERAGE AGE	36	37	37
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	36	38	38

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	256	1,421	5,087
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$79,447	\$79,662	\$84,966
AVERAGE HOUSE VALUE	\$357,435	\$335,342	\$359,740

\* Demographic data derived from 2020 ACS - US Census



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