

Medical Office for Sale or Lease

20333 N 19th Ave, Phoenix, AZ 85027

\$12,500,000 / \$266 PSF SALE PRICE | 75% LEASED





The Offering

Keyser is pleased to present a unique investment opportunity located along Loop 101 in Deer Valley. This Class A, multi-story office property is strategically positioned, offering exceptional visibility and accessibility. Ideal for an owner-occupant or investor, the building combines premier construction quality with a high-demand location, making it a standout opportunity in one of Phoenix’s most rapidly growing business corridors.

\$12,500,000 / \$266 PSF SALE PRICE | \$28-\$35/SF RENTAL RATE



SUBMARKET

Deer Valley/Airport



**TRAFFIC
COUNTS**

142.3K Cars per Day
on Loop 101



**BUILDING
SIZE**

46,942 SF



PARKING

273 Spaces
(Mostly Covered)
5.81/1,000 SF



ZONING

C-2, City of Phoenix



**HIGHWAY
ACCESS**

Immediate Access
to Loop 101



BUILT

2015



**PUBLIC
TRANSIT**

Valley Metro Bus
Route on 19th Ave



ACRES

3.96



ELEVATOR

1

SALE CHARACTERISTICS

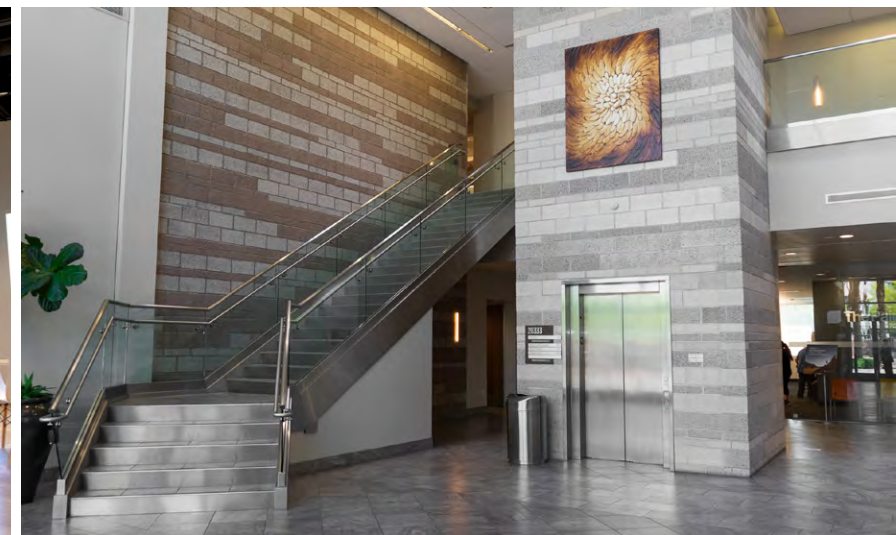
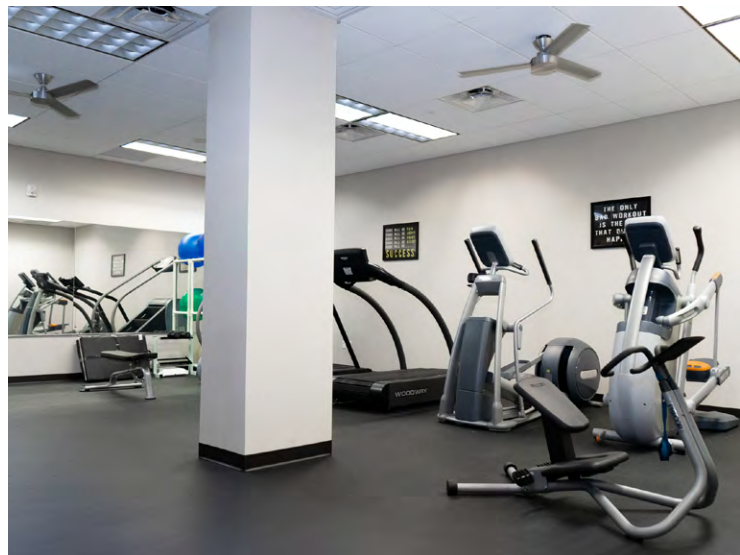
\$12,500,000 / \$266 PSF Sale Price

- Loop 101 Signage - 142,300 VPD
- 75% Leased through 2029-2035
- Estimated NOI at 75% leased: **\$750,000**
- High Quality Tenant Mix
- Value Add Opportunity

LEASE AVAILABILITY

\$28-\$35/SF Rental Rate

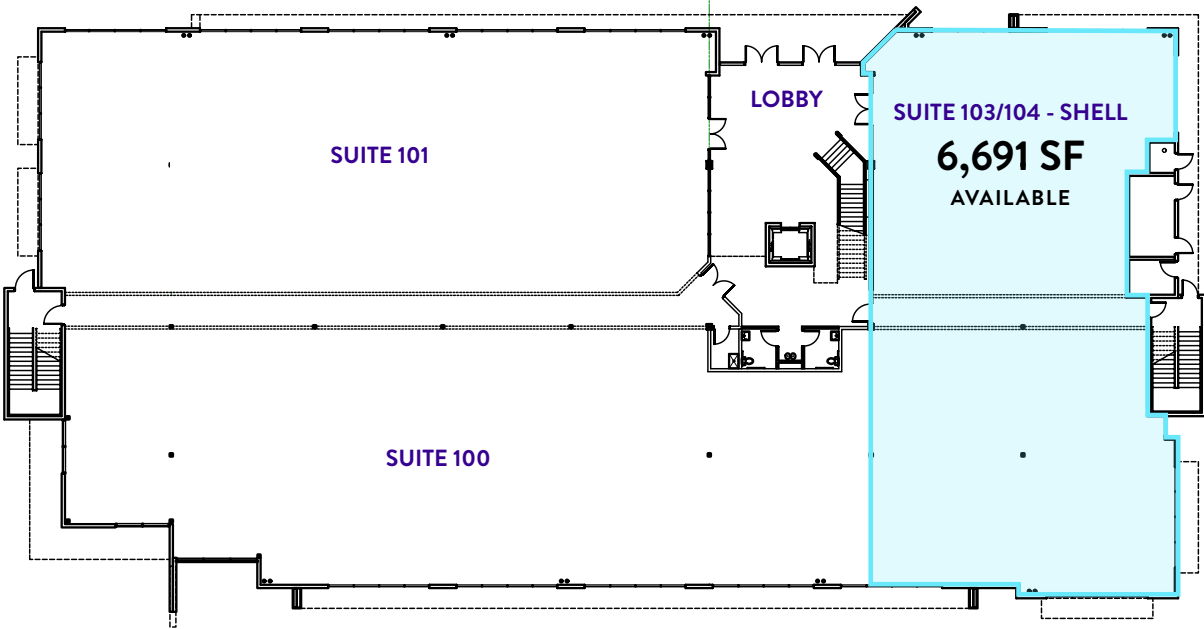
- Standard or Medical Office Suites Available
- 1,805 - 6,691 SF Available (3 Suites)
- Excellent Accessibility
- Covered Parking



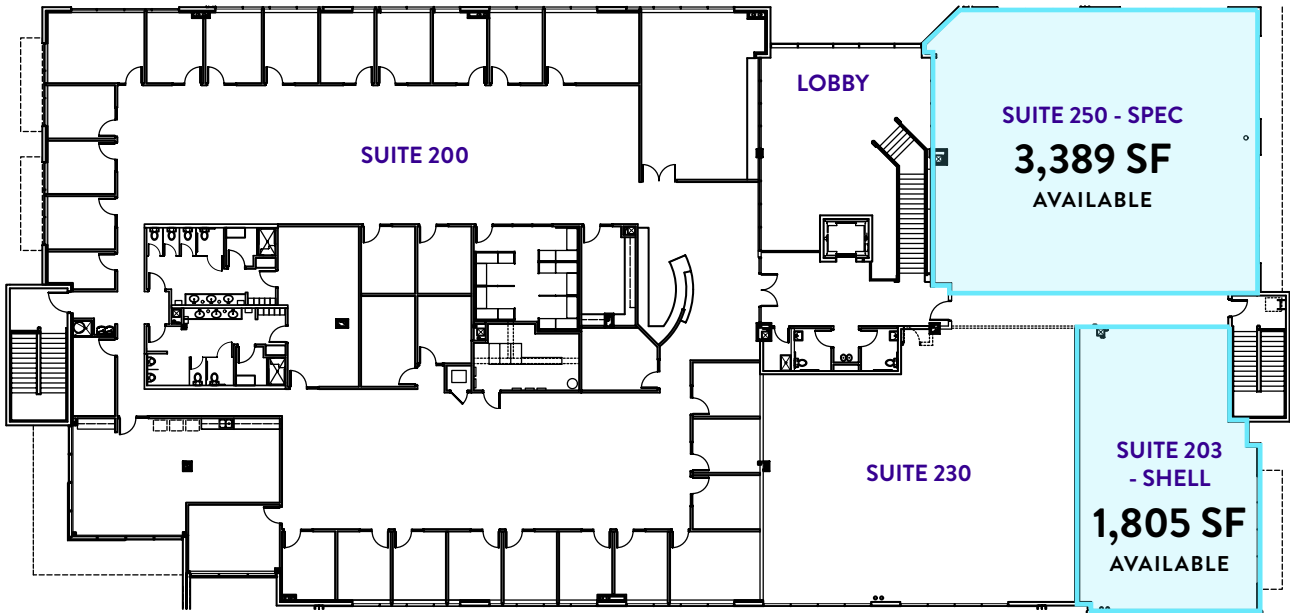
Existing Vacancy

11,885 SF | Suite Sizes of 1,805-6,691 SF

FIRST FLOOR



SECOND FLOOR

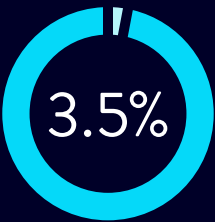


 = VACANT SPACE

Area Demographics

OVERVIEW

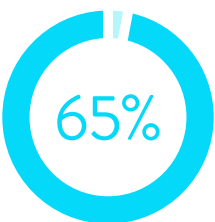
The area surrounding the property is supported by a steadily growing and economically stable population. The labor force is largely composed of white-collar professionals contributing to a dependable, long-term environment for office users and make the area a strategic choice for office investment.



**Projected
Population Growth**
2024-2029
(5-mi radius)

**5,500+
Businesses**

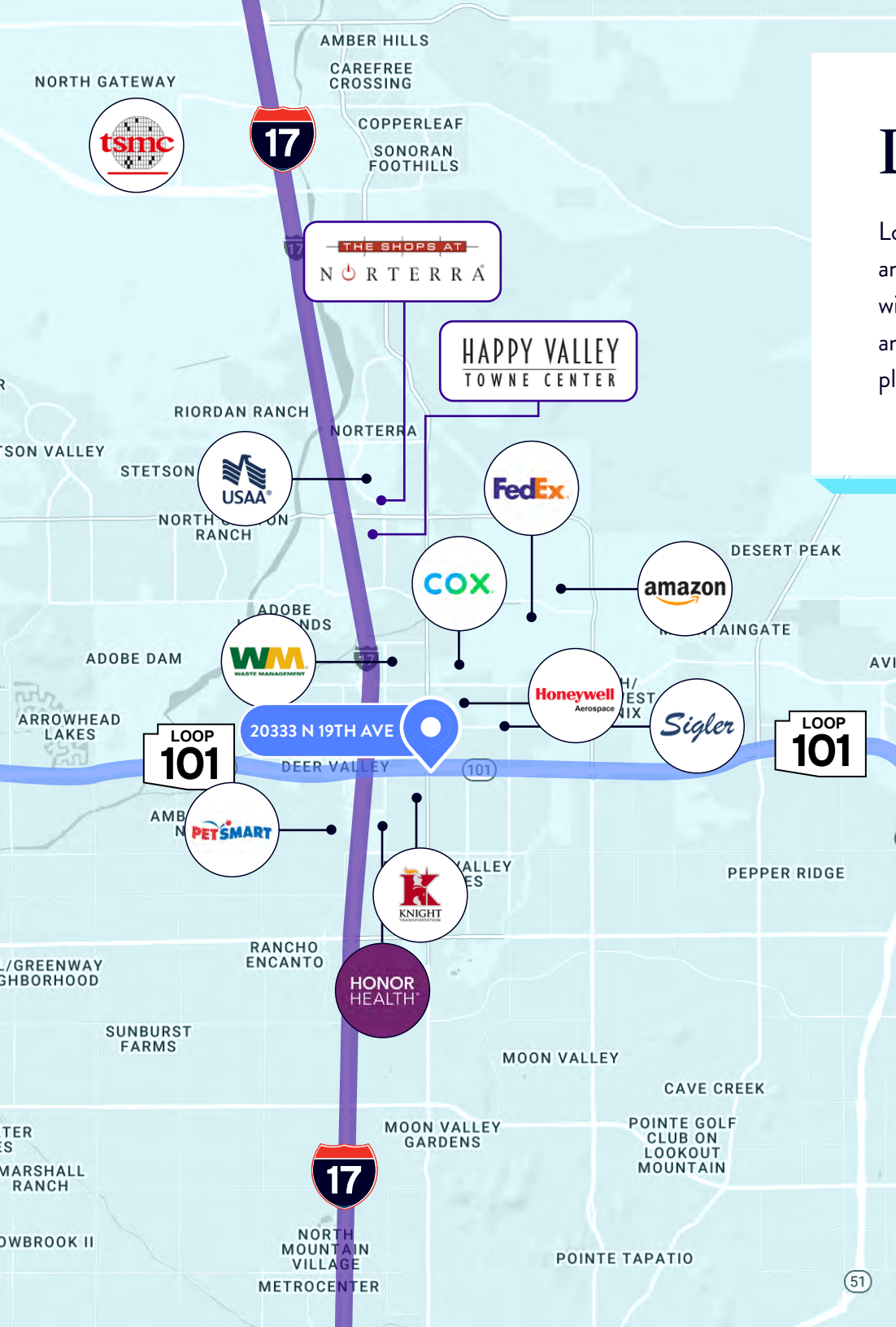
Dense Business Environment
(3-mi radius)



**Workforce in
Office Jobs**
(3-mi radius)

**41% of Households Earn
\$100,000+**

Per Year
(5-mi radius)



Location Overview

Located in the heart of the Deer Valley Submarket, this office property benefits from a strong corporate presence and exceptional freeway access via I-17 and Loop 101. The surrounding area is home to major employers and offers a wide range of nearby amenities including dining, retail, and service options that support both employee satisfaction and client convenience. With ongoing investment in the region—such as TSMC’s multi-billion dollar semiconductor plant just north—Deer Valley continues to position itself as a key business corridor in North Phoenix.

NEARBY RESTAURANTS AND CAFES

- » Angie’s Lobster and Prime Grill
- » Barrio Brewing Co.
- » Cafe Rio
- » Café Zupas
- » CAPS Sports Grill
- » Chick-fil-A
- » Culver’s
- » In-N-Out Burger
- » Lake Pleasant Brewing Company
- » Mellow Mushroom
- » Olive Garden
- » Panera Bread
- » Philly Steaks & Burgers Co.
- » Poke Bar
- » Shane’s Rib Shack
- » The Human Bean
- » The Meltdown
- » The Other Q Bar and Grill
- » The Stillery
- » The Tav
- » Times Square
- » Wildflower

HOTELS

- » Courtyard Phoenix
- » Days Inn by Wyndham
- » Hampton Inn & Suites
- » Happy Valley House
- » Hilton Garden Inn
- » Holiday Inn Express & Suites

SHOPPING

- » Deer Valley Towne Center
- » Happy Valley Towne Center
- » Union Hills Village
- » Shops at Cave Creek
- » Shops at Norterra

Contact

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Thank You

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