



**MOVE-IN  
READY**



## **Flex Warehouse Space by the Deer Valley Airport**

**FOR LEASE \$18.50NNN**

+/- 5,069 SF

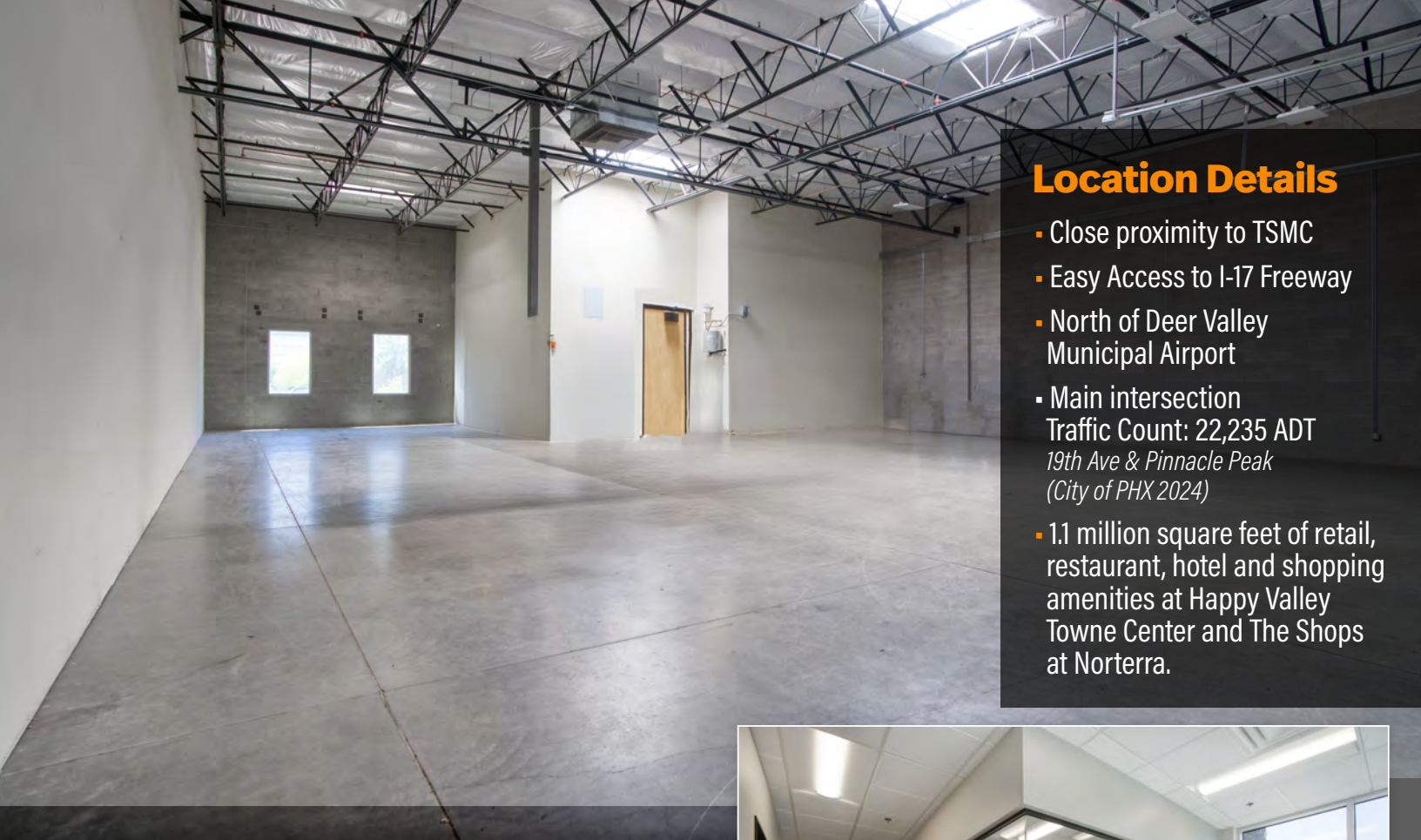
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## Location Details

- Close proximity to TSMC
- Easy Access to I-17 Freeway
- North of Deer Valley Municipal Airport
- Main intersection  
Traffic Count: 22,235 ADT  
19th Ave & Pinnacle Peak  
(City of PHX 2024)
- 1.1 million square feet of retail, restaurant, hotel and shopping amenities at Happy Valley Towne Center and The Shops at Norterra.

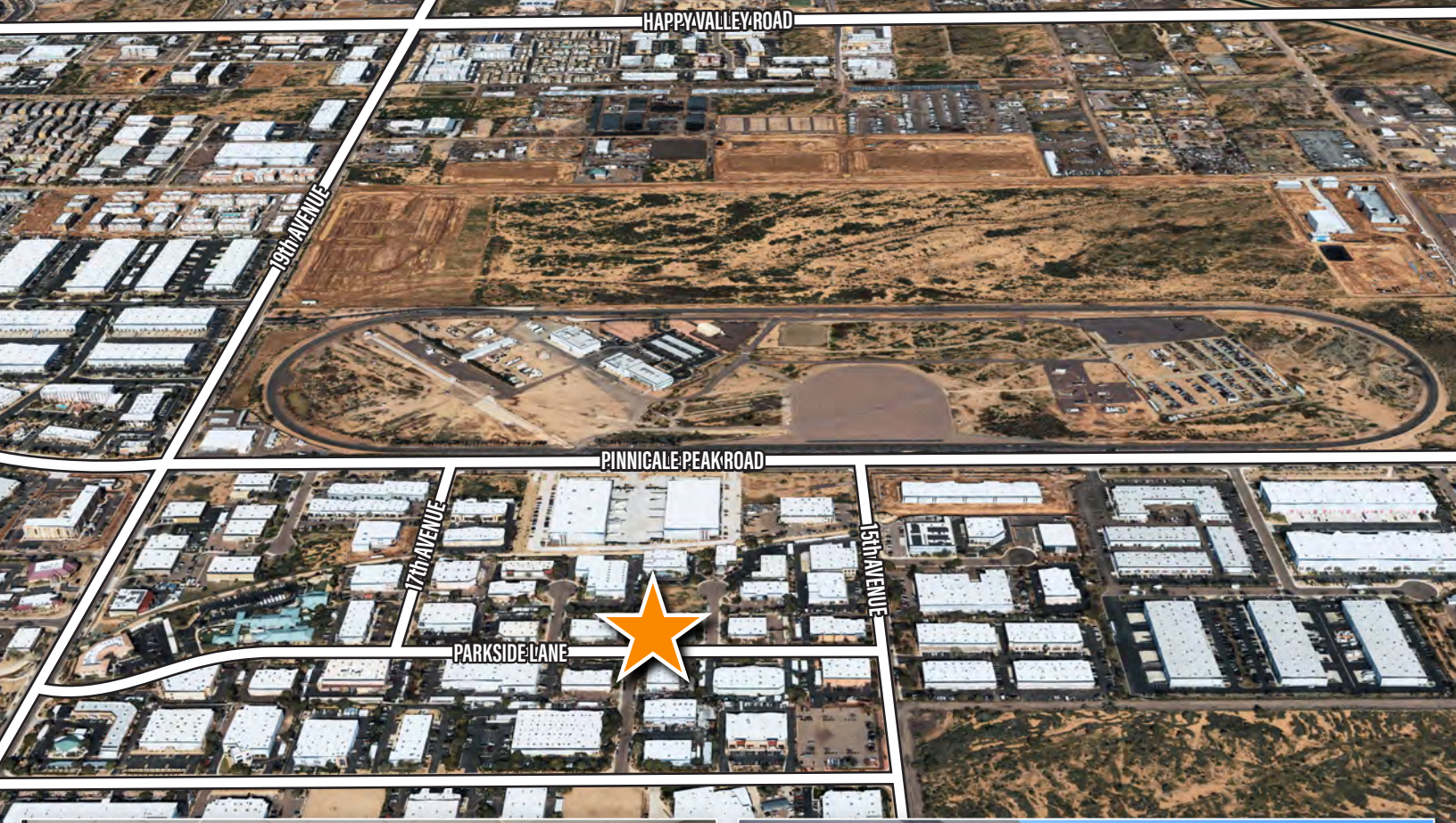


## Property Details

- Zoning: Industrial
- APN#: 209-02-120
- Square Feet: +/- 5,069
- Office: +/- 886 Sq Ft
- Warehouse: +/- 4,183 Sq Ft
- Roll-up Door: 14'x14'
- 400 amp Power
- Warehouse Ceiling Height: 20 Feet
- 14 Parking Spaces (8 Covered)
- 3 Offices
- Kitchenette
- Private Bathroom

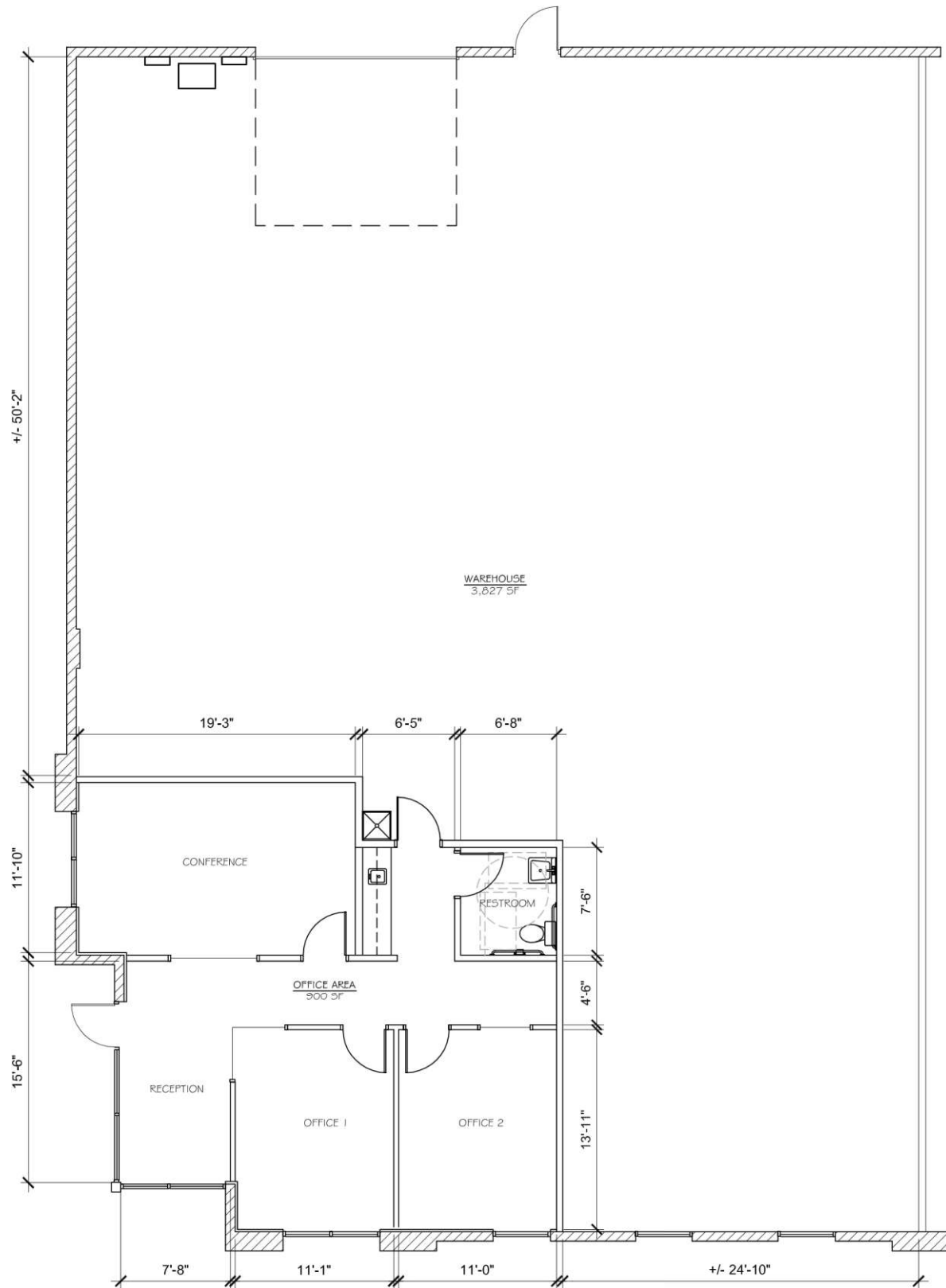








# Floor Plan



# AREA DETAILS

*(within 5-miles)*

Deer Valley Village, located in northwestern Phoenix between Interstate I-17 and Loop 101, spans approximately 56.9 square miles and had a population of around 165,656 as of the 2010 census. It offers a mix of industrial, commercial, and multifamily residential land, supported by convenient freeway access and diverse neighborhoods.

Economically, Deer Valley is anchored by the Phoenix Deer Valley Airport (DVT), one of the busiest general aviation airports in the world with over 400,000 aircraft operations in 2020. As of 2019–2020, the airport supported roughly 3,100 jobs and generated approximately \$508 million in economic output, with \$182 million in earnings. It contributes nearly \$29 million in local tax revenue annually and plays a critical role in Arizona's aviation economy, which overall exceeds \$121 billion per year. The broader Phoenix Airport System, including DVT, generated about \$65 million in labor income and \$152 million in output in 2022.

The business landscape in Deer Valley is diverse. Major employers include customer service and financial centers such as American Express, Discover, Best Western, and Wells Fargo; aerospace and manufacturing firms like Honeywell and APSM Systems; PetSmart's headquarters; and Cox Communications. Retail nodes include the former Paradise Valley Mall area and Deer Valley Plaza at Bell and 19th Avenue—an 88 % occupied strip center housing tenants like Crunch Fitness, Dollar Tree, and Aaron's, with a cap rate around 7.75 % and recent renovations totaling over \$2 million.

Deer Valley is also seeing major industrial growth: the submarket commands ~\$17.60/SF in industrial rents—a 30% premium over other Phoenix areas—as it absorbs new supply driven by large investment, such as TSMC's roughly \$65 billion semiconductor fabrication campus project, expected to bring thousands of tech and construction jobs over the next decade.

Community support groups like Friends of Deer Valley, formed in 2022, advocate for continued economic and infrastructure development centered on airport growth and regional vitality. In summary, Deer Valley Village combines robust aviation-driven economic impact, a solid base of corporate and retail presence, and rapidly expanding industrial investment—all underpinned by strong regional demographics and infrastructure.



**158,141**  
Population



**81,184**  
Households



**\$128,373**  
Average Household  
Income



**36.5**  
Median Age



**89,206**  
Daytime Employees



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At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

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Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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