

LAND FOR SALE OR LEASE

C-2 ZONED | DEER VALLEY LOCATION

±6.65 ACRES

SWC I-17 & ROSE GARDEN LANE
PHOENIX, AZ 85027



W DEER VALLEY RD

N 19th AVE

W ROSE GARDEN LN

IN ESCROW

N 27th AVE

PARCEL 1
±6.65 ACRES

W UNION DR

N 29th AVE

CBRE

PROPERTY OVERVIEW

PRIME LOCATION

HARD ZONED C-2, CITY OF PHOENIX

These fully-improved parcels are located in the heart of the Deer Valley submarket in Metro Phoenix. Parcel 2 has frontage on I-17 for superior exposure for businesses.

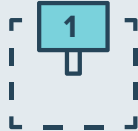


**FOR SALE OR
GROUND LEASE**



ELECTRIC:

APS (Arizona Public Service)



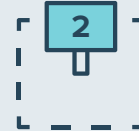
PARCEL 1:

±6.65 Acres



WATER/SEWER:

City of Phoenix



PARCEL 2:

In Escrow



LOCATION OVERVIEW



DEER VALLEY
Submarket



±6.65 ACRES
Total Land Area



FULLY IMPROVED
Parcels



1.6 MILLION
Population ^[1]



5TH LARGEST
City in U.S. ^[1]

[1] By population. United States Census Bureau



PARCEL 1

±6.65 ACRES

IN ESCROW

W ROSE GARDEN LANE

RUNION DR

N 27th AVE

N 29th AVE

LOOP 101

LOOP 101





**±6.65 ACRES
FOR SALE OR
LEASE**

**SWC I-17 & ROSE
GARDEN LANE
PHOENIX, AZ 85027**

FOR MORE INFORMATION, PLEASE CONTACT:

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