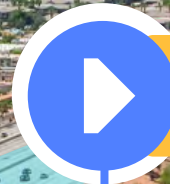


# Medical Office for Sale or Lease

20333 N 19th Ave, Phoenix, AZ 85027



**KEYSER**<sup>TM</sup>  
commercial real estate advocates



WATCH FULL VIDEO  
OF PROPERTY



W BEARDSLEY RD

N 19TH AVE



# 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.



## SUBMARKET

Deer Valley/Airport



## TRAFFIC COUNTS

142.3K Cars per Day on Loop 101



## BUILDING SIZE

46,583 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



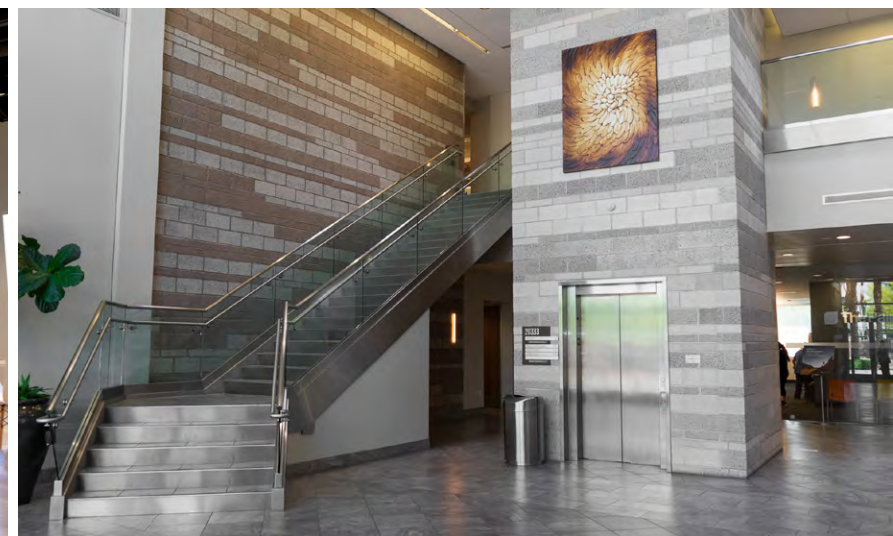
**COMING SOON – TWO EV CHARGING STATIONS**

## Sale Characteristics

- Loop 101 Signage - 142,300 VPD
- 85% Leased through 2029-2035
- Estimated NOI at 85% leased: **\$838,000**
- High Quality Tenant Mix
- Value Add Opportunity

## Lease Availability

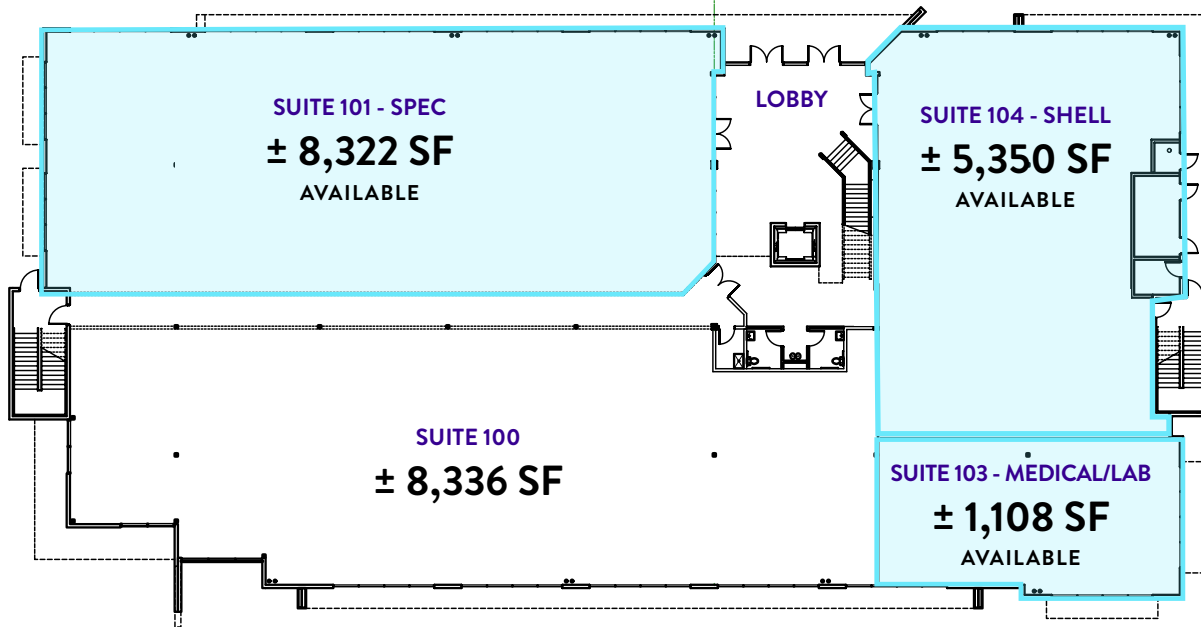
- Standard or Medical Office Suites Available
- 1,108 - 8,322 SF Available (4 Suites)
- Excellent Accessibility
- Covered Parking



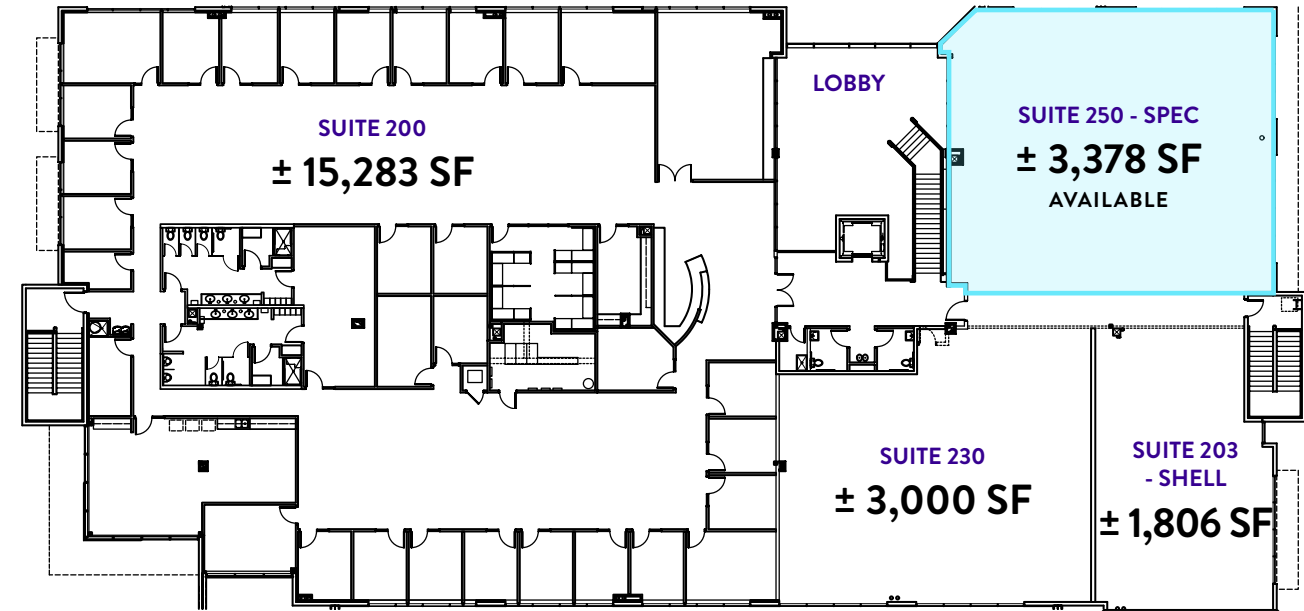
# Existing Availability

Suite Sizes of 1,108 - 8,322 SF Available

FIRST FLOOR



SECOND FLOOR

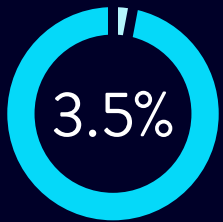


 = AVAILABLE SPACE

# 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.

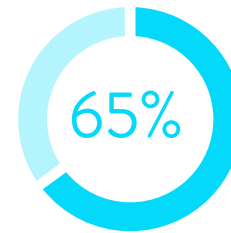


**Projected  
Population Growth**

2024-2029  
(5-mi radius)

**5,500+  
Businesses**

Dense Business Environment  
(3-mi radius)

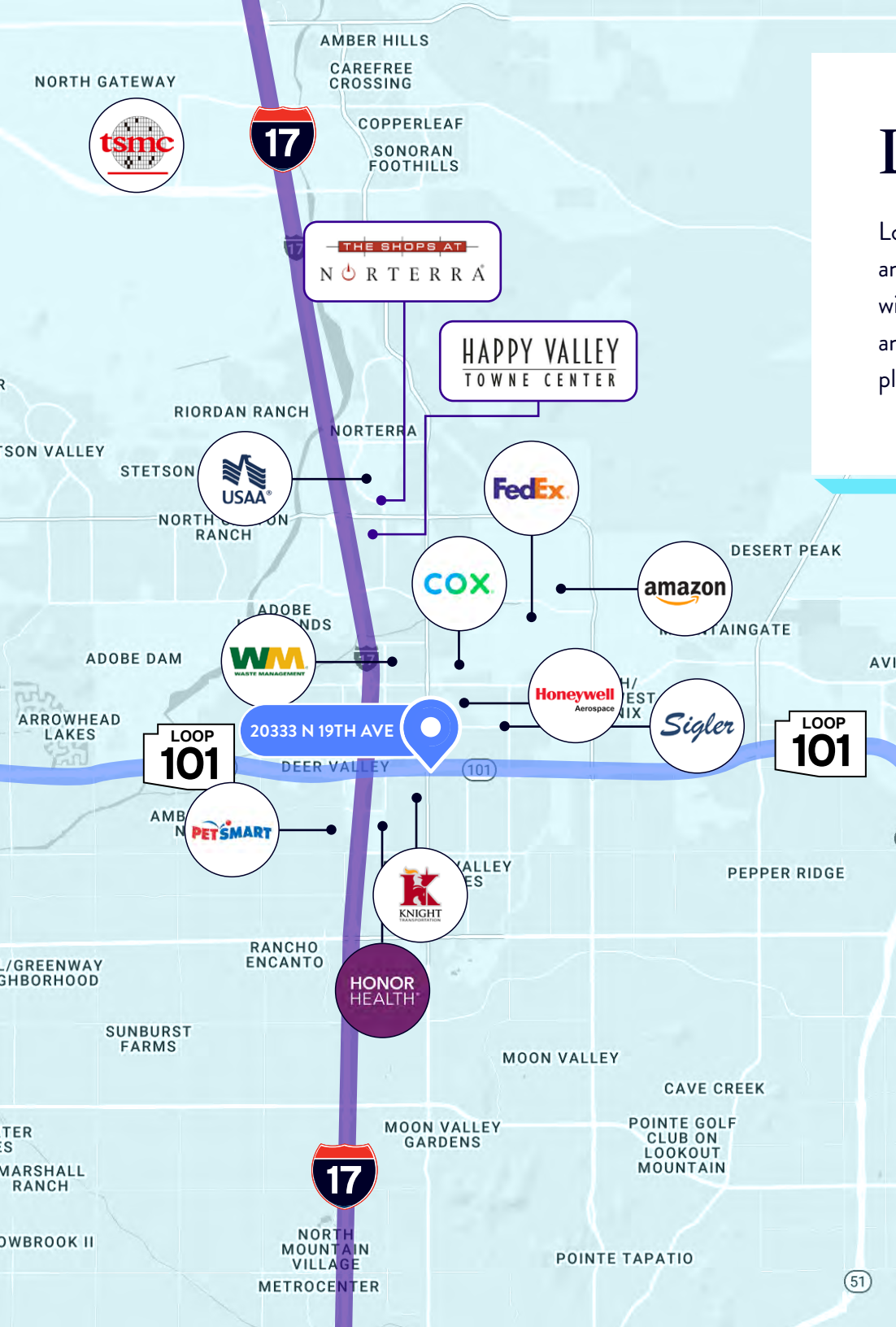


**Workforce in  
Office Jobs**

(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 for Pricing

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# Thank You

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