

42211 & 42201 N 41ST DR

ANTHEM/PHOENIX, AZ 85086

DESERT NORTH COMMERCE CENTER



FOR LEASE

Matt Leonard, Partner
602.369.7127
mleonard@levrose.com

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OFFERING DETAILS

LEASE RATE	\$18.00/SF/YR NNN
LEASE TYPE	NNN
APN #	203-03-012
ZONING	C-2 PCD Z-129-06
PARKING	4.00/1,000 SF
2026 EST. NNN's	±\$5.39/SF/YR
BUILDING A TOTAL SF	±26,063 SF
BUILDING B TOTAL SF	±25,964 SF
SUITE A101	±2,926 - ±4,000 SF (General Office/Showroom/ Light Industrial with Roll-Up Door)
SUITE A137	±1,409 SF (Grey Shell Condition)
SUITE B156	±1,669 SF (Built-Out Dental Office)

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



PROPERTY HIGHLIGHTS

- Easy highway access at I-17 & Anthem Way
- Highly visible from I-17 (±83,874 VPD)
- Mixed-use property supporting: Office, medical, retail, flex, & showroom uses
- Property serves Anthem market and is just North of \$165 Billion Taiwan Semiconductor Fab and Loop 303
- Retail amenities in the immediate area, located directly south of the Outlets at Anthem
- Rapidly growing North Phoenix market
- Significant new home construction in the immediate area
- Close proximity to HonorHealth Sonoran Crossing Medical Center
- High demographic area
- Building signage available



SITE PLAN

BLDG A
42211 N 41ST DRIVE

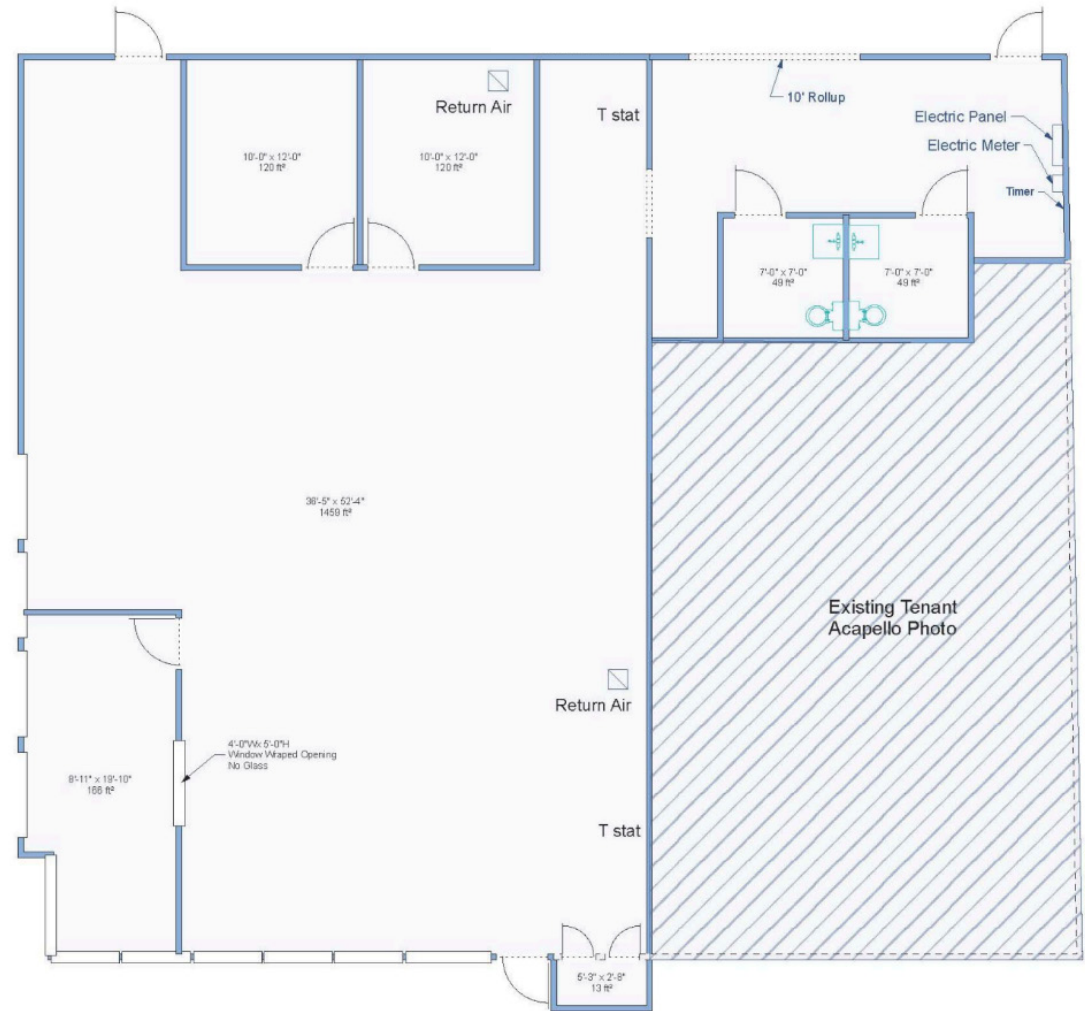
BLDG B
42201 N 41ST DRIVE



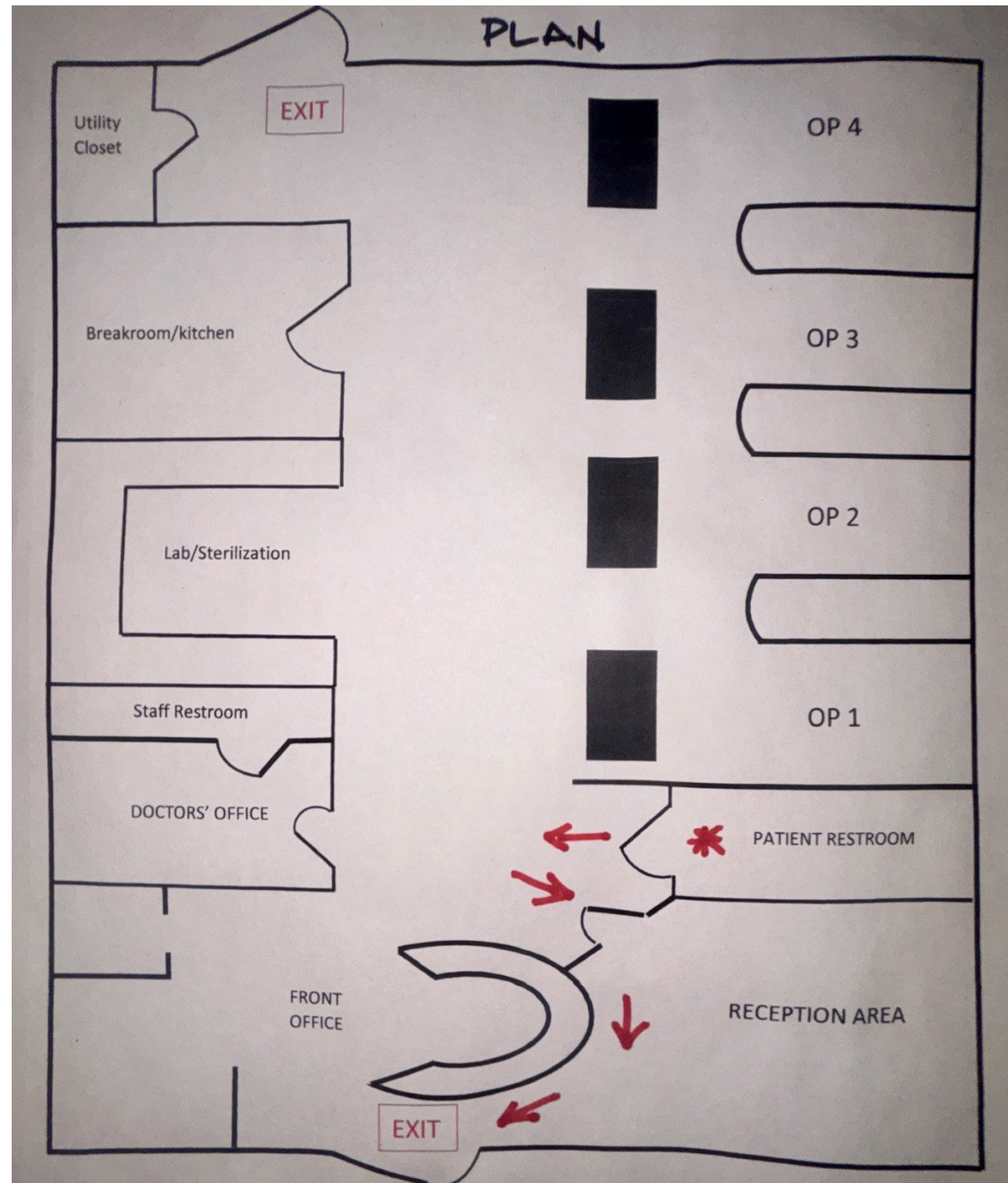
FLOOR PLANS

A101 | ±2,926 - ±4,000 SF

WAREHOUSE PORTION OF THE UNIT
CAN BE SIGNIFICANTLY EXPANDED



SUITE B156 FLOOR PLAN



SUITE B156 PHOTOS

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AERIAL OVERVIEW



AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2025	8,699	19,547	28,616
2030	9,036	20,204	29,577



HOUSEHOLDS

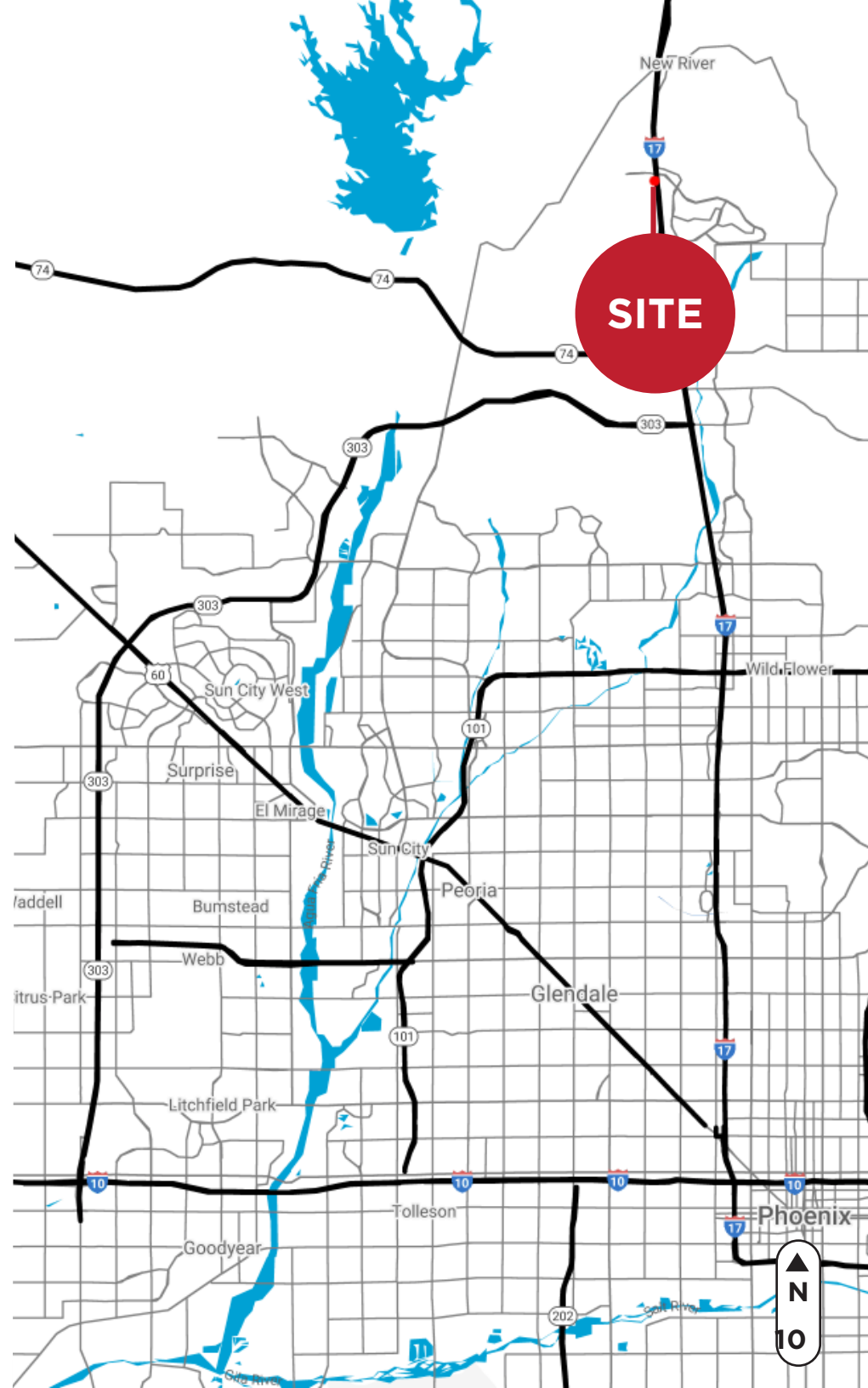
	1 MILE	3 MILES	5 MILES
2025	2,900	6,365	9,597
HH GROWTH 2025-2030:	0.8%	0.6%	0.6%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025	\$129,771	\$137,408	\$141,757

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PHOENIX CITY OVERVIEW

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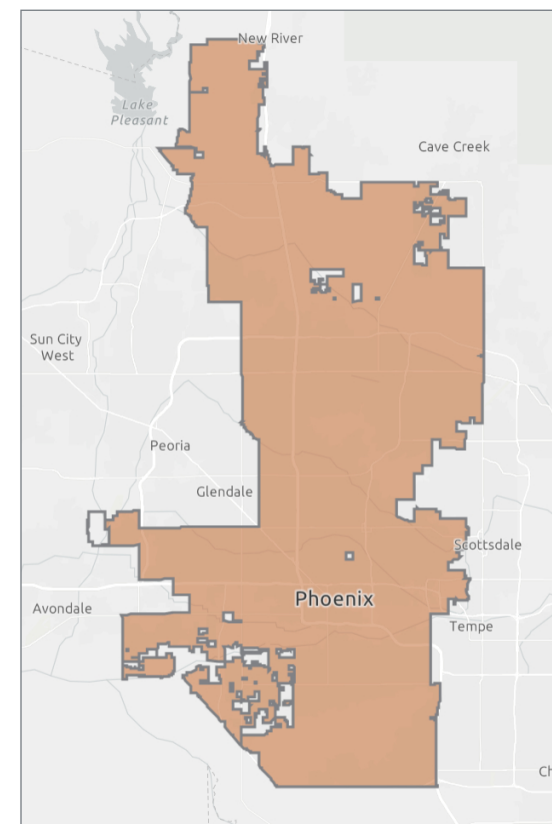
1.6M +
TOTAL POPULATION

GROWING POPULATION

The City of Phoenix is one of the fastest-growing and most dynamic cities in the United States, offering a business-friendly environment and exceptional quality of life. As the nation's fifth-largest city, Phoenix is home to approximately 1.67 million residents with a median age of 35. Continued population growth and strong in-migration have fueled demand across housing, retail, and employment sectors, reinforcing Phoenix's position as a premier destination for businesses and families alike.

BUSINESS IN PHOENIX

Phoenix serves as the economic center of Arizona and one of the leading business markets in the Southwest. The city is home to more than 50,000 businesses and supports a diverse economy driven by advanced manufacturing, technology, healthcare, financial services, aerospace, and logistics. Continued corporate relocations and expansions have contributed to sustained job growth throughout the region.



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