

15650 N BLACK CANYON HWY

UNIT B-135 | PHOENIX, AZ 85053

PRIOR COMPOUNDING PHARMACY SUITE AVAILABLE FOR SALE/LEASE



EXCLUSIVE CONTACT:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC International

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■ 15650 N BLACK CANYON HWY ■

- Prior Compounding Pharmacy Suite Available
- Recent Improvements Throughout
- Conveniently Located off the I-17 Freeway and Bell Rd in the Deer Valley Submarket
- Layout Includes:
 - Reception
 - 2 Offices
 - Break Room
 - Bull Pen
 - Restroom

Property Overview

Sale Price: \$310,000.00 | Lease Rate: \$16.00 FS net of Janitorial

Address	15650 N Black Canyon Hwy B-135 Phoenix, AZ 85053
Sale Price	\$310,000.00
Lease Rate	\$16.00 FS net of Janitorial
Year Built	1986
Total Unit SF	±2,101 SF
Parcel	207-42-304



FULLY
SPRINKLERED



2 COVERED SPACES



HVAC

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 01 23 20



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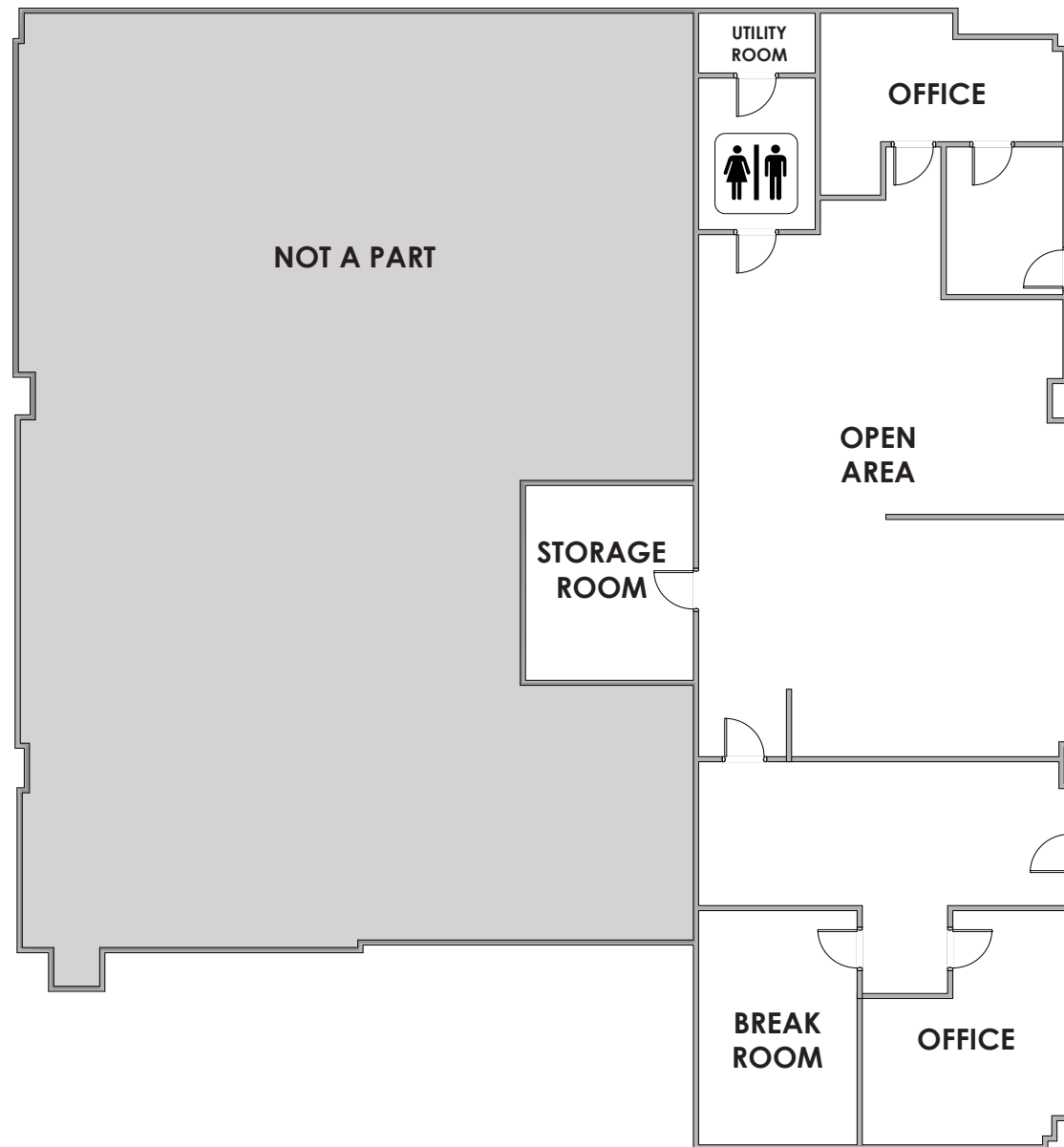
Property Demographics

CoStar (2019)	1 MI	3 MI	5 MI
2019 Total Population:	15,270	150,660	366,579
2024 Population:	16,300	159,432	386,580
Pop Growth 2019-2024:	1.31%	1.14%	1.07%
2019 Households	5,955	59,423	142,604
Median Age	35.7	36.1	36.4
Average HH Income	\$72,011	\$72,867	\$74,089



Floor Plan - Unit B-135

±2,101 SF



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LOOP 101

HONORHEALTH DEER VALLEY MEDICAL CENTER

W Union Hills Dr

W Bell Rd

SUBJECT PROPERTY

W Greenway Pkwy

ALLAN SCHOOL OF HEALTH SCIENCES

VALLEY OF THE SUN PHARMACY

ARIZONA RESEARCH CENTER

PIMA MEDICAL INSTITUTE - PHOENIX

THUNDERBIRD HIGH SCHOOL