

PHASE II - TWO-STORY ±127,688 SF CLASS A BUILD TO SUIT OPPORTUNITY


NORTH
SITE OUTLINE
NOT TO SCALE



20620

NORTH 19TH AVENUE

PHOENIX, AZ



ROSE GARDEN LN

SITE ACCESS

PHASE I FULLY OCCUPIED

N 19TH AVE

101



SITE PLAN



ALL DIMENSIONS ARE APPROXIMATE

NOT TO SCALE



PROJECT HIGHLIGHTS

SINGLE-USER OPPORTUNITY

TWO-STORY BUILD-TO-SUIT OPPORTUNITY

±127,688 SF CLASS A OFFICE

PARKING RATIO: ±6/1,000

LARGE AND EFFICIENT FLOOR PLATES

BUILDING AND/OR MONUMENT SIGNAGE AVAILABLE
(PROMINENT SIGNAGE AVAILABLE ON 19TH AVE)

LOCATED WITHIN AN OPPORTUNITY ZONE

DUAL ACCESS POINTS OFF 19TH AVENUE AND
ROSE GARDEN LN

REPRESENTATIVE PHOTOGRAPHY, PHASE I



REPRESENTATIVE PHOTOGRAPHY, PHASE I



REPRESENTATIVE PHOTOGRAPHY, PHASE I



DEER VALLEY TOWNE CENTRE

101




NORTH
SITE OUTLINE
NOT TO SCALE

WITHIN ±5 MINUTES

DEER VALLEY TOWNE CENTRE

- CHILI'S GRILL & BAR
- FIRED PIE
- BARRO'S PIZZA
- CLAIM JUMPER
- JIMMY JOHN'S
- PANDA EXPRESS
- RUBIO'S BAJA GRILL
- SAMURAI SAM'S
- SUBWAY
- TONY ROMA'S
- WILDFLOWER BREAD CO.
- CHICK-FIL-A
- CHARLEY'S STEAKERY
- COLDSTONE CREAMERY
- JACK IN THE BOX
- NOODLES & COMPANY
- KAN'S BAMBOO GRILL
- NEAPOLITAN WOOD FIRED ITALIAN
- MACARONI GRILL
- TARGET
- AMC DEER VALLEY
- PETSMART

SHOPS AT NORTERRA

- MELLOW MUSHROOM
- CAFE ZUPAS
- BUFFALO WILD WINGS
- PITA JUNGLE
- SAUCE PIZZA & WINE
- SMASHBURGER
- CHIPOTLE MEXICAN GRILL
- URBAN BOBA
- AH SO SUSHI & STEAK
- PANERA BREAD
- JAMBA JUICE

HAPPY VALLEY TOWNE CENTRE

- OLIVE GARDEN
- LOGAN'S ROADHOUSE
- RED ROBIN
- STARBUCKS
- GREEK PITA
- CAFE RIO
- COLD STONE CREAMERY
- JERSEY MIKE'S SUBS
- PANDA EXPRESS

SITE

SITE ACCESS

PHASE I FULLY OCCUPIED

LOCATION FEATURES

CLOSE PROXIMITY TO
LOOP 101 & 19TH AVE

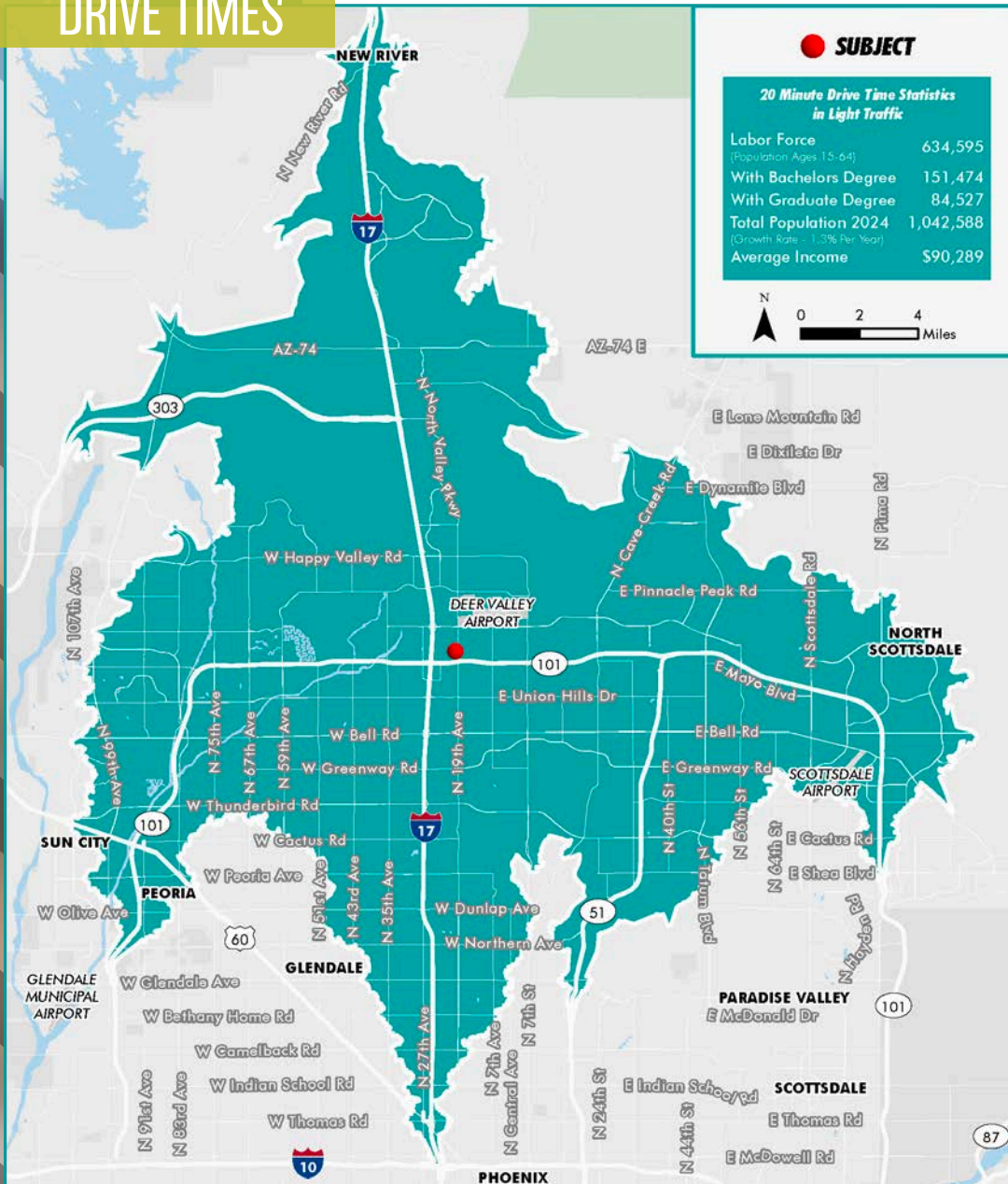
EASY ACCESS TO FREEWAYS,
NORTHWEST LABOR MARKETS,
AMENITIES AND RESIDENTIAL AREAS

WITHIN 1 MILE OF DEER VALLEY
TOWNE CENTER; OVER 500,000 SF OF
RETAIL AMENITIES

WITHIN 3 MILES OF HAPPY VALLEY
TOWNE CENTER; OVER 1 MILLION SF
OF RETAIL AMENITIES

ALL MEASUREMENTS ARE APPROXIMATE

DRIVE TIMES



20620

NORTH 19TH AVENUE

PHOENIX, AZ

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Source: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>

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