



PINNACLE PEAK
Commerce Center



INVESTMENT
OPPORTUNITY

±93,725 SF Office-Flex Investment Opportunity

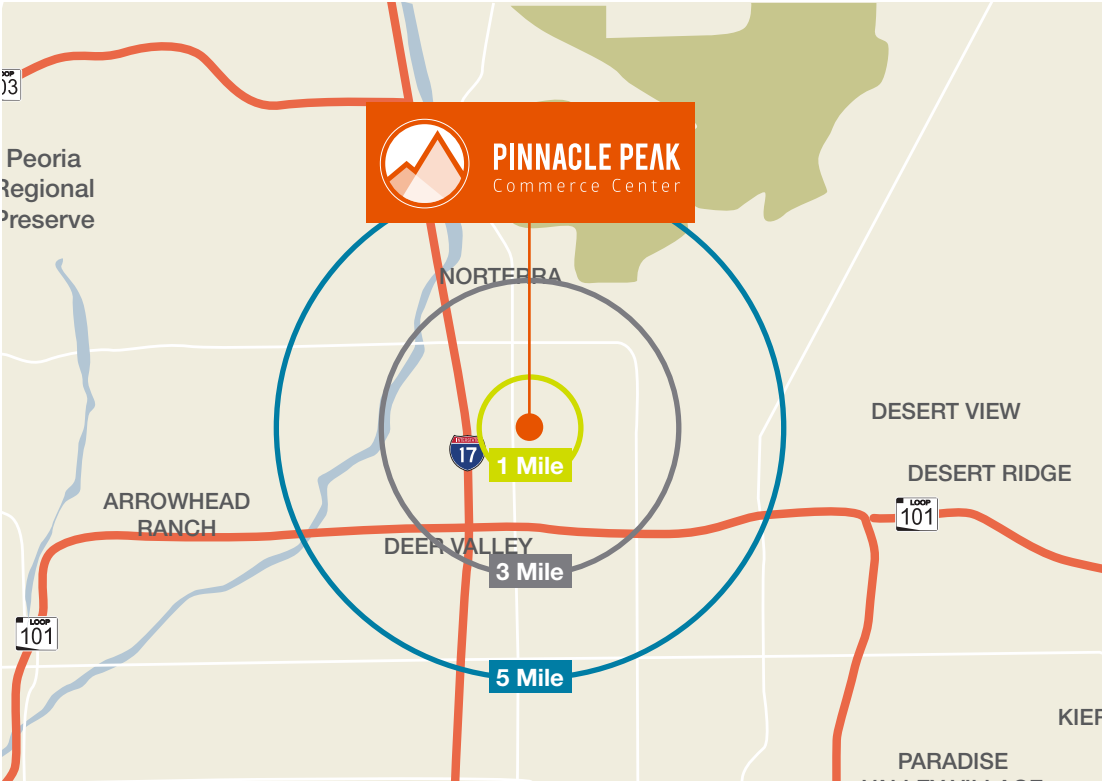
23751 North 23rd Avenue | Phoenix, Arizona

km Kidder
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Property Summary

Pinnacle Peak Commerce Center (PPCC) is situated in the Deer Valley submarket, one of the most strategic locations in all of metro Phoenix. A majority of the land surrounding PPCC is City, State or Federal Government-owned, creating a high barrier to entry in the submarket and is recently creating a rise in land prices for any proposed new development. Similarly, with robust recent momentum in market fundamentals, the Deer Valley submarket vacancy is only 5.5% (class-A/B product) vs. nearly 13% for the larger metro.

Pinnacle Peak Commerce Center fronts 23rd Avenue and is less than ½-mile east of Interstate-17 and only 3.5-miles north of the Loop 101 Freeway. Accordingly, its excellent freeway access allows any tenant the ability to travel to the East or West Valleys with ease, greatly reducing distribution timeframes. Similarly, the property is situated less than 2-miles from the Deer Valley Airport, one of the busiest general aviation airports in the nation.



PINNACLE PEAK COMMERCE CENTER

| | |
|--------------------------|--|
| Property Address | 23751 North 23rd Avenue Phoenix, AZ 85027 |
| Property Type | Flex/Office Building |
| Year Built | 2005 |
| Total Building SF | ±93,725 Rentable Square Feet |
| Land Area | ±6.09 Acres |
| Floors | Two (2) |
| Tenants | Three (3) |
| Occupancy | 100% |
| Elevators | One (1) |
| Parking | Approximately 4.3/1,000 |
| Construction | Concrete Tilt |
| Zoning | A-1, City of Phoenix |
| APN Number | 210-05-020 |

DEMOGRAPHICS

| 2016 | 1-Mile | 3-Miles | 5-Miles |
|---------------------------|----------|----------|----------|
| Population | 2,908 | 55,708 | 174,053 |
| Average HH Income | \$93,258 | \$76,657 | \$75,006 |
| Households | 1,336 | 21,148 | 66,967 |
| Daytime Employment | 727 | 3,808 | 7,549 |

AREA AMENITIES



FUTURE OFFICE AND MEDICAL DEVELOPMENT

UNDER CONSTRUCTION MULTIFAMILY DEVELOPMENT



FUTURE COMMERCIAL PARK

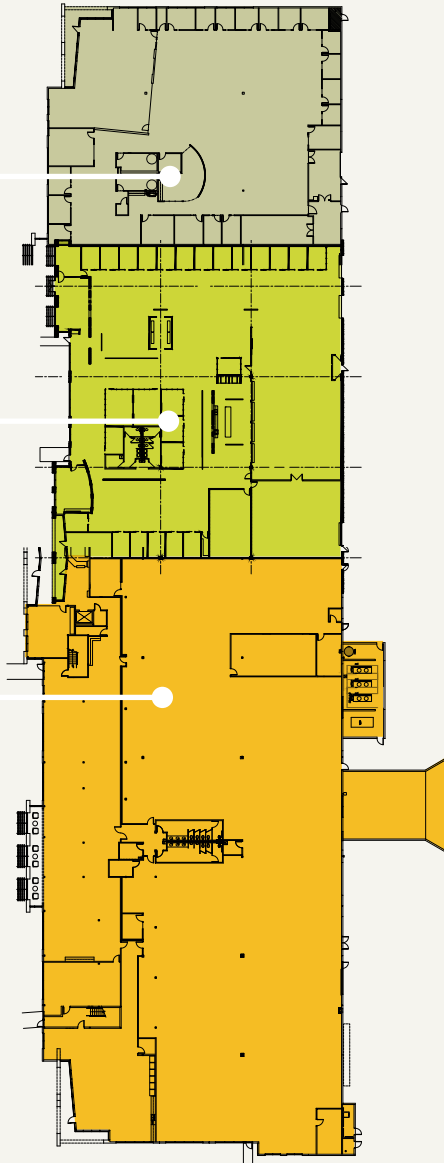


PINNACLE PEAK
Commerce Center



FLOOR PLAN

±93,725 SF





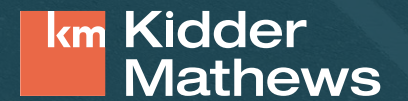
**INVESTMENT
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