

# Phoenix Deer Valley Airport



702 W. Deer Valley Road | Phoenix | AZ

**Ground Lease Opportunity**  
**Multiple parcels available on**  
**166 acres of developable land**

**Contact Information:**

Chris R. Corney  
Executive Vice President  
+1 602 282 6291  
[chris.corney@am.jll.com](mailto:chris.corney@am.jll.com)

Pat Williams  
Executive Managing Director  
+1 602 282 6286  
[pat.williams@am.jll.com](mailto:pat.williams@am.jll.com)

Jones Lang LaSalle Brokerage,  
Inc. Real Estate License #: 01856260

A large, blue, textured sign for Phoenix Deer Valley Airport is shown in the foreground. The sign features the words "PHOENIX DEER VALLEY AIRPORT" in large, raised, orange-brown letters. Above the sign, a white structure with a circular logo is visible against a blue sky with scattered clouds. In the background, there is a brick wall and several tall light poles.

Photo courtesy of The City of Phoenix

# Availability Highlights

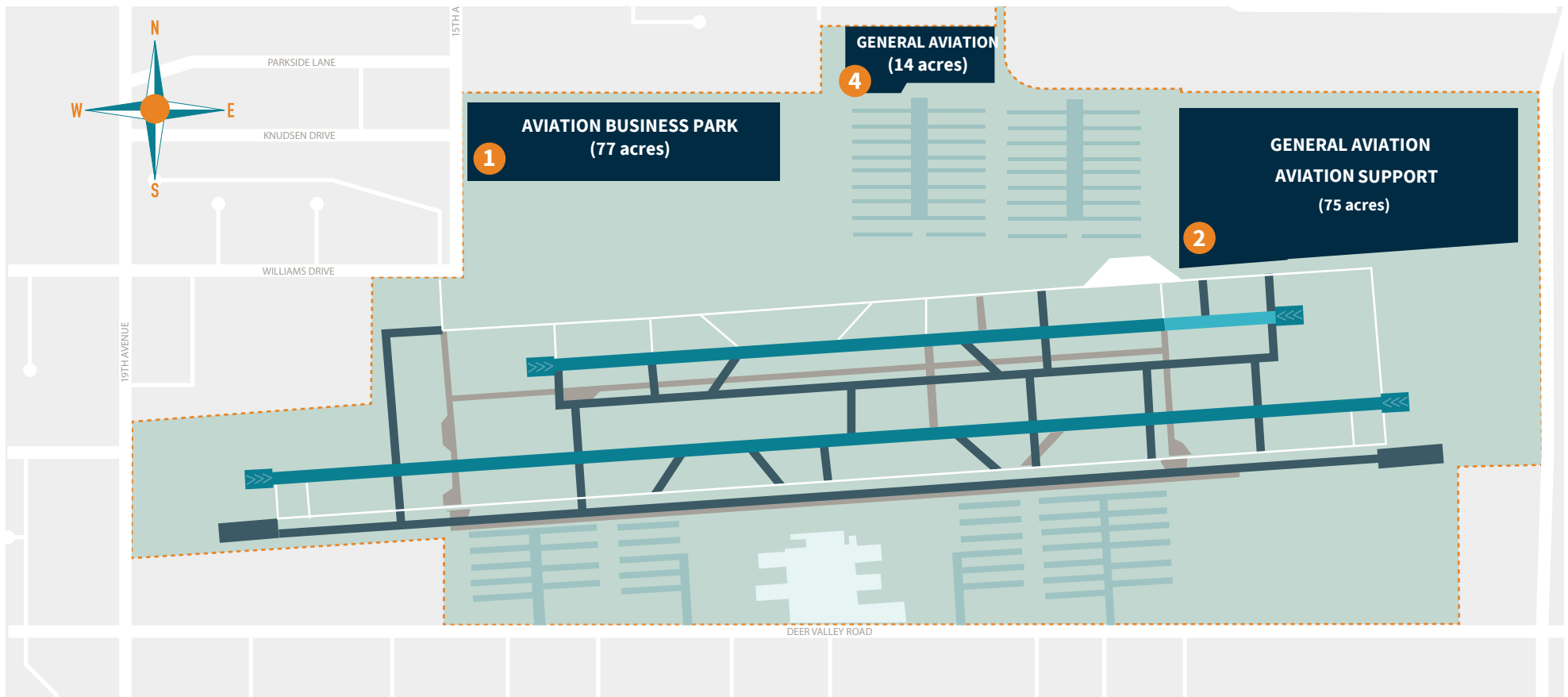
- ▶ **The available acreage** is located within the airport's fully fenced and secured facility
- ▶ **The parcels have street and taxiway access** and surround the runways on the north side of the airport, with 16 acres located on the south side
- ▶ **Parcel usages are to include airport/aviation-related uses** in aero business, general aviation, general aviation hangars for smaller aircraft, executive hangars, corporate/business jet hangars for aircraft storage purposes, general aviation maintenance, overhaul, and repair (MRO) facility
- ▶ **All usages may include offices and/or shops**
- ▶ **±166 total acres are available for lease**
- ▶ **Zoning is A-1, Light Industrial with Airport Overlay.** In addition to confirming to the A-1 zoning, any future development must conform to the Deer Valley Airport Overlay (DVAO)
- ▶ **Utility providers include:** Water –City of Phoenix, Sewer –City of Phoenix, Electricity –Arizona Public Service (APS), Gas –Southwest Gas, Telephone –Various
- ▶ [Link to the Master Plan of the Airport](#)
- ▶ [Link to LOI](#)

# Airport Overview

- ▶ **Phoenix Deer Valley Airport serves to relieve air traffic** from Sky Harbor by accommodating most segments of corporate and general aviation
- ▶ **The airport offers a complete range of services** including fueling, avionics repair, maintenance, parts, flight training, new and used aircraft sales, aircraft rentals, and a restaurant which will open in 2023. It has one fixed-based operators and is home to more than 1,277 aircraft
- ▶ **The entire property encompasses approximately 914 acres** and is located 15 miles north of downtown Phoenix near the intersection of Interstate 17 and Loop 101. South side access is from Deer Valley Road. North side access is via Airport Road and 7th Street
- ▶ **This central location provides easy access to the West Valley** and is ideally located near high-quality regional corporate campuses, large retail developments and affluent master-planned communities

<u>Aircraft Operations</u>	<u>Annual (approximately)</u>
General Aviation	208,656
Military	36
<hr/> Total	<hr/> 208,692





**SUMMARY OF SUBJECT PARCELS**

Parcel ID	Location	County Assessor Parcel ID	PROPERTY INFORMATION					GROUND LEASE RATES	
			Net Site Area (SF)	Net Site Area (Acres)	Master Plan Proposed Use	Streetside/ Landside Access	Airside/ Taxiway Access	Market Ground Lease Rate - Total Per Year	Market Ground Lease Rate - Per SF of Land
1	North of Northeast corner of 15th Avenue and Williams Drive (if extended)	209-02-parts of 005 & 006	3,354,120	77	Aviation Business Park	Yes	Yes	\$1,844,766	\$0.55
2	Northeast Corner of Airport Drive and 7th Street	209-01-003K	3,267,000	75	General Aviation	Yes	Yes	\$335,412	\$0.55
4	Northeast corner of Airport Boulevard and 7th Avenue (if extended)	209-01-part of 003T	609,840	14	General Aviation Aviation Support	Yes	Yes	\$2,188,890	\$0.67
<b>Total:</b>			<b>5,958,975</b>	<b>166</b>					

# Area Highlights



The Phoenix Deer Valley Airport (DVT) is centrally located in the Phoenix Metro, northeast of the I-17 and Loop 101 interchange. Approximately 23 minutes from both Downtown Phoenix and Sky Harbor Airport, DVT is a general aviation airport and offers excellent opportunities for business growth.

Voted one of the best places to live in Arizona, the Deer Valley neighborhood offers business opportunity, dense residential communities, several recreational parks, and highly rated public schools. Additionally, the area is within minutes of world-class resorts, cultural attractions, entertainment, dining, golf and outdoor attractions like the Sonoran Desert Preserve.

The popular Shops at Norterra just to the north provides a quaint village-like atmosphere complete with abundant walkways and fantastic shopping. The 350,000 SF retail

center provides over 40 destinations for shopping, dining, and entertainment services. Amenities include Harkins Theaters, DICK's Sporting Goods, BevMo, Victoria's Secret, Best Buy, P.F. Chang's, Chipotle, Panera Bread, Sauce, Pita Jungle, and more.

### Demographics within a 30 minute drive

- ▶ **±2.24 million**  
total population
- ▶ **\$92,940**  
average household income
- ▶ **\$320,028**  
median home value
- ▶ **37.4**  
median age
- ▶ **846,244**  
households

### Contact Information:

Chris R. Corney  
Executive Vice President  
+1 602 282 6291  
chris.corney@am.jll.com

Pat Williams  
Executive Managing Director  
+1 602 282 6286  
pat.williams@am.jll.com

