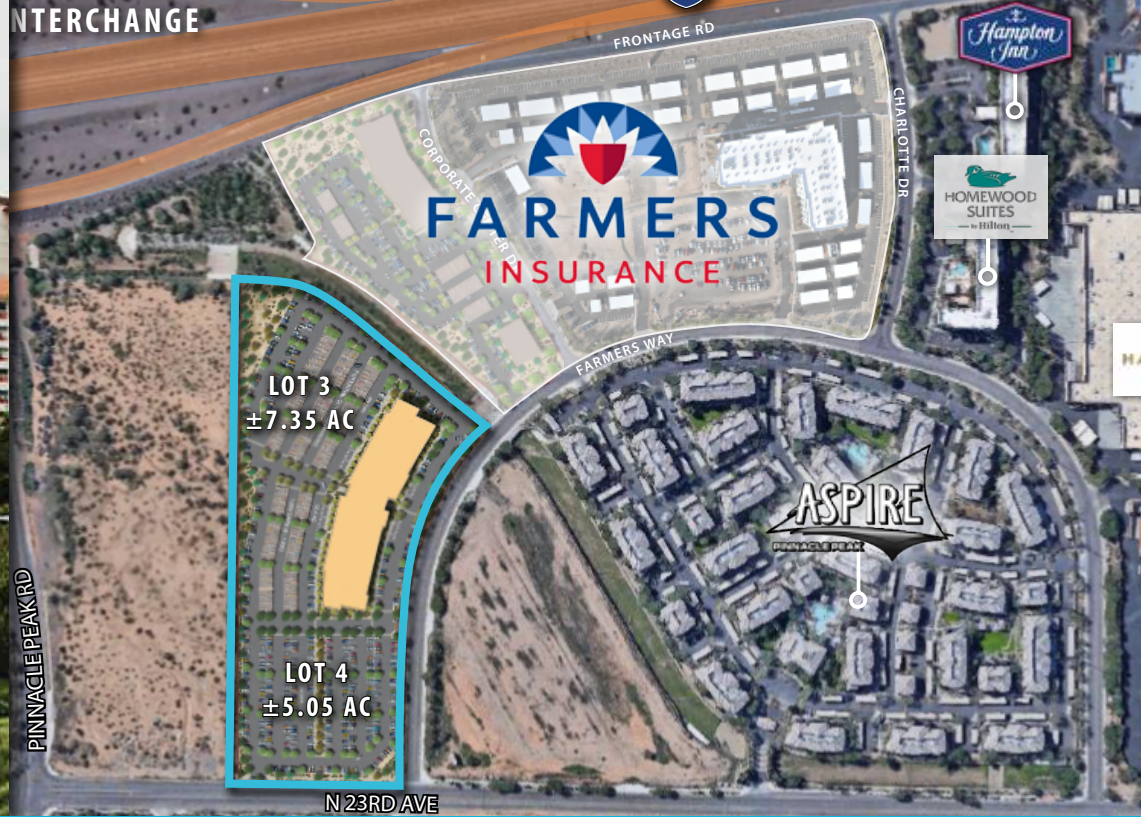


**AVISON
YOUNG**

RYAN



±5 - 12 Acres Premier Senior Housing Site in North Phoenix

Partnership. Performance.

17 NORTH
CORPORATE
CENTER

17 NORTH CORPORATE CENTER

I-17 & Pinnacle Peak Road
Phoenix, AZ 85027

Excellent opportunity for senior housing site. Seller offers senior housing construction and development capabilities.

Julie A. Johnson, CCIM

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OFFERING SUMMARY

- Availability:** Lot 3: ± 7.35 Acres
Lot 4: ± 5.05 Acres
± 12.4 Acres Total*
*up to ±21 acres available
- Land Price:** \$10.00/SF*
*buyer assumes state ground lease payments
- Build to Suit:** Seller offers senior housing construction and development capabilities
www.ryancompanies.com/senior-living
- Zoning:** C-2 and General Commerce Park

PROPERTY DETAILS

- Freeway visibility, with monument and building signage for large senior housing user.
- Part of a ±62 acre master planned business park offering services for a senior community.
- Immediately off I-17 at Pinnacle Peak Road or Happy Valley Road exit, both full diamond interchanges and two miles to Loop 101.
- Surrounded by 724 luxury multi-family residential units, retail, restaurants and hotels.
- Near Deer Valley Airport, HonorHealth Deer Valley Medical Center & HonorHealth Sonoran Health and Emergency Center and future acute care hospital.
- Reduced property taxes because site is part of a 99-year State of Arizona ground lease. Property is only taxed on improvements, not land value.
- Excellent demographics for all senior housing facilities or healthcare providers. NIC study available upon request.

DEMOGRAPHICS (2018)	1 MILE	3 MILES	5 MILES
65+ Population	632	6,156	22,563
65+ Population by Percent	12.3%	10.4%	12.1%
Average HH Income	\$95,181	\$81,903	\$81,514

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Great
Monument
and Building
Signage
Opportunity
for
Large Senior
Housing Users



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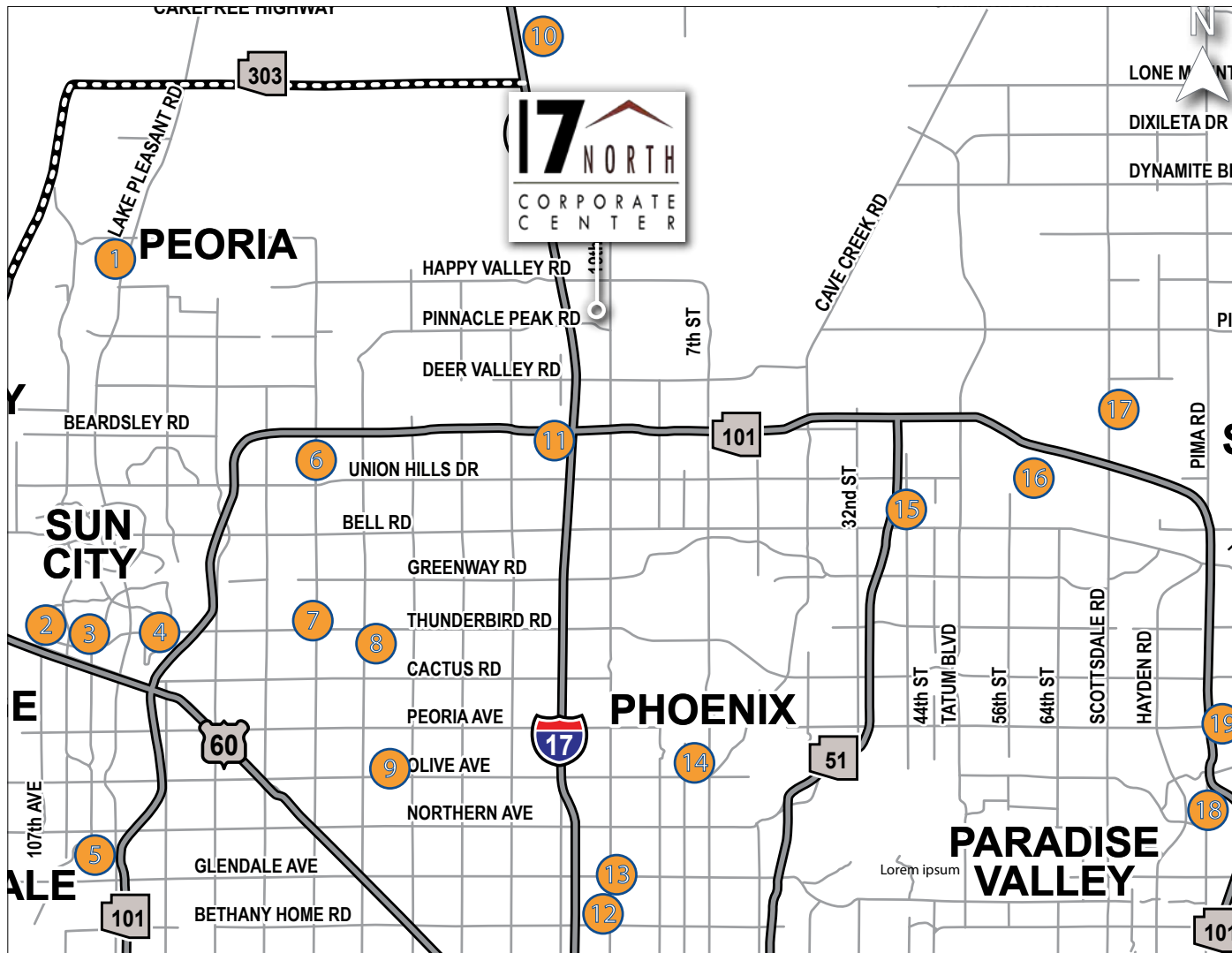
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1	Abrazo Medical Group
2	Banner Boswell Medical Center
3	Banner Health Clinic - Neurosurgery
4	Kindred Hospital Arizona - Northwest Phoenix
5	Dignity Health St. Joseph's Westgate
6	Abrazo Arrowhead Hospital
7	Children's Medical Group
8	Banner Thunderbird Medical Center
9	Dignity Health AZ General Hospital Emergency Room - Glendale
10	HonorHealth Breast Health and Research - Sonoran
11	HonorHealth Deer Valley Medical Center
12	Abrazo Central Campus
13	The CORE Institute Specialty Hospital
14	HonorHealth John C. Lincoln Medical Center
15	Abrazo Medical Group - Paradise Valley Hospital
16	Mayo Clinic Hospital
17	HonorHealth Scottsdale Thompson Peak Medical Center
18	HonorHealth Scottsdale Shea Medical Center
19	HonorHealth Rehabilitation Hospital

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