

Phoenix Medical Arts Building

Price: \$15.00 NNN

1002 East McDowell Road

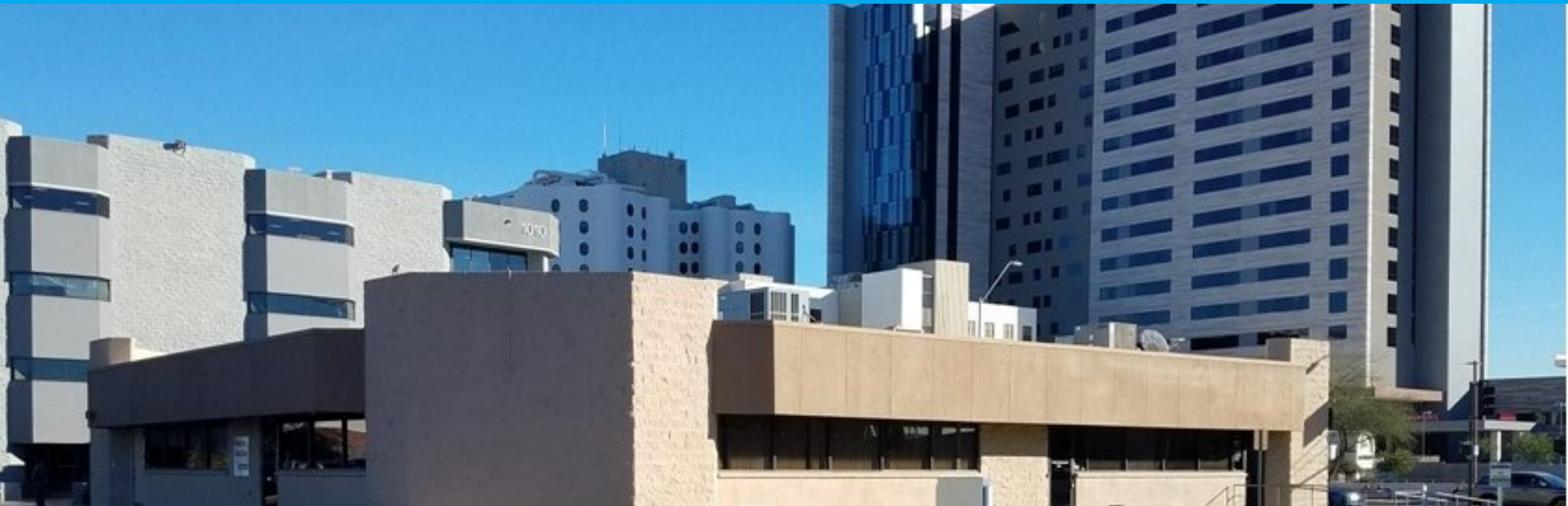
Phoenix, AZ 85007



Updated 5/17/21

PROPERTY SUMMARY

Phoenix Medical Arts Building
1002 East McDowell Road | Phoenix, AZ 85006



Property Summary

Available SF:	Suite 102: 1,910 SF
Building Size:	7,500
Building Type:	Freestanding
Lease Rate:	\$15.00 NNN
NNN's:	\$7.34/SF
Lot Size:	11,321 Sq. Ft.
Rentable SF:	1,910
Type:	Medical Office
Parking Ratio	5:1,000 SF
Zoning:	C-2 (Phoenix)
NNN's:	\$7.34/SF

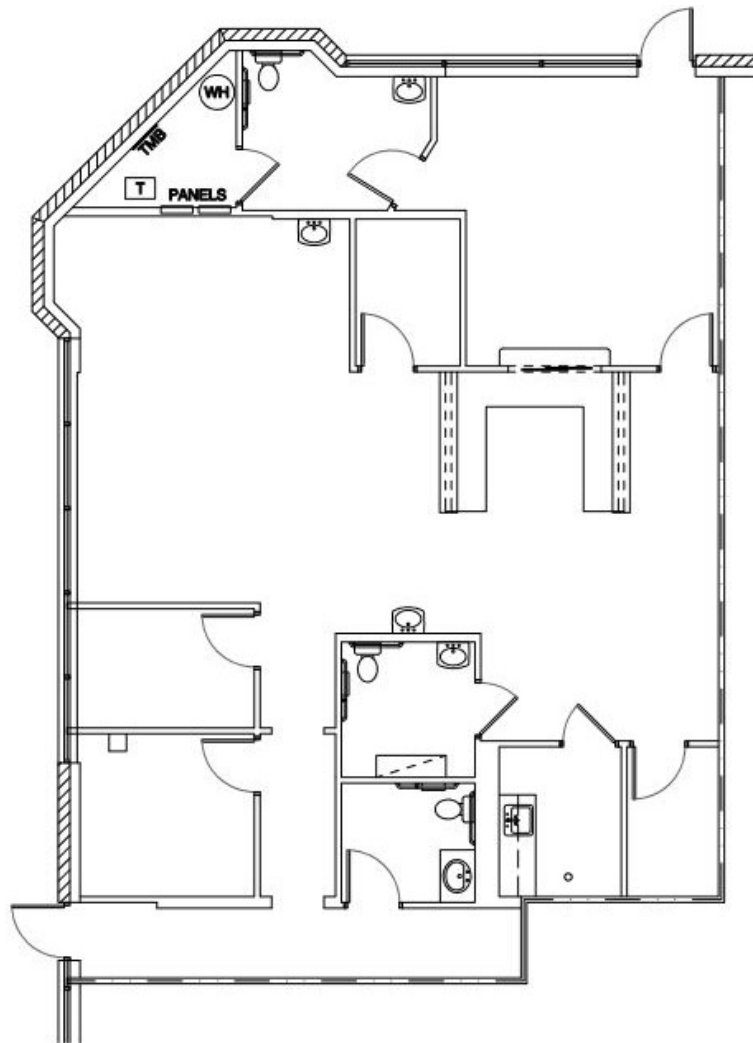
Property Overview

Medical office property in the heart of Central Phoenix near multiple major care centers and providers for a strong referral network. Easy to find and easy parking make this space perfect for an additional practice. Move-in ready medical office suite. Renovated 2006.

Location Overview

NEC N 10th Street & E McDowell Road. Freestanding medical office building across from Banner University Medical Center. Walking distance to retail amenities.

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SUITE 102

SCALE: 1/8" = 1'-0"

FLOOR PLAN

PHOENIX MEDICAL ARTS BUILDING
1002 E MCDOWELL ROAD
PHOENIX, ARIZONA

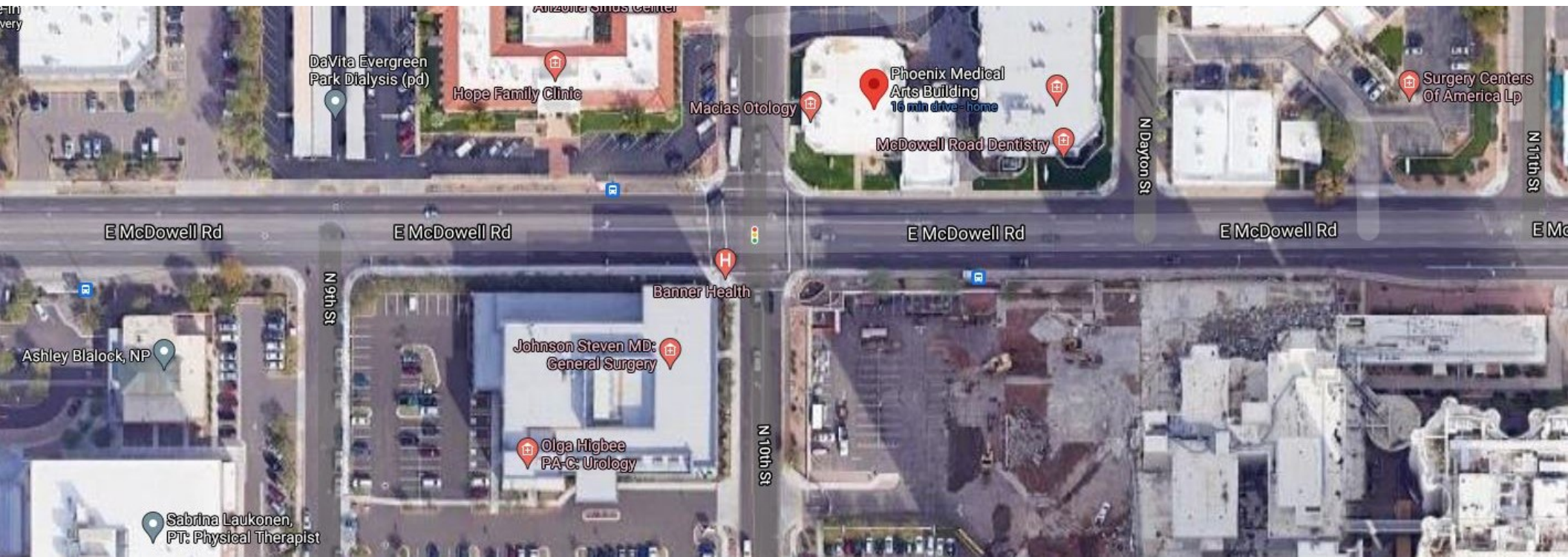
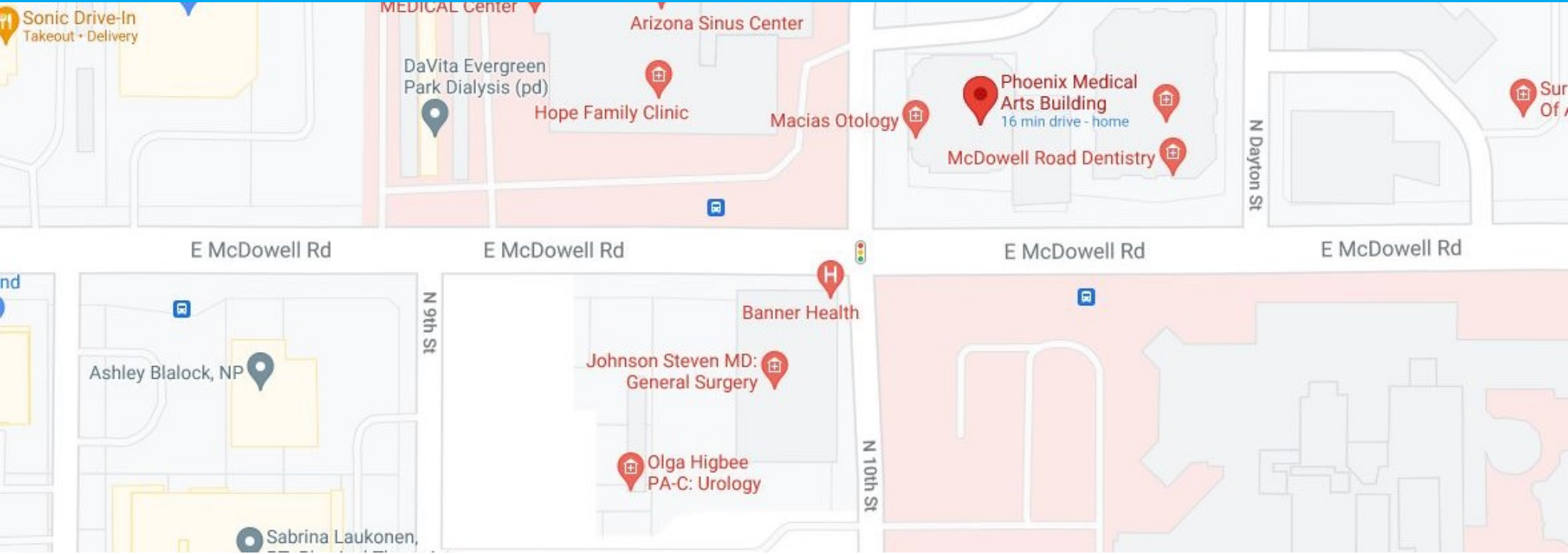
PROPERTY PHOTOS

Phoenix Medical Arts Building
1002 East McDowell Road | Phoenix, AZ 85006



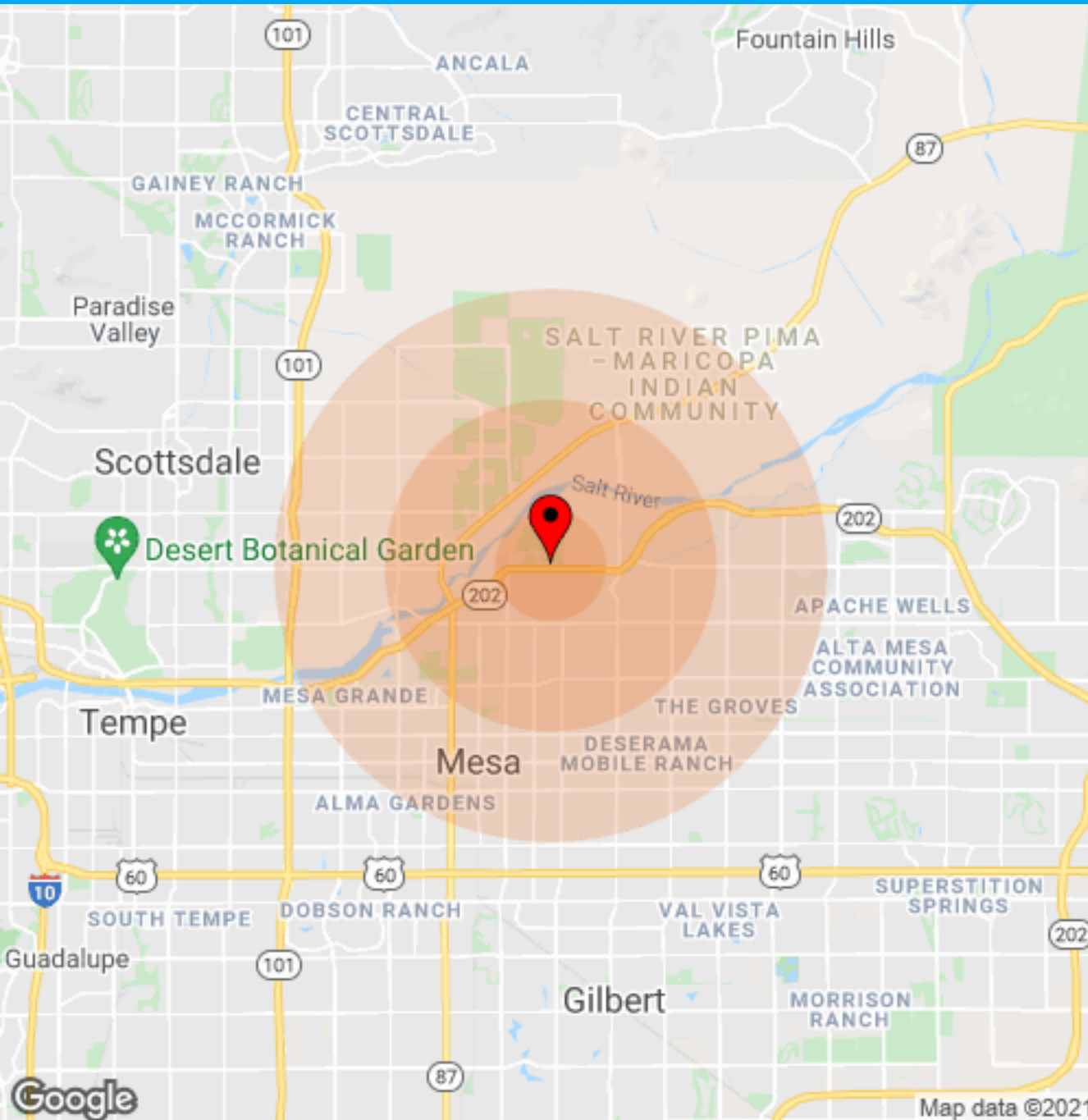
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DETAILED DEMOGRAPHICS

Phoenix Medical Arts Building
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Population	1 Mile	3 Miles	5 Miles
Male	2,389	32,323	91,832
Female	2,315	32,224	90,390
Total Population	4,704	64,547	182,222

Race	1 Mile	3 Miles	5 Miles
White	3,378	48,689	130,660
Black	148	1,561	4,653
Am In/AK Nat	251	4,106	7,108
Hawaiian	N/A	66	215
Hispanic	1,561	18,287	72,135
Multi-Racial	1,810	19,446	76,940

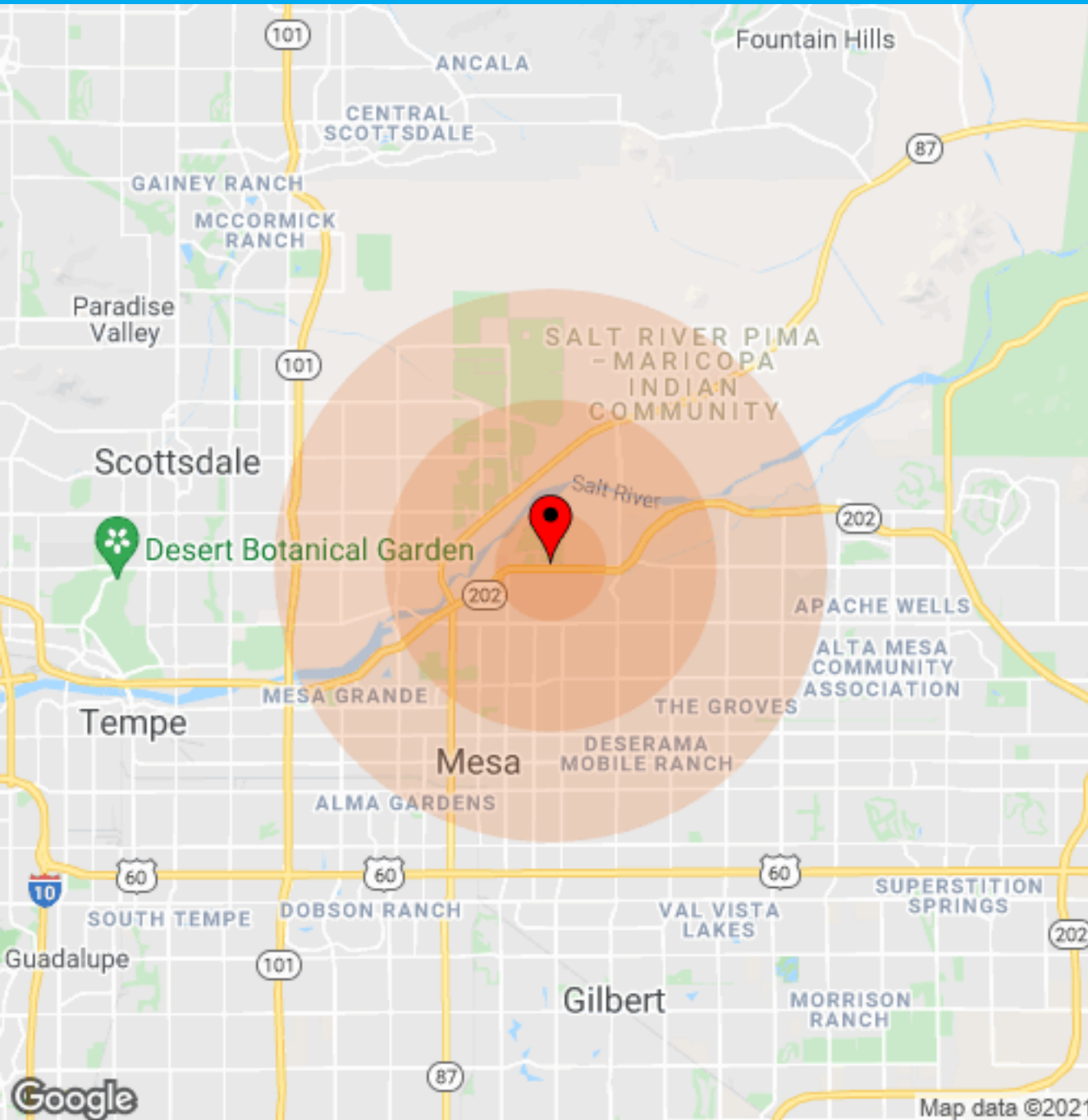
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,002	26,725	78,510
Occupied	1,754	23,740	66,018
Owner Occupied	1,033	14,544	37,807
Renter Occupied	721	9,196	28,211
Vacant	248	2,985	12,492

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	353	4,620	13,553
Ages 5-9	419	5,583	16,096
Ages 10-14	374	5,183	14,528
Ages 15-19	353	5,017	13,567
Ages 20-24	340	4,886	13,247
Ages 25-29	319	4,698	13,037
Ages 30-34	319	4,442	12,838
Ages 35-39	308	4,135	12,491
Ages 40-44	289	3,936	11,885
Ages 45-49	296	3,895	11,465
Ages 50-54	267	3,622	10,115
Ages 55-59	260	3,436	8,998
Ages 60-64	224	3,074	7,682
Ages 65-69	194	2,527	6,263
Ages 70-74	144	1,929	4,937
Ages 74-79	103	1,362	3,818
Ages 80-84	60	875	2,750
Ages 85+	82	1,327	4,952

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DETAILED DEMOGRAPHICS

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Income	1 Mile	3 Miles	5 Miles
Median	\$43,625	\$53,791	\$46,523
< \$10,000	89	1,392	4,598
\$10,000-\$14,999	97	1,035	3,091
\$15,000-\$19,999	120	1,369	3,830
\$20,000-\$24,999	149	1,194	3,973
\$25,000-\$29,999	125	1,426	4,771
\$30,000-\$34,999	106	1,293	4,220
\$35,000-\$39,999	190	1,063	3,509
\$40,000-\$44,999	90	938	3,426
\$45,000-\$49,999	105	925	2,956
\$50,000-\$60,000	110	1,940	5,868
\$60,000-\$74,000	182	2,557	6,727
\$75,000-\$99,999	144	2,835	7,090
\$100,000-\$124,999	78	1,642	3,919
\$125,000-\$149,999	76	1,216	2,271
\$150,000-\$199,999	26	969	1,823
> \$200,000	9	823	1,571

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