

BUILD-TO-SUITE OPPORTUNITY

Tenant Sign

An architectural rendering of a modern, two-story medical building. The building features large glass windows and a prominent entrance with a curved overhang. The facade is composed of light-colored panels and dark grey accents. In the foreground, there is a well-landscaped courtyard with various plants, including tall grasses, colorful flowers, and a cactus. The sky is clear and blue.

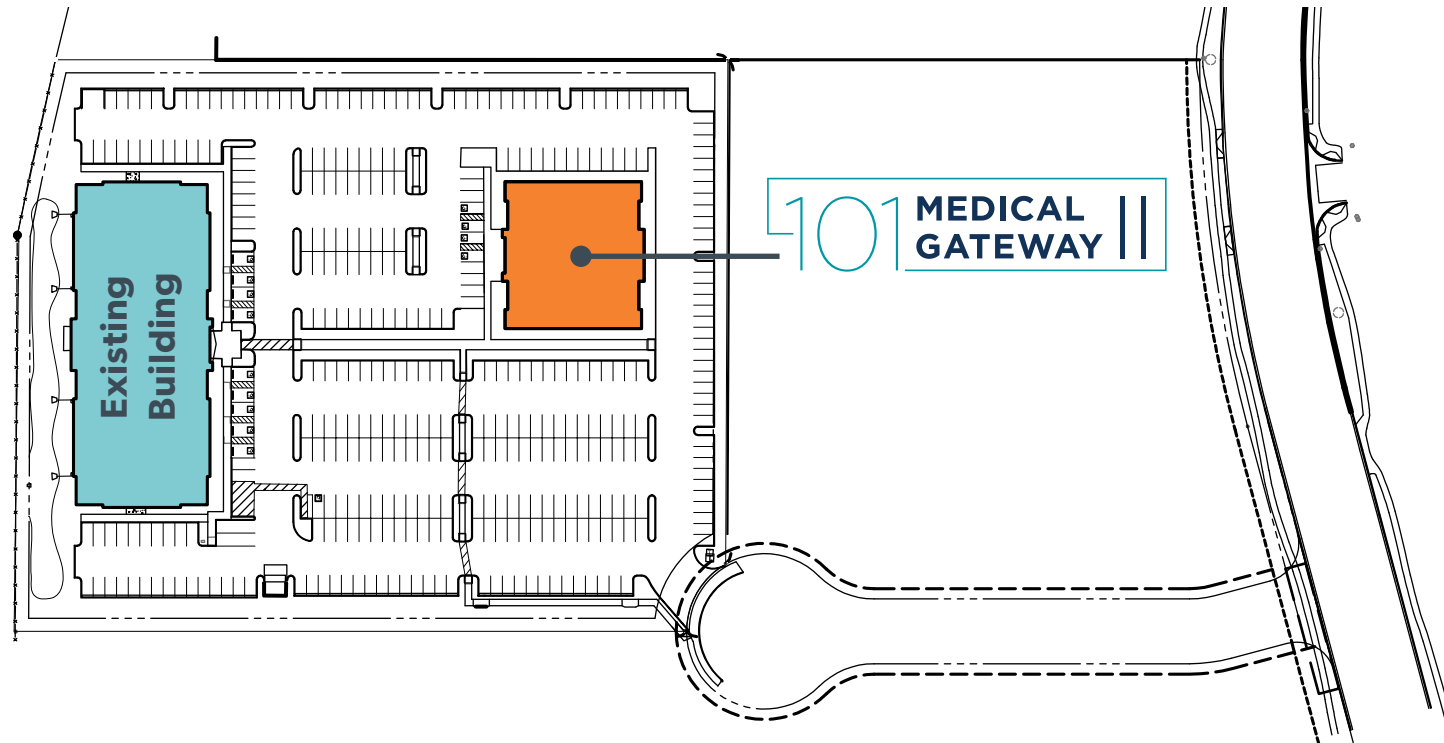
TWO-STORY, 24,000 SF, CLASS A MEDICAL OFFICE BUILDING

THE OPPORTUNITY

- Branded as Class "A" medical office building with high-end finishes
- No ground lease restrictions or hospital privileges required
- Strong ownership with access to capital for tenant improvements
- Surface parking, easy ingress and egress and above standard parking ratio
- Visibility from Loop 101
- 12,000 SF contiguous ground floor space
- Physician investment available

DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population (2020)	9,401	103,937	209,937
Pop Growth (2020-2025)	1.11%	1.52%	1.35%
Average Age	28.7	29.3	28.5
Median Household Inc	\$58,062	\$55,632	\$56,374
Ave Household Size	3.90	3.80	3.97
Retail	95	452	741
Restaurants	40	158	254



LOCATION

Centrally located between three hospital systems

- Abrazo West Campus, 188 beds – 5.7 Miles
- Banner Estrella Medical Center, 317 beds – 1 Mile
- Dignity St. Joseph's Westgate Medical Center, 23 beds – 6.4 Miles

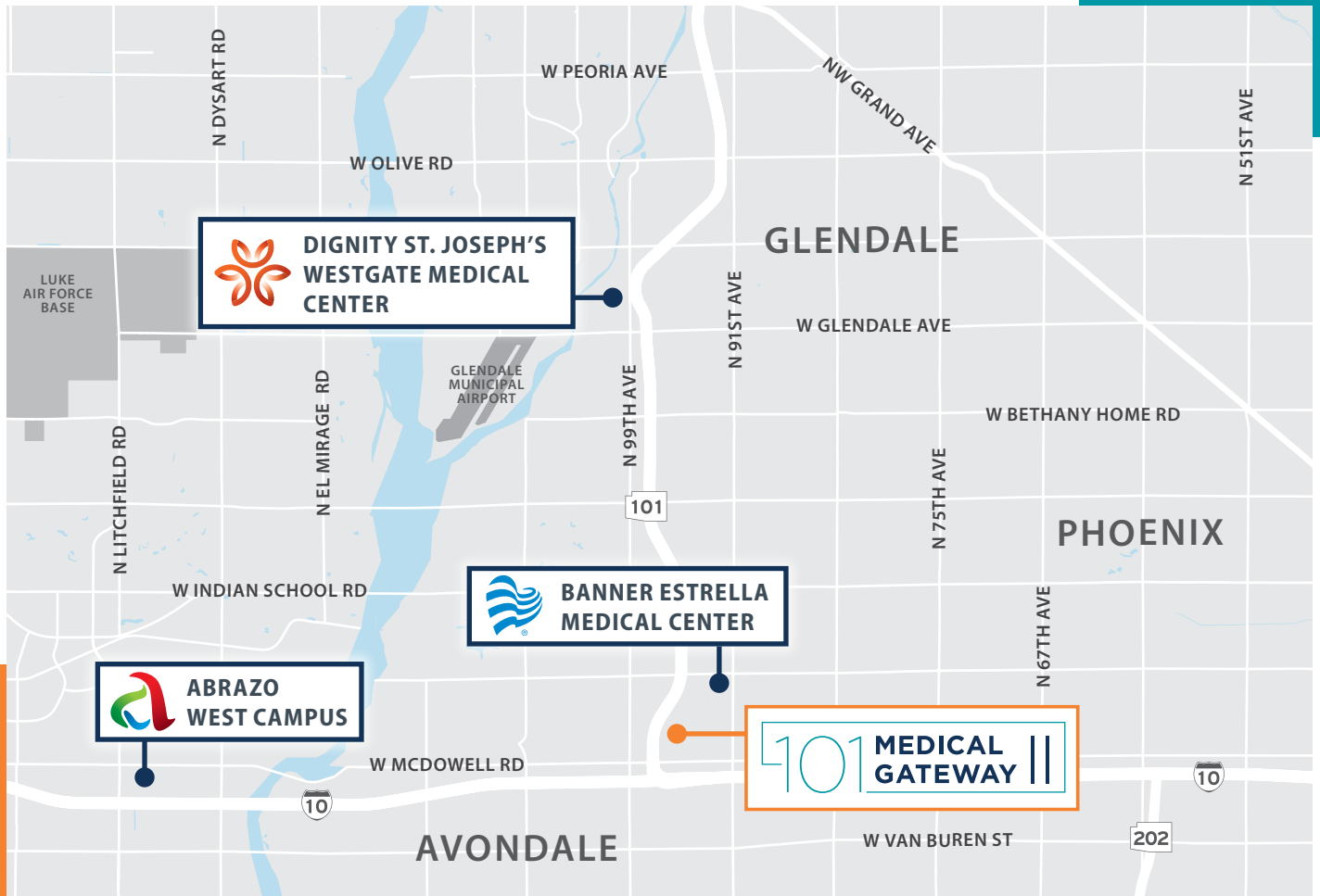
24,000 Rentable Square Feet

HIGHLIGHTS

- Unparalleled freeway visibility with ±110,000 VPD on the Loop – 101
- Freeway pylon signage and building signage available
- Immediate access to I – 10 and Loop 101 freeways

5/1,000 Parking Ratio





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