



PHOENIX WEST
COMMERCIAL

CONTACT

BOBBIE MASTRACCI, CCIM, SIOR

PRINCIPAL / DESIGNATED BROKER

ELI MASTRACCI, CCIM

VICE PRESIDENT, PRINCIPAL

12TH STREET

SUBLEASE

4222 N 12TH STREET, PHOENIX, AZ 85014

PROPERTY OVERVIEW

4222 North 12th Street is a two-story, exterior loaded medical office building, conveniently located near the Camelback Corridor, and adjacent to many system provider sites, such as: Abrazo Heart Hospital, Phoenix Children's Thomas Campus, Phoenix Indian Medical Campus, and the Carl T. Hayden Veterans' Administration Medical Center. Recently renovated, the project features a lift in the center courtyard for ADA access, and a 2nd generation medical office build out with wet exam rooms on the 2nd floor that is available.



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700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

PROPERTY SUMMARY



Available SF **5,871 RSF**

Building Size **10,664**

Lease Rate **\$23 SF**
Modified Gross net of
electric and janitorial

Lease Termination **12/31/28**

Lot Size **0.65AC**

Zoning **R-5, Phoenix**

APN **155-16-061**

Type **Medical Office
Building (MOB)**

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 prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

HIGHLIGHTS

- 2nd gen Medical Buildout
- Wet Exams
- Nearby VA, Phoenix Indian, & Phoenix Children's
- Easy Access to Loop-51
- Reserved, Covered Parking Available



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FLOOR PLAN



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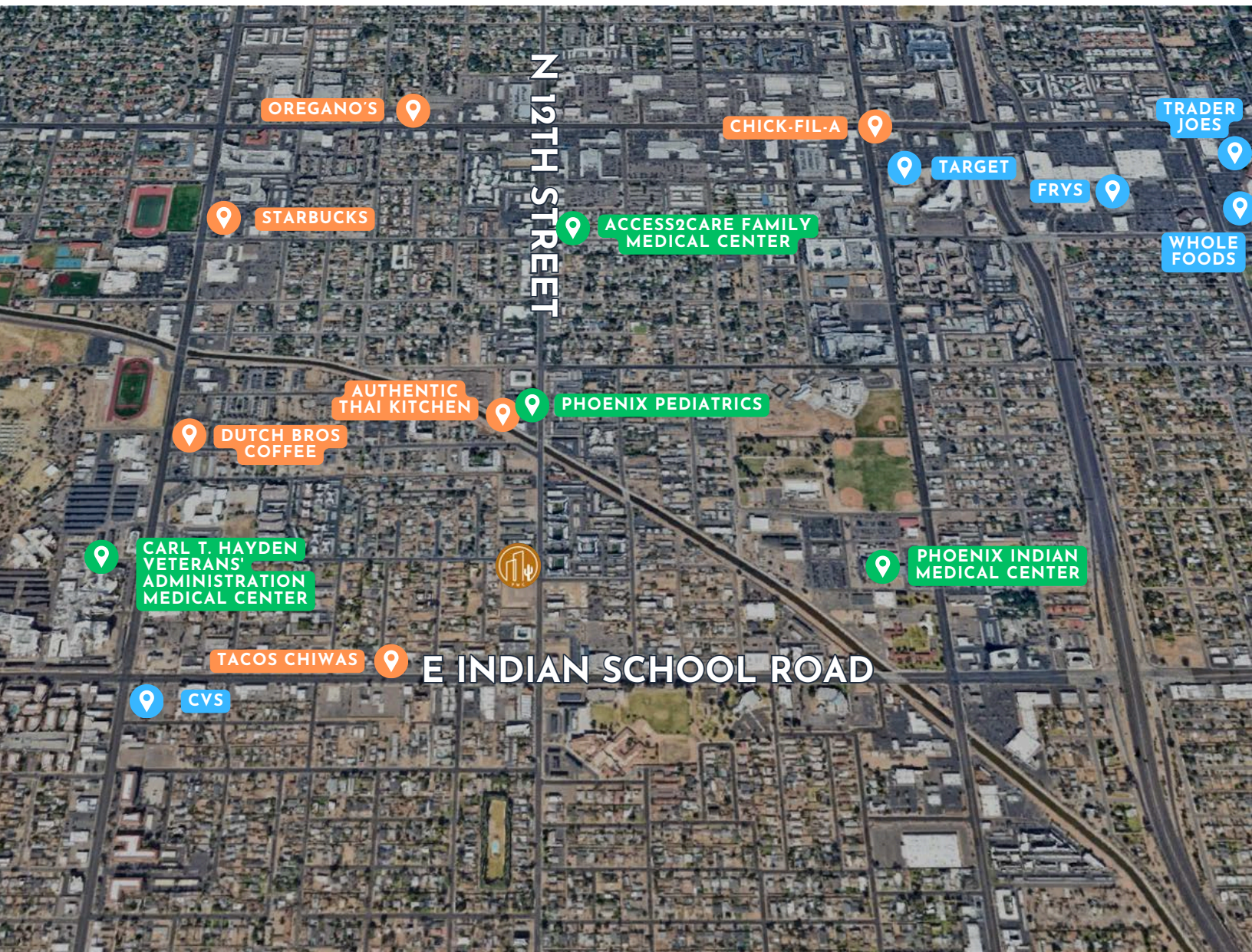
12TH STREET



12TH STREET



AERIAL MAP



= SITE



= MEDICAL



= DINING



= RETAIL/GROCERY



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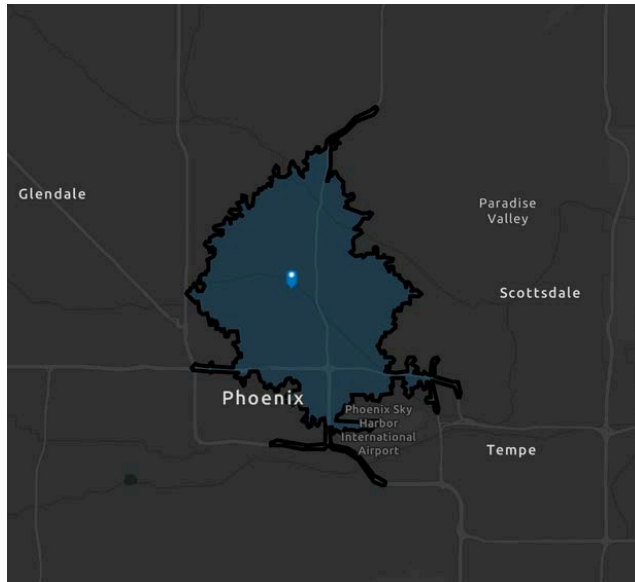
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DEMOGRAPHICS

DRIVE TIME OF 10 MINUTES



KEY FACTS

196,974

Population

36.0

Median Age

91,090

Households

\$58,379

Median Disposable Income

INCOME



\$73,024

Median Household Income



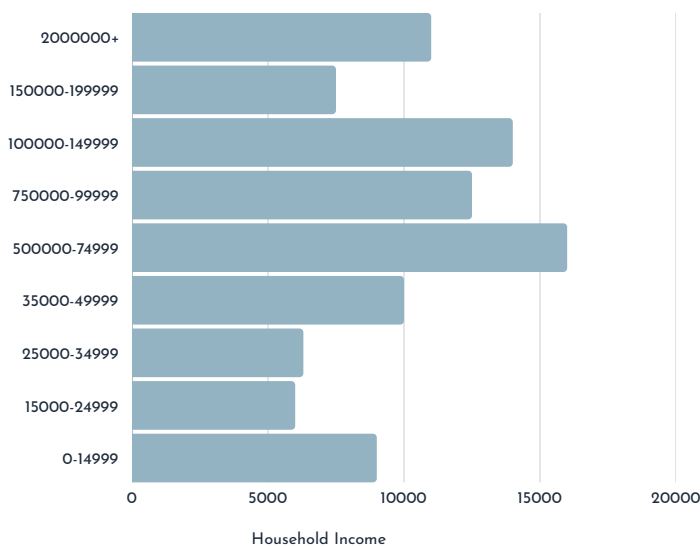
\$50,245

Per Capita Income



\$85,269

Median Net Worth



EDUCATION

12.6%

No High School Diploma



20.1%
High School Graduate



24.8%
Some College/
Associate's Degree



42.5%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

68.4%



Blue Collar

16.3%



Services

18.3%

3.7%

Unemployment Rate



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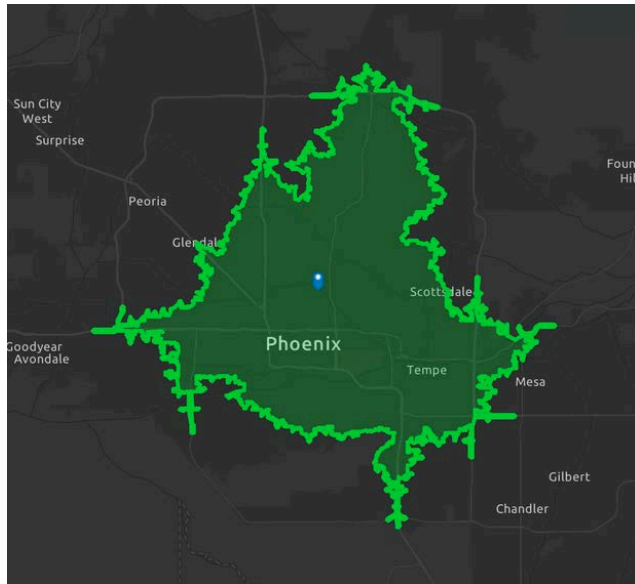
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DEMOGRAPHICS

DRIVE TIME OF 20 MINUTES



KEY FACTS

1,203,277

Population

34.0

Median Age



470,784

Households

\$57,242

Median Disposable Income

INCOME



\$70,612

Median Household Income



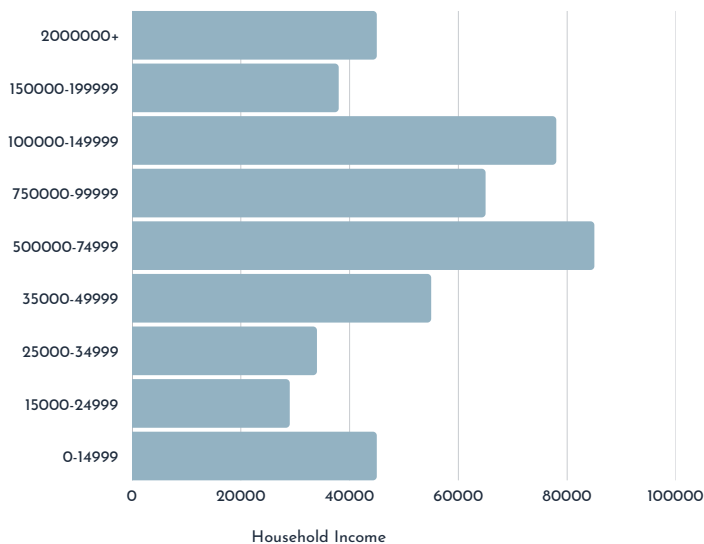
\$39,874

Per Capita Income



\$102,897

Median Net Worth



EDUCATION

15.2%

No High School Diploma



23.6%
High School Graduate



26.0%
Some College/
Associate's Degree



35.2%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

63.6%



Blue Collar

20.6%



Services

18.9%

4.4%
Unemployment Rate



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DEMOGRAPHICS

DRIVE TIME OF 30 MINUTES



KEY FACTS

2,990,034

Population

35.5

Median Age



1,133,787

Households

\$64,682

Median Disposable Income

INCOME



\$80,634

Median Household Income



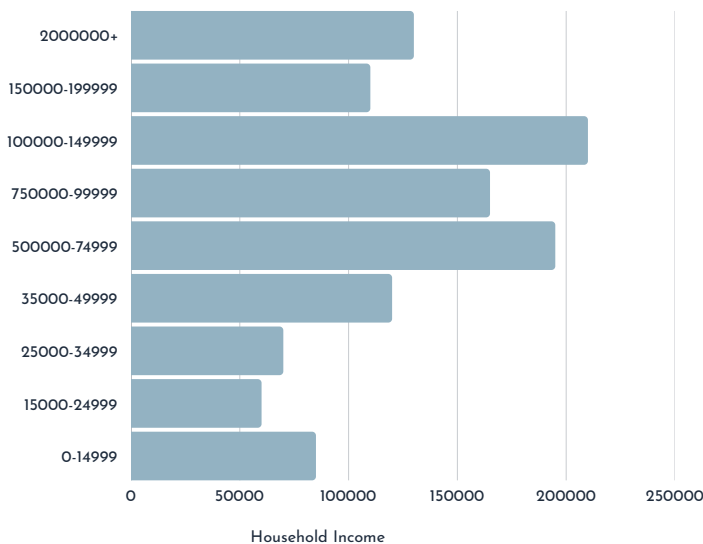
\$42,373

Per Capita Income



\$177,832

Median Net Worth



EDUCATION

11.6%

No High School Diploma



23.8%

High School Graduate



28.8%

Some College/
Associate's Degree



35.8%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

66.2%



Blue Collar

19.9%



Services

16.9%

4.0%

Unemployment Rate



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