



MEDICAL OFFICE FOR LEASE

METRO MEDICAL PLAZA
3201 W PEORIA AVE
PHOENIX, AZ 85029

Availability:
1,919 RSF - 3,500 RSF

ARIZONAMOB.COM

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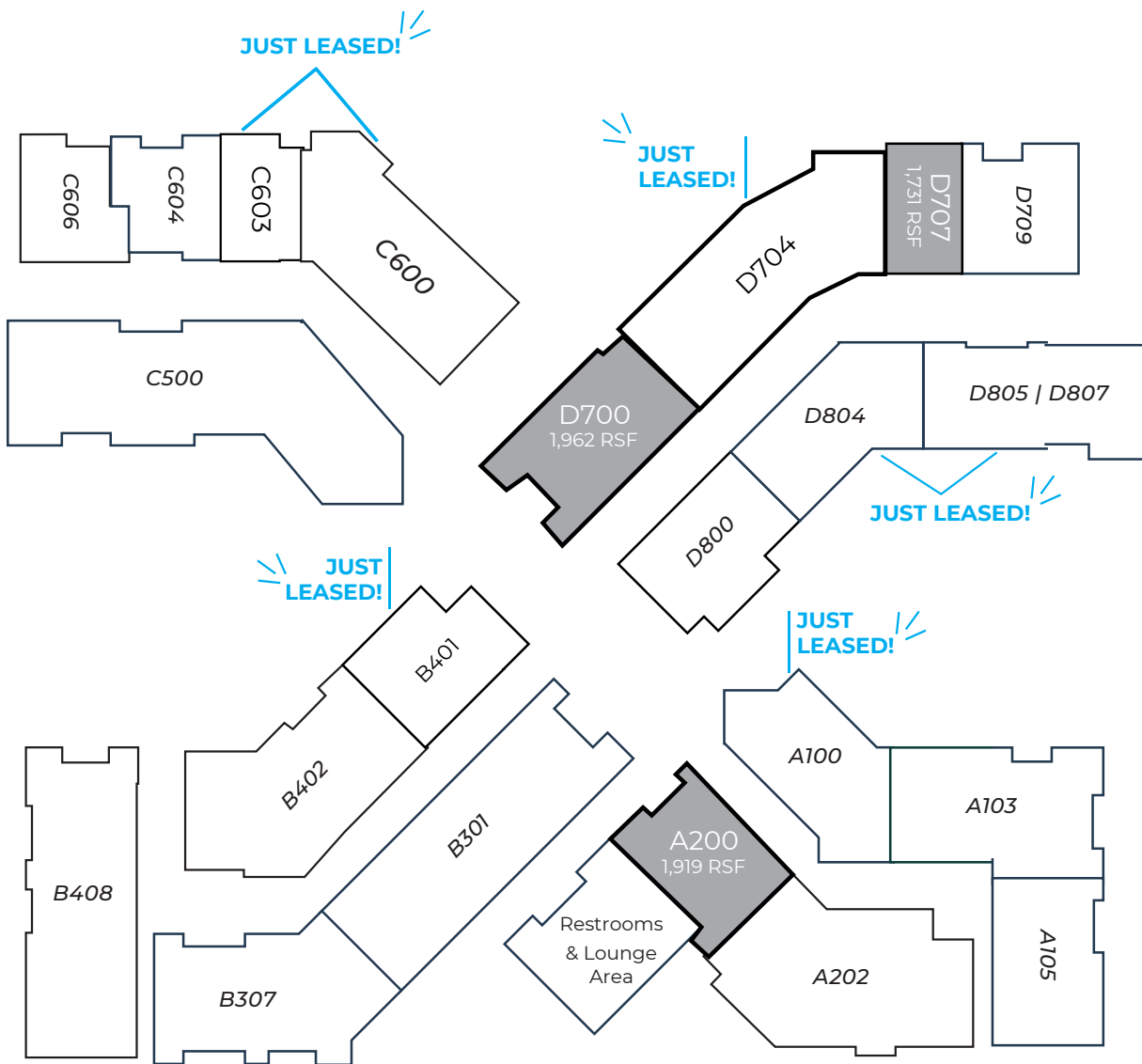
EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- Anchored by SimonMed, Stamp Medical, and Above & Beyond Physical Therapy
- Adjacent to Major Metro Center Redevelopment and Light Rail Extension
- Ideally Located Between Banner Thunderbird Medical Center and Honor Health John C. Lincoln Medical Center
- New Ownership, Newly Paved Parking Lot, New Paint, and More Improvements to Come



SITE PLAN & AVAILABILITY



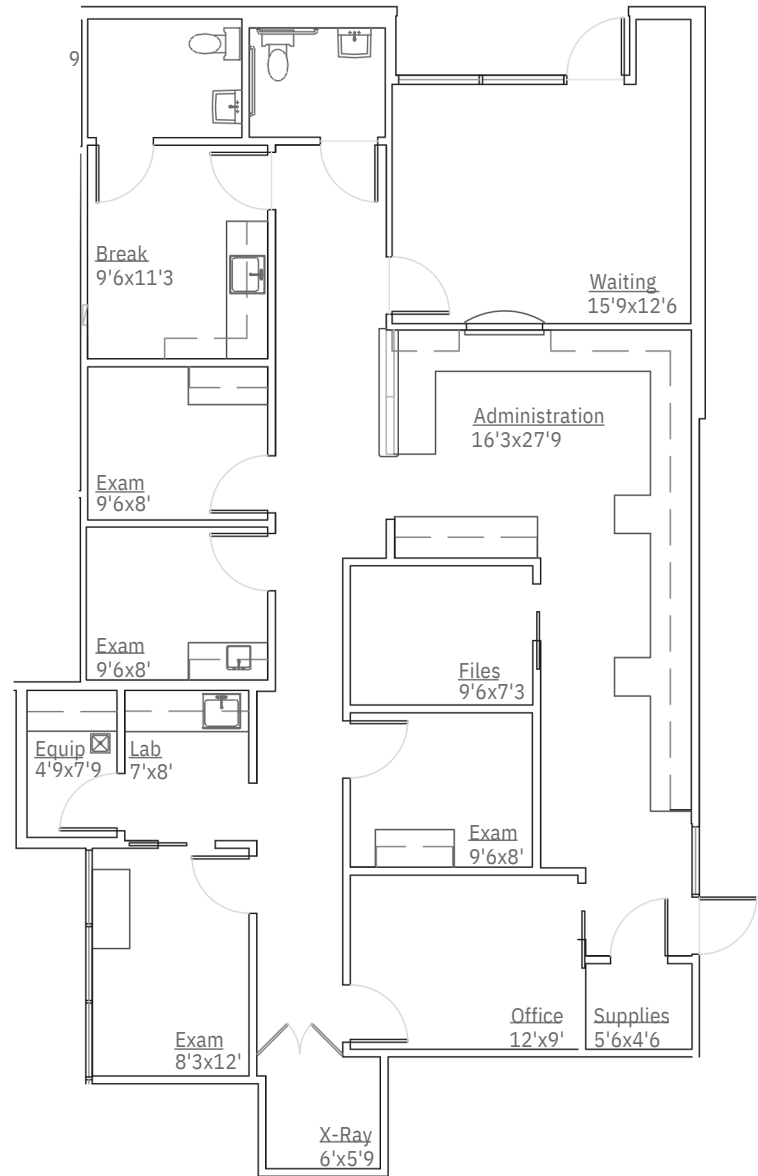
SUITE NUMBER:	SIZE (RSF):
A200	1,919 RSF
D700	1,962 RSF
D707	1,731 RSF
Build-to-Suit PAD	3,500 RSF

DOCTORS LOUNGE

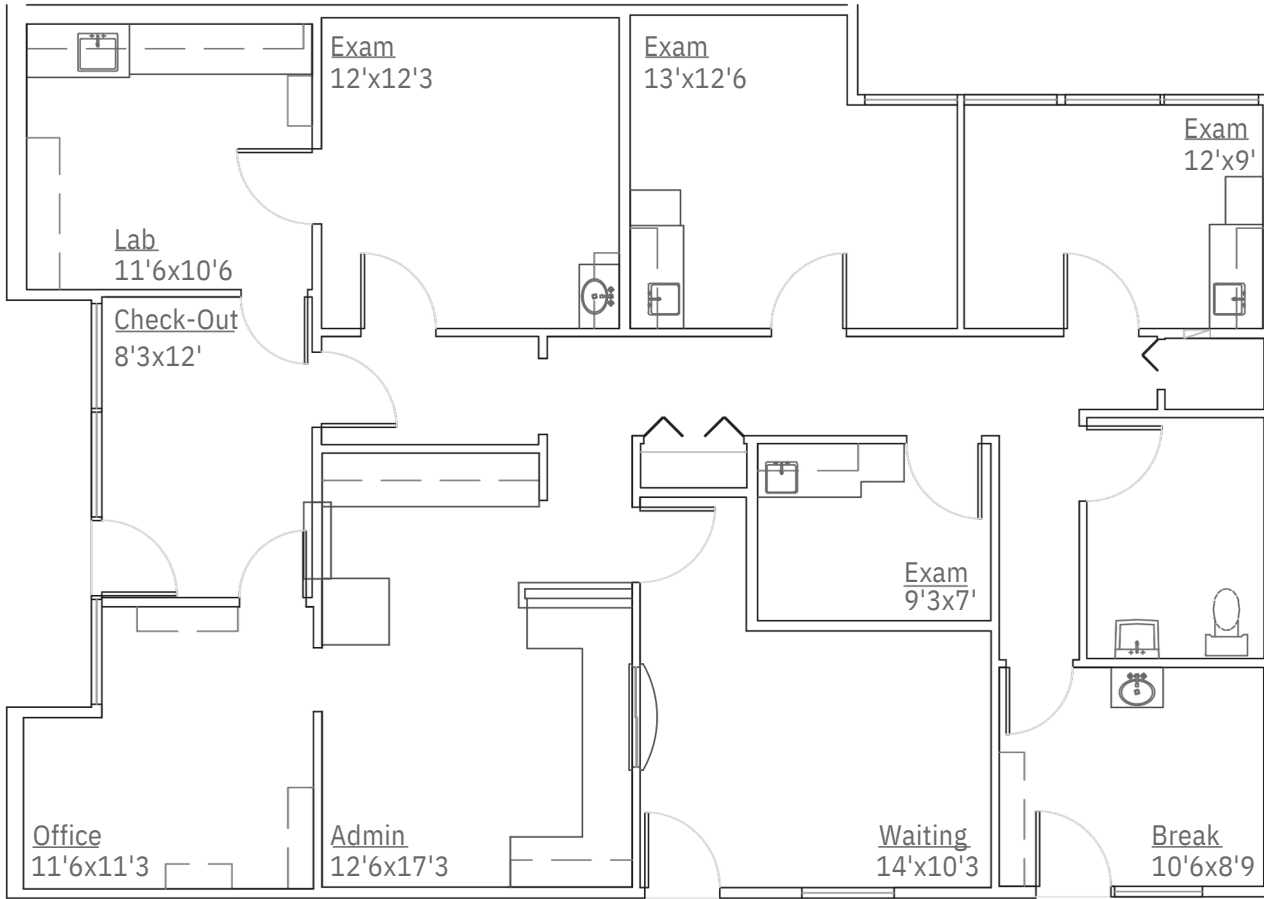


FLOOR PLANS

A200
1,919 RSF



FLOOR PLANS



D700
1,962 RSF

SUITE D707



*D707
Floor Plan - 1,731 RSF*



AERIAL OVERVIEW



Moon Valley High School
1,422 STUDENTS

TARGET
STARBUCKS COFFEE
Jack in the box
ROSS DRESS FOR LESS

Chick-fil-A
Smashburger
menchie's frozen yogurt
MOD PIZZA
STARBUCKS COFFEE

PET SMART
ROSS DRESS FOR LESS
Red Robin Panera
crumbl cookies
PEI WEI

Burlington IN-N-OUT BURGER
petco
MICHAEL'S Where Creativity Happens
DOLLAR TREE
Staples

450 Avenue
fry's
goodwill
SAI AD AND GO
planet fitness
cegees
CVS pharmacy
TACO BELL
99¢ ONLY STORES
Domino's
McDonald's

Cortez High School
1,235 Students

VASA FITNESS
STREETS OF NEW YORK
Jack in the box

fry's

199,589 VPD

BARNES & NOBLE
Olive Garden
TEXAS HOLDERS
Cane's
BUFFALO WILD WINGS
LONGHORN STEAKHOUSE
HOOTERS

Rose Mofford Sports Complex

METROCENTER
\$750 Million Mixed-Use Redevelopment



WALMART SUPERCENTER
RED LOBSTER FRESH FISH-LIVE LOBSTER
Culver's
chili's
jason's deli



19th Avenue

INDUSTRIAL

Dunlap Avenue

Northern Avenue

NORTHWESTERN
METRO EXTENSION
DUNLAP

DEMOGRAPHICS

METRO MEDICAL PLAZA
3201 W PEORIA AVE
PHOENIX, AZ 85029

Population	1 Mile	3 Mile	5 Mile
Daytime Population	24,896	229,571	587,284
Residential Population	16,456	181,203	470,793
Average Age	35.4	35.1	35.9
Housing Units	7,164	70,239	181,685
Total Businesses	921	5,879	15,063
Households			
Total Households	6,532	65,724	169,099
# of Persons per HH	2.4	2.6	2.6
Income			
Average HH Income	\$89,626	\$83,653	\$92,316

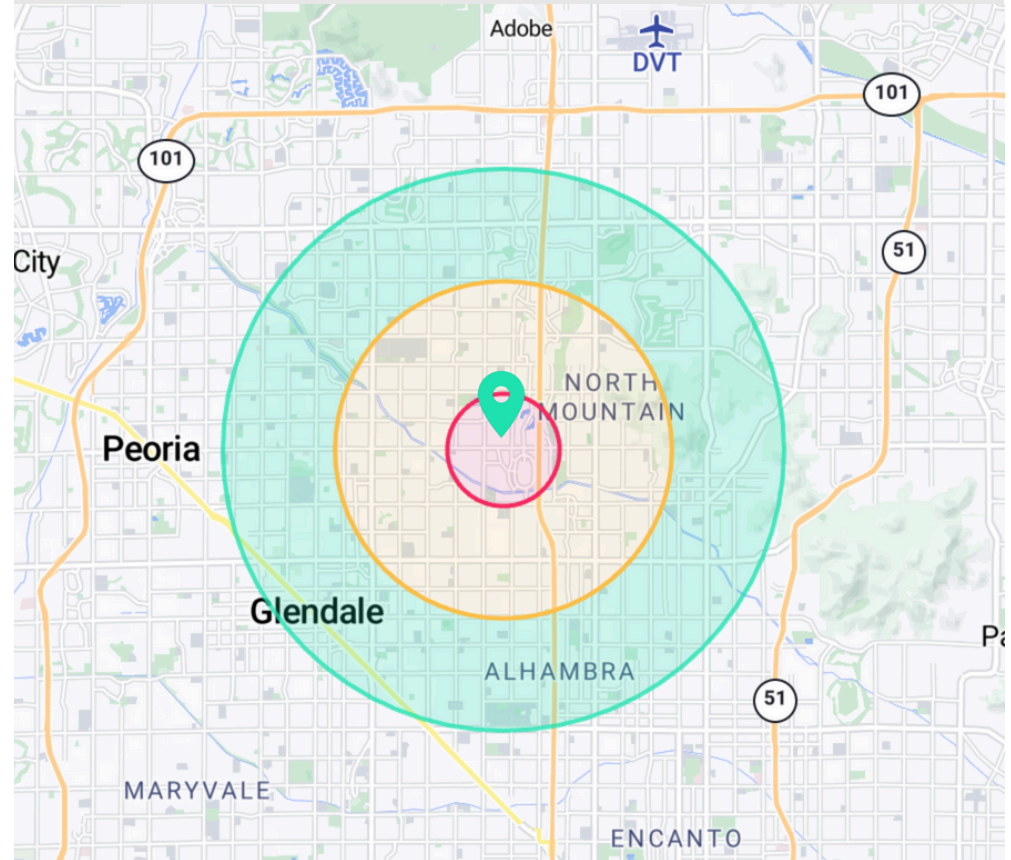
DAYTIME
 POPULATION
587,384



MEDIAN
35.1

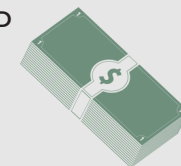
* 5 mile radius

* 3 mile radius



AVERAGE HOUSEHOLD
INCOME

\$92,316



* 5 mile radius



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HEALTHCARE PARTNERS

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