

Phoenix Memorial

CENTER



±266,927 SF
**Medical Hospital
Campus & Offices**

For Lease

1201 – 1301 S 7th Avenue | Phoenix, AZ 85007

Property Overview

Phoenix Memorial Hospital is a remarkable landmark in the Valley of the Sun, being one of the first medical campuses established in 1934 and recently refurbished in 2020. A ±266,927 SF hospital facility featuring a lower level with a large commercial kitchen, recreational and classroom spaces along with six separate floors that can easily be demised. The available space is currently being operated as a 569-bed residential treatment center. The property is JCAHO-certified with an impressive offering of many unique features and amenities:



569 total beds.



Full commercial kitchen capable of serving over 500 people daily.



Cafeteria with interior and outdoor dining areas.



Laundry facilities.



Negative pressure rooms that aid in contamination reduction.



Sport court & play areas for families.



Classrooms and recreation areas.



Fitness room.



Library & music room.



7 telephone rooms, 8-10 huddle rooms.



Extensive onsite security.



1301
S 7TH AVENUE

1201
S 7TH AVENUE

Property Extent

S 7th Ave

S 5th Ave

W Buckeye Rd

N
NOT TO SCALE



1201
S 7TH AVENUE

1301
S 7TH AVENUE

Property Extent

W Buckeye Rd

S 5th Ave

S 7th Ave



NOT TO SCALE



Property Summary

Type: Specialty Hospital

Building SF: ±266,927 RSF

Available SF: ±149,679 (demisable)

Main Facility – 1201 Building

Lower Level: ±49,714 RSF

1st Floor: ±13,871 RSF

2nd Floor: ±20,571 RSF

3rd Floor: ±21,824 RSF

4th Floor: ±21,849 RSF

5th Floor: ±21,849 RSF

Administrative Building

1301 Building: ±11,650 SF

Bed Capacity 569 Total Beds

2nd Floor – 226 Beds

3rd Floor – 127 Beds

4th Floor – 107 Beds

5th Floor – 109 Beds

Rate: Withheld

Year of Construction: 1934 /
Renovated 2020

Size Area: ±11.38 AC

Tax Assessor Parcel Number: 112-36-045G

Zoning: C-2

No. of Stories: 5

Parking Ratio: 204 Parking Spaces
Covered, Reserved
Available

Potential Uses



Behavioral Health



Memory Care



Medical Office
Space



Inpatient Rehab



Assisted Living



Skilled Nursing



Long Term Acute
Care (LTAC)

Current Tenants

connections

Walk-In Behavioral Health Crisis Care Center



SOUTHWEST KEY
P R O G R A M S

Residential



Haven
BEHAVIORAL HEALTHCARE

Mental Health and Substance Abuse Treatment

1201 S 7th Avenue
Medical Center

1st Floor

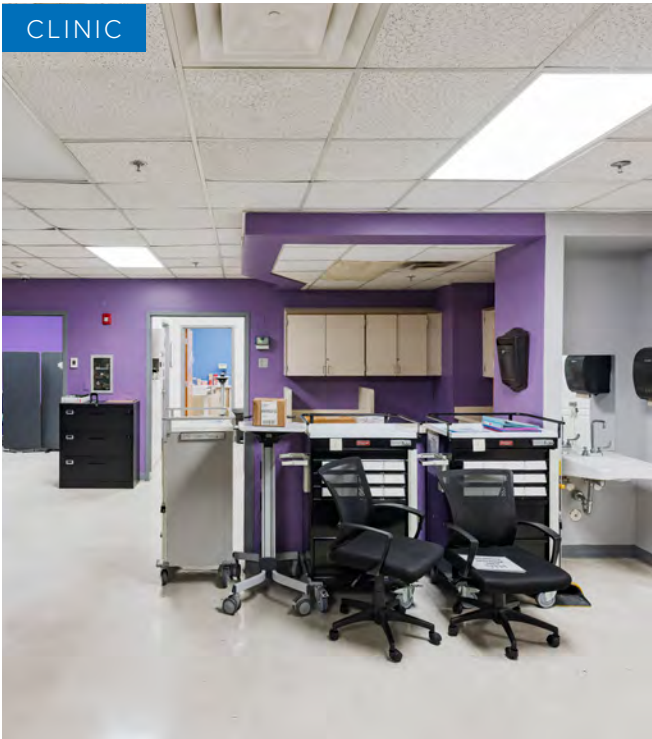
CONFERENCE



LOBBY



CLINIC



EXAM ROOM



TRAINING ROOM



CHECK-IN



1201 S 7th Avenue
Medical Center

Upper Floors

ADMIN DESK



SHARED ROOM



OUTDOOR AREA



GAME ROOM



LOUNGE



1201 S 7th Avenue
Medical Center

Lower Level

TRAINING ROOM



LIBRARY



OUTDOOR SPORT COURT



INDOOR SPORTS



PLAY AREA



CAFETERIA



COMMERCIAL KITCHEN



LAUNDRY



1301 S 7th Avenue

Administration Building

AERIAL VIEW



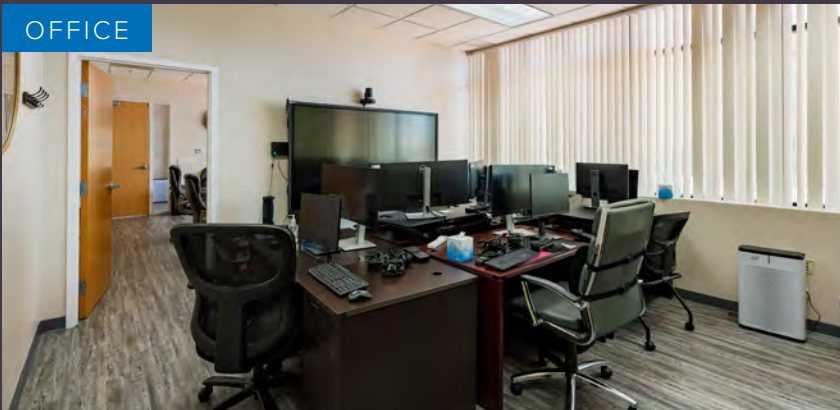
ENTRANCE



CONFERENCE ROOM



OFFICE



LOBBY



Location Highlights

Overall, the location at 1201-1301 S 7th Ave in Phoenix offers a mix of urban convenience and recreational opportunities, making it an attractive place for residents and visitors alike. Whether you're looking for dining, shopping, or cultural experiences, the area has a lot to offer.



Proximity to Downtown Phoenix:

Being close to downtown, residents and visitors have easy access to a wide range of services, entertainment options, and employment opportunities.



Dining Options:

The neighborhood features a diverse array of restaurants, cafes, and bars, ranging from local eateries to popular chains, offering various cuisines.



Healthcare Facilities:

Proximity to major hospitals and clinics, including Banner University Medical Center and other healthcare providers, ensuring access to quality medical care.



Sports Venues:

Close to venues such as Footprint Center (home of the Phoenix Suns and other events) and Chase Field (home of the Arizona Diamondbacks), offering various sporting events and entertainment.



Public Transportation:

The area is well-served by Valley Metro light rail and bus services, making it convenient to travel throughout Phoenix and the greater metropolitan area.



Shopping:

Nearby shopping options include grocery stores, convenience stores, and boutiques. The Arizona Center and other shopping centers are also just a short drive or light rail ride away.



Education:

Nearby schools and educational institutions, including public and charter schools, as well as community colleges and universities.



Community Events:

The area often hosts local festivals, farmers' markets, and community gatherings, fostering a sense of community and engagement.



Parks and Recreation:

Pioneer Park: A nearby park offering green spaces, walking paths, and picnic areas, ideal for outdoor activities and family gatherings.

Margaret T. Hance Park: A larger park with sports facilities, walking trails, and community events, located a short distance away.



Cultural Attractions:

Phoenix Art Museum: A major cultural institution featuring a wide array of art exhibitions and programs.

Herberger Theater Center: Hosts a variety of performances, including theater, dance, and music.




Children's Museum of Phoenix: A great destination for families with young children, offering interactive exhibits and activities.

Neighboring Amenities



Area Information

Demographics

	1 Mile	3 Miles	5 Miles
 2024 Population Current Year Estimate	14,623	102,836	332,027
 2029 Population Five Year Projection	16,270	113,847	348,436
 2024 Households Current Year Estimate	4,580	37,826	118,151
 2029 Households Five Year Projection	5,345	44,789	128,914
 2024 Median Household Income	\$38,186	\$55,921	\$60,765

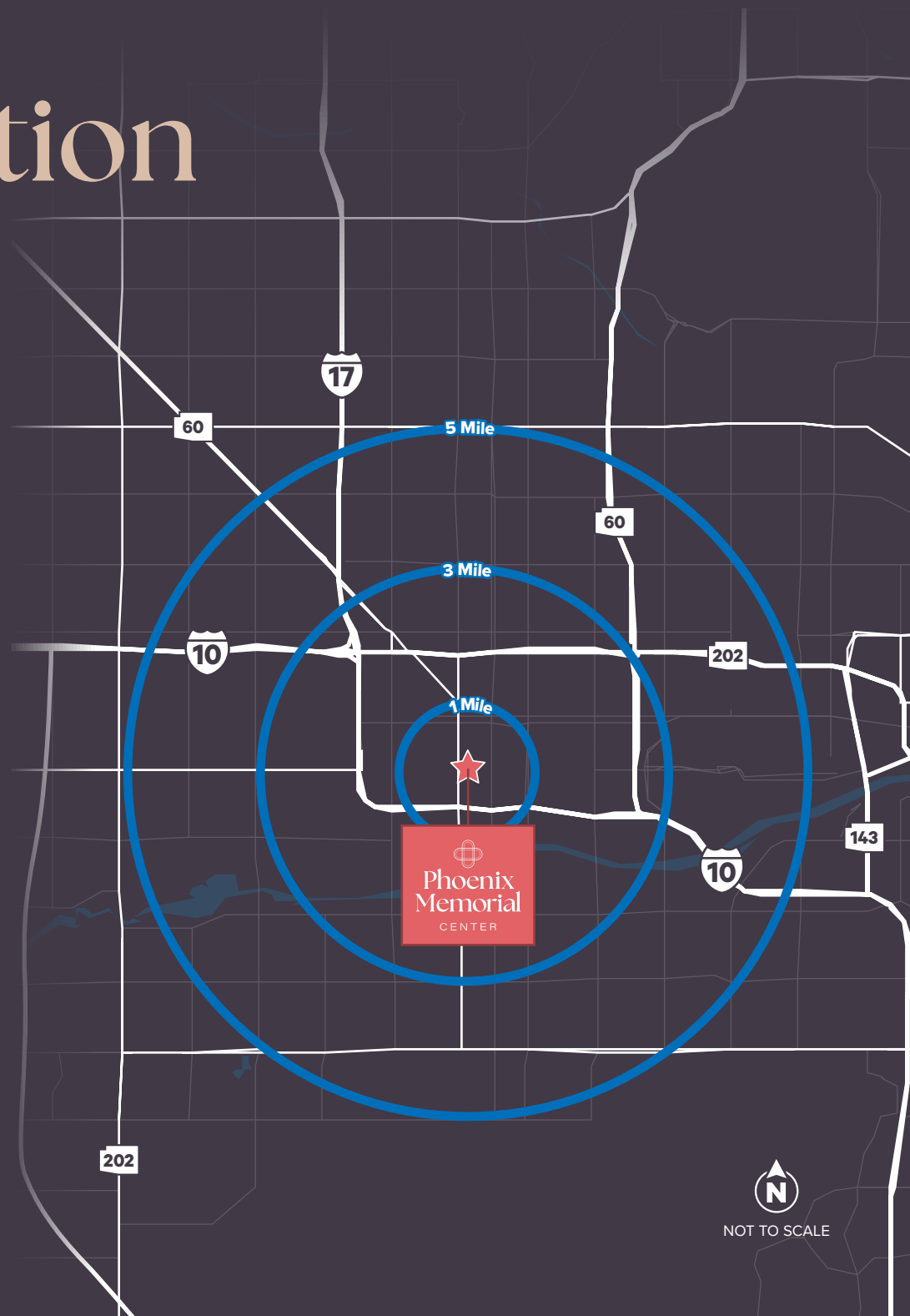


25,935

VEHICLES PER DAY ON
N 7TH AVE AT W PIMA ST

22,706

VEHICLES PER DAY ON
W BUCKEYE RD & 3RD AVE





For more information, please contact:

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