



OFFERING SUMMARY

Fully leased medical office with
stable long-term income

3110 Grant Avenue, Philadelphia, PA

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The Opportunity



Colliers is the Owner's exclusive agent, offering for sale the fee simple interest in the fully occupied, single-tenant medical office building at 3110 Grant Avenue in Philadelphia's Great Northeast (the "Property").

Its attractive stone façade, with windowed gables, was erected in 1920 and has created a warm, comfortable presence for patients and employees alike for over a century. Its subsequent expansion and interior renovations in 2000 increased capacity and introduced sophisticated medical upgrades.

In 2023, the current long-term tenant, Refocus Eye Health, leased the entire Property under a 10-year net lease that expires December 1, 2033. Refocus has over 65 years of serving Philadelphia, Camden, and Bucks County with expert eye care (<https://philadelphia.refocuseyedoctors.com>).

3110 Grant Avenue is situated in the densely populated Great Northeast between the busy Roosevelt Boulevard (US 1) and Frankford Avenue (US 13). Convenient access is additionally provided by Academy Road and I-95.

According to [Colliers' Healthcare Real Estate Capital Flows: Trends and Insights for 2026](#),

Healthcare real estate continues to attract significant capital. Steady demographic momentum, rapid outpatient expansion, and strong medical office fundamentals are reshaping where investors place capital and how owners position their portfolios.

According to PwC, healthcare real estate is set to remain a strong performer in 2026, buoyed by demographic forces, continued outpatient momentum, and its status as a reliable, defensive asset class.

KEY DRIVERS BEHIND TODAY'S LANDSCAPE

Several forces are shaping today's capital allocation patterns in healthcare real estate:

1. **Fundamentals:** The aging population in the U.S. underpins long-term demand for senior housing, post-acute care, and outpatient services. This is expected to help **push national healthcare spending toward \$2 trillion**, creating steady utilization and predictable real estate needs.
2. **Relative Stability:** Healthcare real estate has proven more resilient than many property types during rate volatility and construction slowdowns. Tight market conditions in MOBs — limited new supply plus steady demand for decentralized care — support rent growth and occupancy, which attracts long-term capital.
3. **Outpatient Shift:** Hospitals continue shifting high-margin, high-growth specialties into outpatient environments — driving record investment into MOBs, ASC networks, and revenue-generating ambulatory hubs.

CAPITAL ON THE MOVE: WHO'S BUYING AND WHO'S SELLING

On the buy side, private equity, institutional investors, and increasingly health systems and provider groups continue to show a strong appetite for healthcare real estate. Demand is supported by familiar tailwinds: the need for stable income streams, long-term demographic growth, and the continued migration of care to outpatient settings.

INVESTMENT HIGHLIGHTS

- 100% occupied on a net lease basis
- Lease expiration is 12/01/2033
- Located in the massively dense Greater Northeast of Philadelphia
- Powerful demographics support steady growth in patient demand
- 82,000 total population within two miles of the site
- Grant Avenue traffic averages 30,375 vehicles per day
- Healthcare real estate continues to attract significant capital.

Vital Data

Address	3108-3110 Grant Avenue Philadelphia, PA 19114	Parking	64 spaces (3.8:1,000)
Zoning	CMX-2		
# Buildings	1	Land Area	1.4 acres
# Floors	3	APN	88-3087700
Total GLA SF	16,711	Year Built/Renovated	1920 / 2000 / 2022
% Total GLA Leased	100%	Title	Fee Simple
# Units	1	Offered Price	\$4,180,000
# Tenants	1	Offered Price/SF GLA	\$250/SF
% Units Leased	100%	Offered Cap Rate	7.6%

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