

BLACKHAWK MEDICAL CENTER

HOSPITAL ADJACENT MEDICAL OUT-PATIENT CAMPUS

20401 N 29th Ave, Phoenix, AZ

&

2902 W Agua Fria Fwy, Phoenix, AZ



Schedule your tour today!



HIGHLIGHTS



HOSPITAL ADJACENT

Next to the HonorHealth Deer Valley Hospital



SPEC SUITES

Move-in ready spec suites in Sep '25



GENEROUS TI'S

Lower out-of-pocket costs for new practices



GROWING POP.

Growing population in the 11th largest MSA



STRONG TENANTS

Synergistic medical tenant mix



HIGH VISIBILITY

Seen by +83,000 VPD via Loop 101



AMPLE PARKING

5.33:1,000 ratio, Covered spots available



EASY BUILDOUT

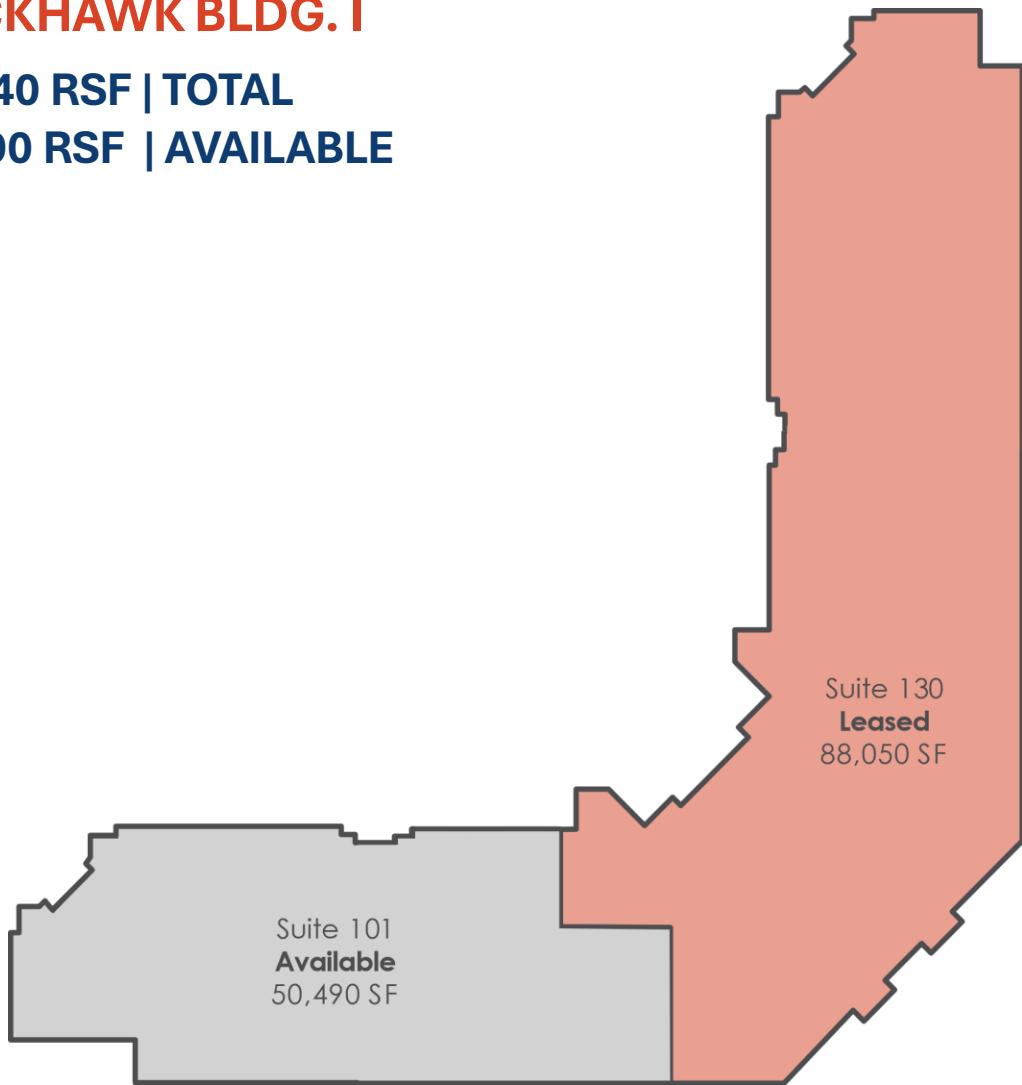
Let Big Sky's internal team manage the buildout

FLOOR PLAN

BLDG. I

BLACKHAWK BLDG. I

**138,540 RSF | TOTAL
50,490 RSF | AVAILABLE**



AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 101	50,490	25,000	Up to 50,490 RSF	Shell

FLOOR PLAN

BLDG. II

BLACKHAWK BLDG. II

84,410 RSF | TOTAL

18,045 RSF | AVAILABLE



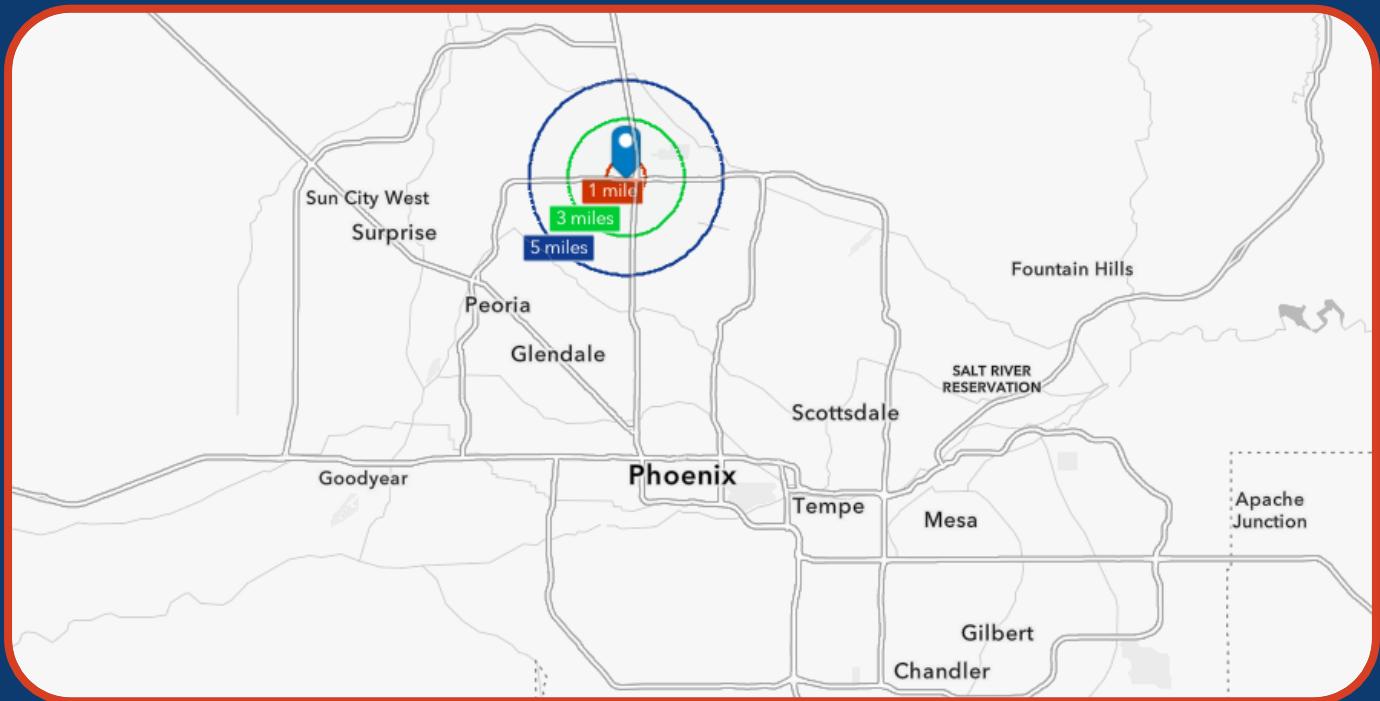
AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 1100	14,927	5,000	Up to 14,927 RSF	Shell
Ste. 1075	3,118	1,500	Up to 3,118 RSF	Shell

LOCATION



AERIAL



DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
2024 Total Population	16,211	106,225	277,453
2024 Population 65+	14.3%	14.6%	15.9%
2024 Average HH Income	\$112,202	\$117,292	\$130,426
2024 Total Healthcare Spending	\$47,498,013	\$289,969,358	\$814,403,045

Maricopa County, AZ

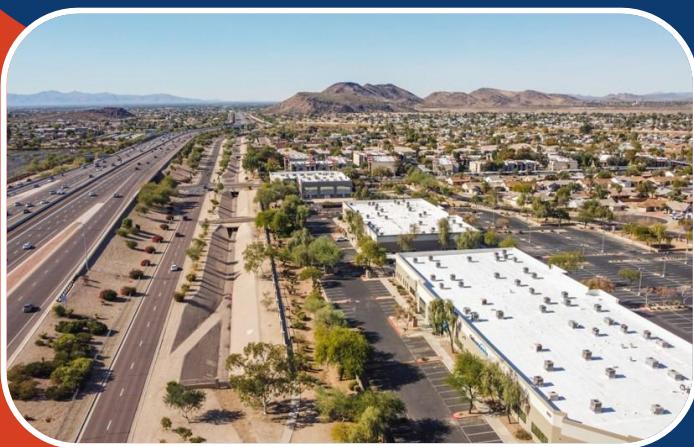
2023 Patient to Primary Care Physician Ratio	1,445 to 1
2023 Total Insured Population	4.10M (90.2%)
2023 Total Insured 65+ Population	744K (99.1%)
2023 Total Private Coverage Population	2.47M (54.4%)
2023 Total Medicare Population	773K (17.0%)



HonorHealth Deer Valley

- **Undergoing \$170M expansion project to add 34 new patient Beds**
- **204-bed, full-service hospital**
- **Level I trauma care**
- **Accredited Chest Pain Center**
- **Accredited Primary Stroke Center**
- **Certified Cardiac Arrest Center**

PHOTOS





CALL FOR PRICING:



NABIL ARABI

Associate

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M | 865.382.8883

nabil@bigskymed.com



HARRISON HOROWITZ

Managing Director

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O | 469.949.8300 x 106

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UNMET DEMAND

Number of providers required by service line to meet the market's demand

