

# Freestanding Medical Office Building **FOR SALE**

\$1,615,290 | \$115/SF



710 W Bell Rd  
Phoenix, AZ 85023

**CBRE**

## Property Overview







710 W Bell Road in Phoenix, Arizona is a ±14,046 rentable square foot single story, single tenant, Class B medical office building located on a ±3.825 acre lot.

Positioned on a major thoroughfare, the property benefits from high visibility and easy access, essential for healthcare facilities. It features proximity to essential services such as neighboring hospitals and other medical specialists; making it an attractive location. The existing interior improvements consist of clinical space, administrative office and a retail pharmacy.

## Property Summary

<b>Building Size</b>	±14,046 SF
<b>Year Built</b>	1985
<b>Zoning</b>	C-0/G-0, City of Phoenix
<b>Parcel #</b>	208-09-004T
<b>Lot Size</b>	±3.825 acres
<b>Parking Ratio</b>	8/1,000 SF
<b>Parking Type</b>	Surface and covered canopy
<b>Sale Price</b>	\$1,615,290
<b>Tenancy</b>	Single



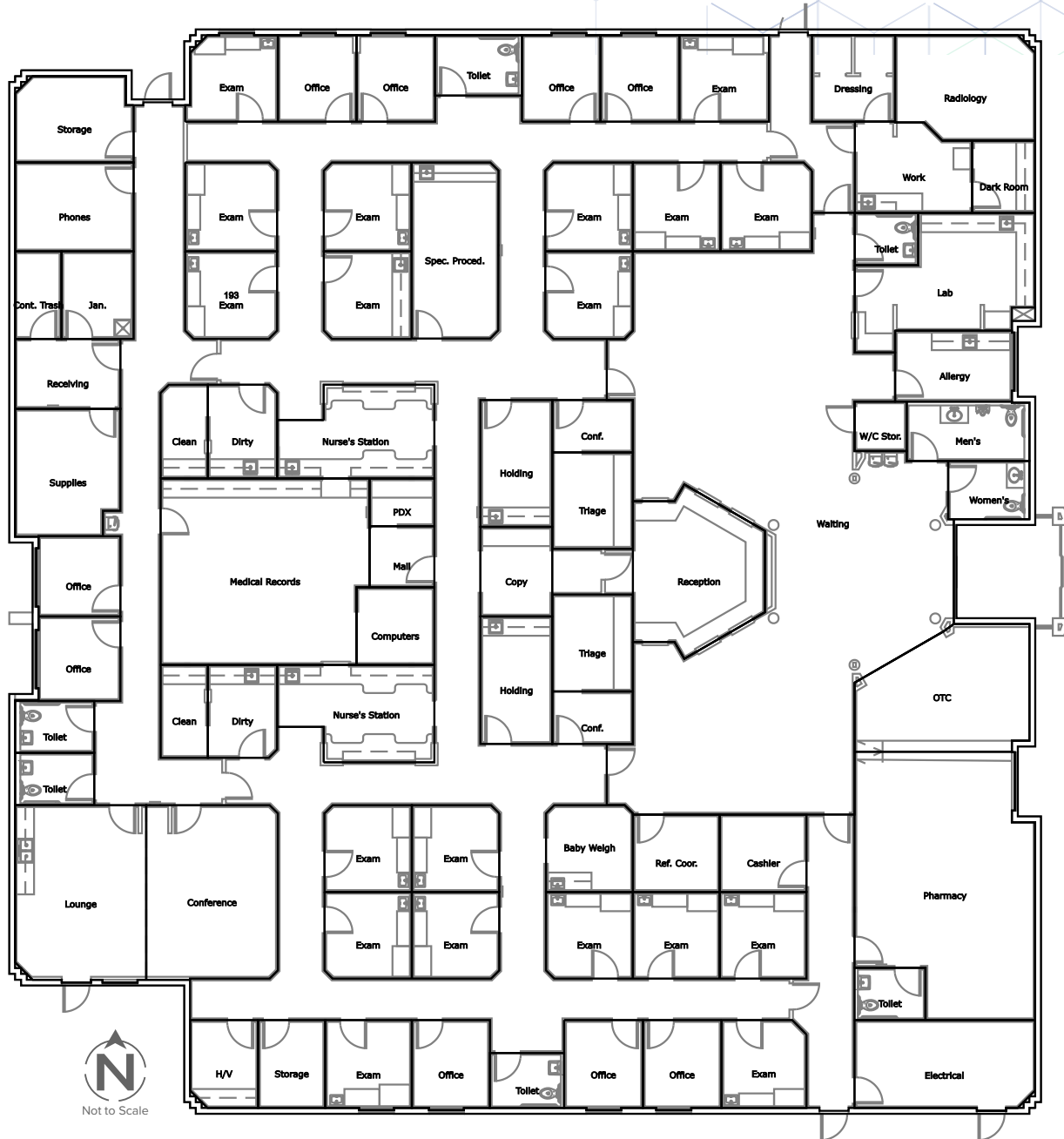
 <b>Deer Valley</b> Submarket	 <b>Zoning</b> C-O, Phx	 <b>Signage</b> on Bell Rd
 <b>±14,046 SF</b> Net Rentable Area	 <b>8/1,000 SF</b> Parking Ratio	 <b>1995</b> Year Built

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# Floor Plan

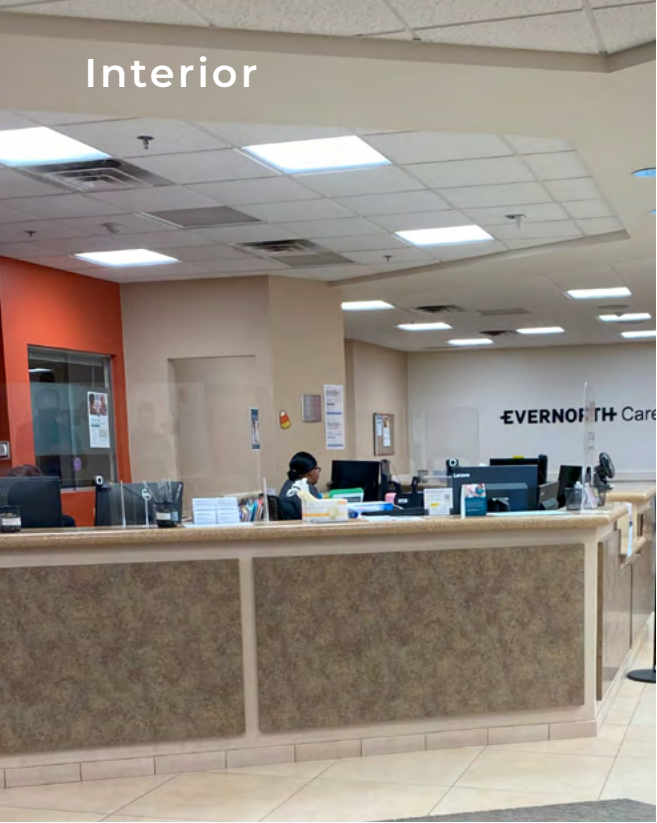


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Interior

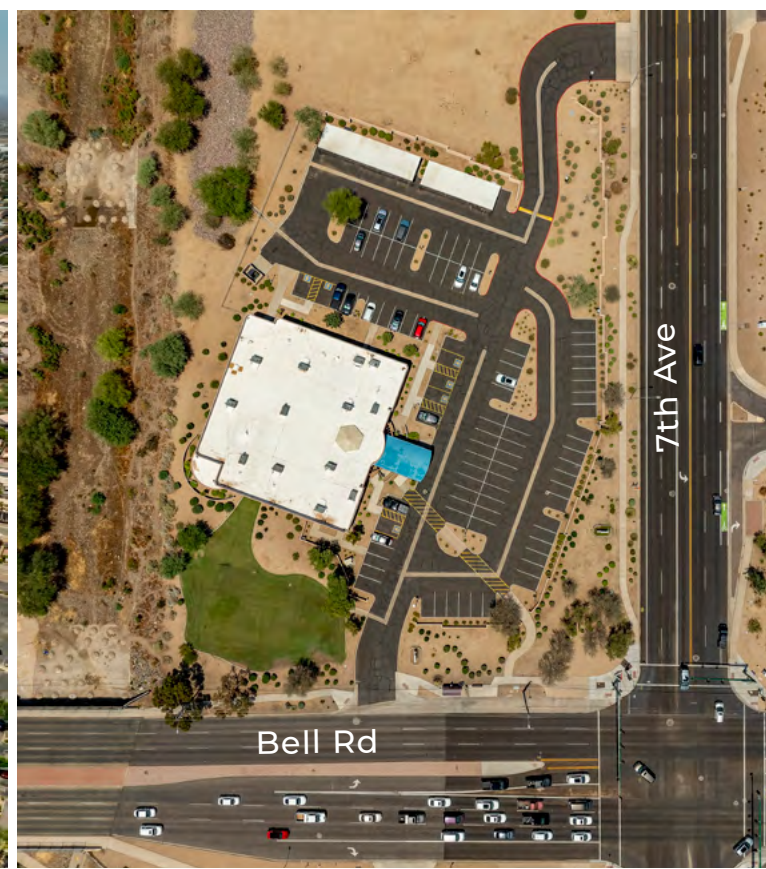


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# Exterior



Not to Scale

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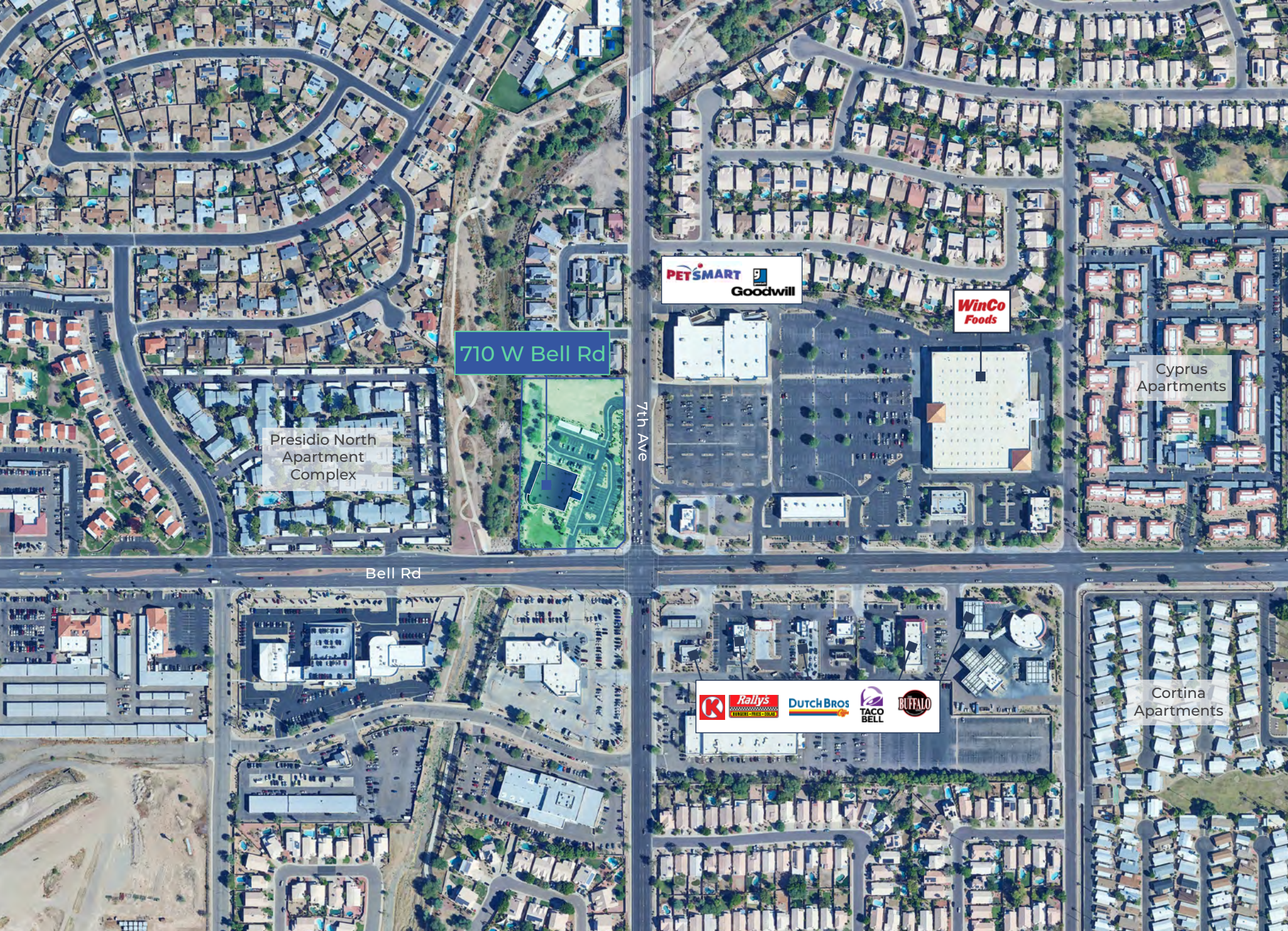
Bell Rd

7th Ave

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710 W Bell Rd

Presidio North  
Apartment  
Complex

Bell Rd

7th Ave

PETSMART  
Goodwill

WinCo  
Foods

Cyprus  
Apartments

Rally's  
Dutch Bros  
TACO BELL  
BUFFALO

Cortina  
Apartments

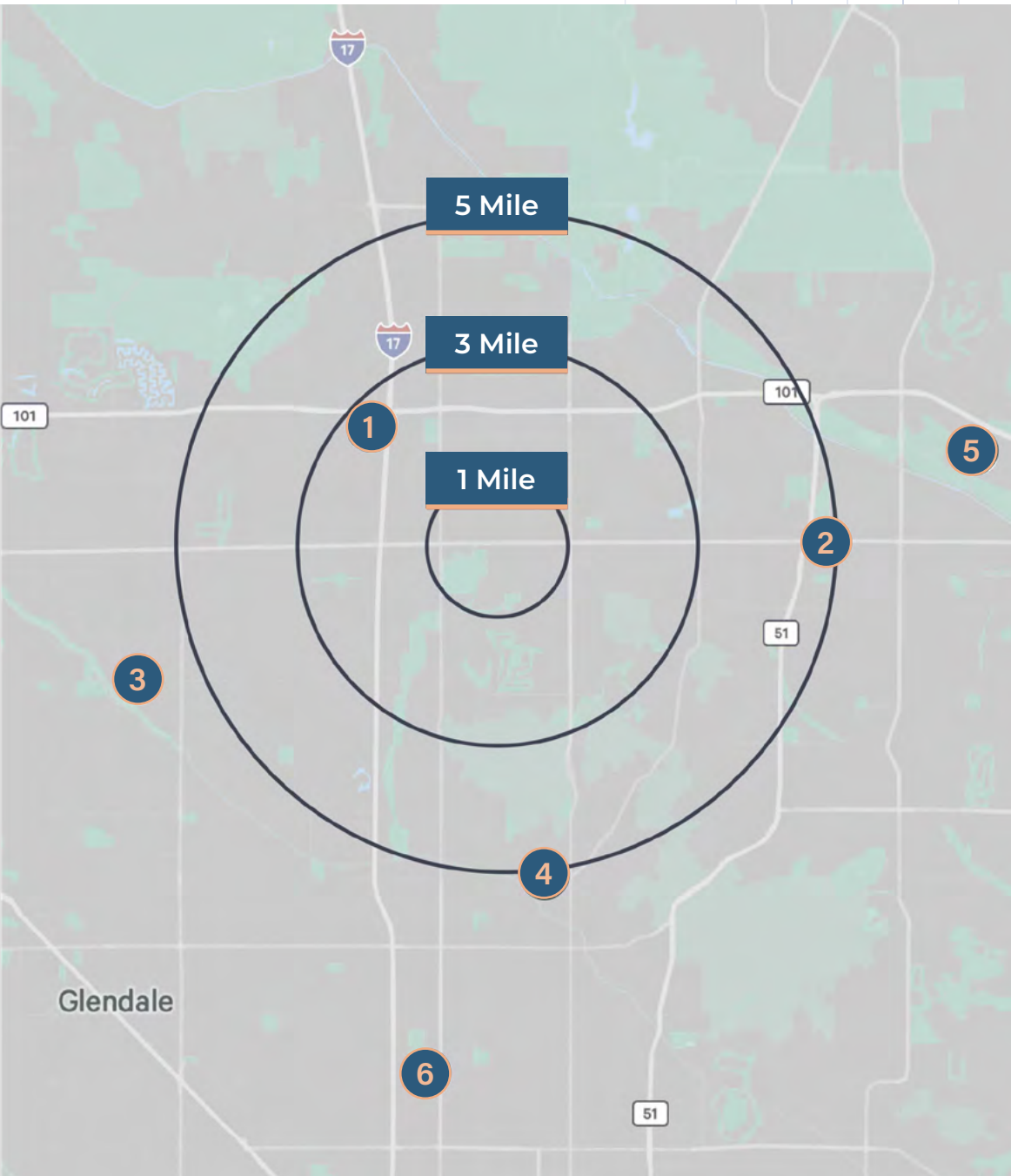
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# Area Demographics



	1 Mile	3 Mile	5 Mile
Households	8,261	58,643	133,144
Population	19,359	140,226	331,237
Household Income	\$88,829	\$96,625	\$92,019
Businesses	363	3,323	9,678
Median Age	37.8	38.1	37.4

## **H** Nearby Medical Facilities

- 1 HonorHealth Deer Valley Medical Center
- 2 Abrazo Scottsdale Medical Campus
- 3 Banner Thunderbird Medical
- 4 HonorHealth John C Lincoln Medical Center
- 5 Mayo Clinic Hospital
- 6 Abrazo Central Medical Campus

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## C O N T A C T   U S

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