

Medical Office Condo For Sale

20045 N 19th Ave, Bldg 9, Phoenix, AZ 85027

Page 1



MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

RYAN EDWARDS
480.760.5044
ryan@menlocre.com



Owner-User Opportunity

20045 N 19th Ave, Bldg 9, Phoenix, AZ 85027

Executive Summary

Page 2



OFFERING SUMMARY

Sale Price: \$1,120,000

Unit Size: ±2,839 SF

Year Built: 2008

Parcel #: 209-21-585B

Zoning: C-2, C-O

Current Use: Primary Care

Parking Ratio: Approx. 5/1,000 SF

PROPERTY OVERVIEW

This 2,839 sq. ft. medical office condo is available for sale! The built out space offers low operating costs, energy efficient features including solar panels, and a medical layout to accommodate multiple medical uses. Located on 19th Ave just south of the Loop 101, the site is ideal for a new or expanding medical practice.

PROPERTY HIGHLIGHTS

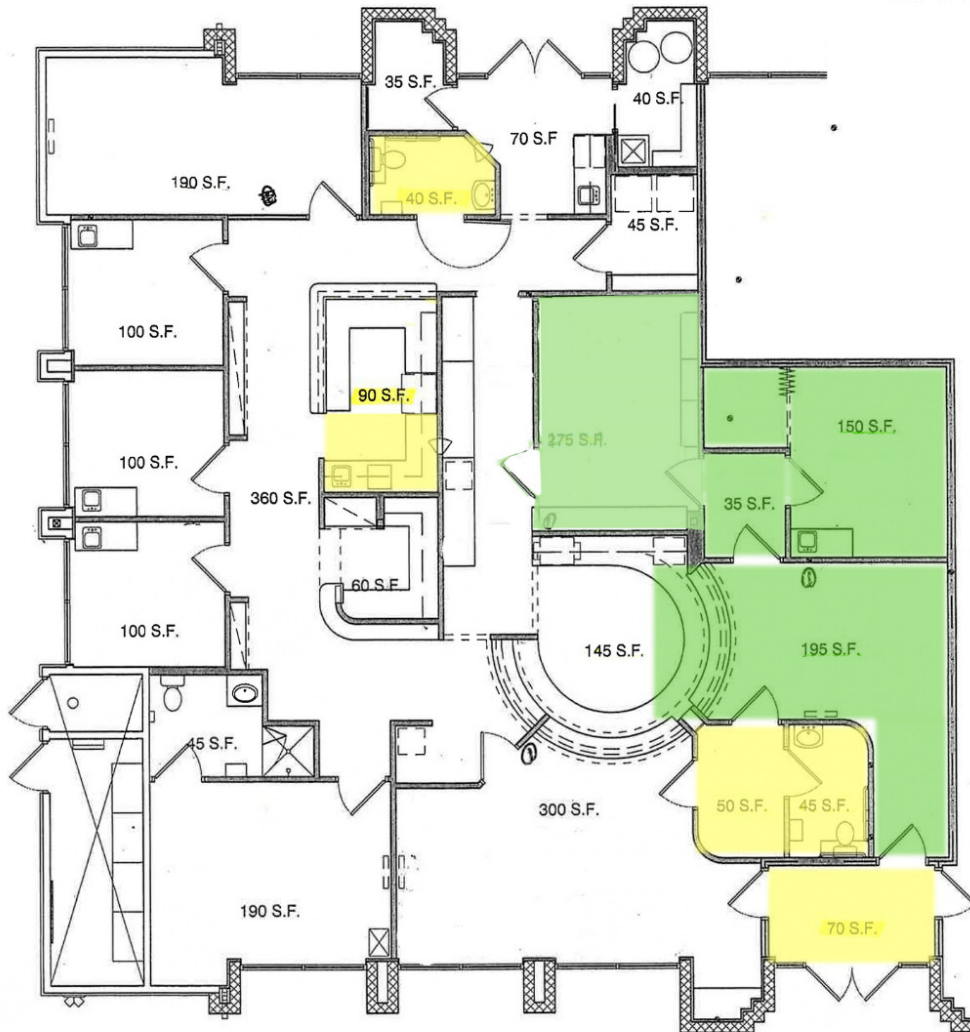
- 1.5 miles (5 Minutes) from HonorHealth Deer Valley Medical Center
- Fully built out medical office condo in a 13-building medical/office condo project
- Seller is original owner
- Association Dues: Approximately \$276.29 per month
- Exterior building maintenance is handled by the Condominium Association
- Building signage available
- 3 covered parking spots convey with the purchase
- Panel on 19th Ave monument sign is available

Partial Seller Leaseback Option

20045 N 19th Ave, Bldg 9, Phoenix, AZ 85027

Shared Floor Plan

Page 3



■ Seller leaseback - 700 SF
■ Common area - 245 SF

Size: 945 SF total

Lease Rate: \$2,500/month

Term: 3 years

Commencement: Upon close of escrow

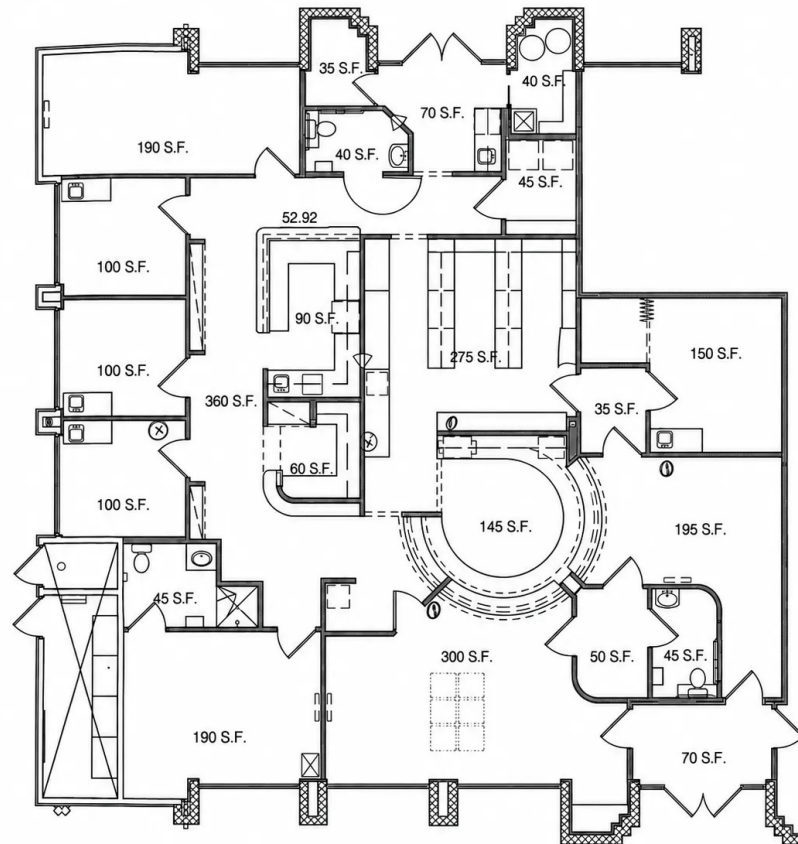
Use: Primary care

Medical Office Condo For Sale

20045 N 19th Ave, Bldg 9, Phoenix, AZ 85027

Floor Plan

Page 4



Medical Office Condo For Sale

20045 N 19th Ave, Bldg 9, Phoenix, AZ 85027

Aerial Map

Page 5



MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

RYAN EDWARDS
480.760.5044
ryan@menlocre.com

 **Menlo Group**
COMMERCIAL REAL ESTATE

Environmentally Conscious Design

20045 N 19th Ave, Bldg 9, Phoenix, AZ 85027

Energy Efficiency & Sustainable Features

Page 6



PROPERTY HIGHLIGHTS

- **Rooftop Solar Panels:** On-site solar power provides a renewable energy source designed to offset electricity purchased from the utility and help reduce ongoing operating costs. The system's original cost was more than \$70,000 and is included in the property sale. Solar complements the property's emphasis on environmentally conscious design and energy savings.
- **Low Electricity Costs:** Owner-reported electricity expense totaled just \$1,973 for all of 2025, averaging approximately \$164 per month, or \$0.69 per square foot annually, for the 2,839 SF medical office.
- **Renewable Cork Flooring:** Natural cork flooring incorporates a renewable material while providing durability and cushioning underfoot. Its warm appearance offers an inviting alternative to conventional clinical flooring.
- **Low-VOC Interior Materials:** Interior materials were selected with an emphasis on limiting chemical emissions, including low/no-VOC paints, formaldehyde-free insulation, and cabinetry manufactured without added urea-formaldehyde. These selections reflect attention to indoor environmental quality throughout the buildout.
- **Energy-Efficient LED Lighting:** LED lighting provides practical illumination for medical office use while consuming less electricity than conventional incandescent lighting. Mercury-free LED fixtures also complement the property's material-selection goals.
- **Water-Conserving Fixtures:** Dual-flush toilets and touchless faucets help manage water consumption throughout the office. Hands-free faucet operation adds convenience while limiting unnecessary water flow.
- **Air Filtration:** The office incorporates air filtration and carbon filters within its heating and cooling system. This system extends the property's environmental design considerations to its everyday building operations.

Medical Office Condo For Sale

20045 N 19th Ave, Bldg 9, Phoenix, AZ 85027

Interior Photos

Page 7



Medical Office Condo For Sale

20045 N 19th Ave, Bldg 9, Phoenix, AZ 85027

Interior Photos

Page 8



Medical Office Condo For Sale

20045 N 19th Ave, Bldg 9, Phoenix, AZ 85027

Interior Photos

Page 9



Locational Attributes

20045 N 19th Ave, Bldg 9, Phoenix, AZ 85027

Map & Demographics Report

Page
10

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	15,183	112,477	273,453
Average Age	35.8	37.3	38.6
Average Age (Male)	35.9	36.2	37.6
Average Age (Female)	36.4	38.1	39.5
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	6,008	47,520	111,072
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$108,817	\$90,489	\$103,289
Average House Value	\$390,952	\$332,152	\$391,315

