

FOR SALE OR LEASE | MEDICAL | ±2,413 SF



The Med 2942 N 7th Ave | Phoenix, AZ 85013

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CBRE

Exceptional opportunity for healthcare providers seeking ownership or to lease space in highly accessible and established central Phoenix medical corridor. Surrounded by strong existing medical users, including primary care, dental and specialty practices, creates a built-in synergy for referrals and patient flow. Positioned minutes from major hospital campuses, including HonorHealth John C. Lincoln Medical Center, St. Joseph's Hospital and Medical Center, and Valleywise Health Medical Center, this building provides outstanding convenience for physicians, outpatient clinics and ancillary healthcare services.

The building features an established tenant occupying half the space, with the remaining suite offering an ideal opportunity for owner-user or investor seeking value-add potential. Functional layouts, efficient floorplans with abundant natural light supports a wide range of medical, wellness or administrative healthcare uses.

Property Summary

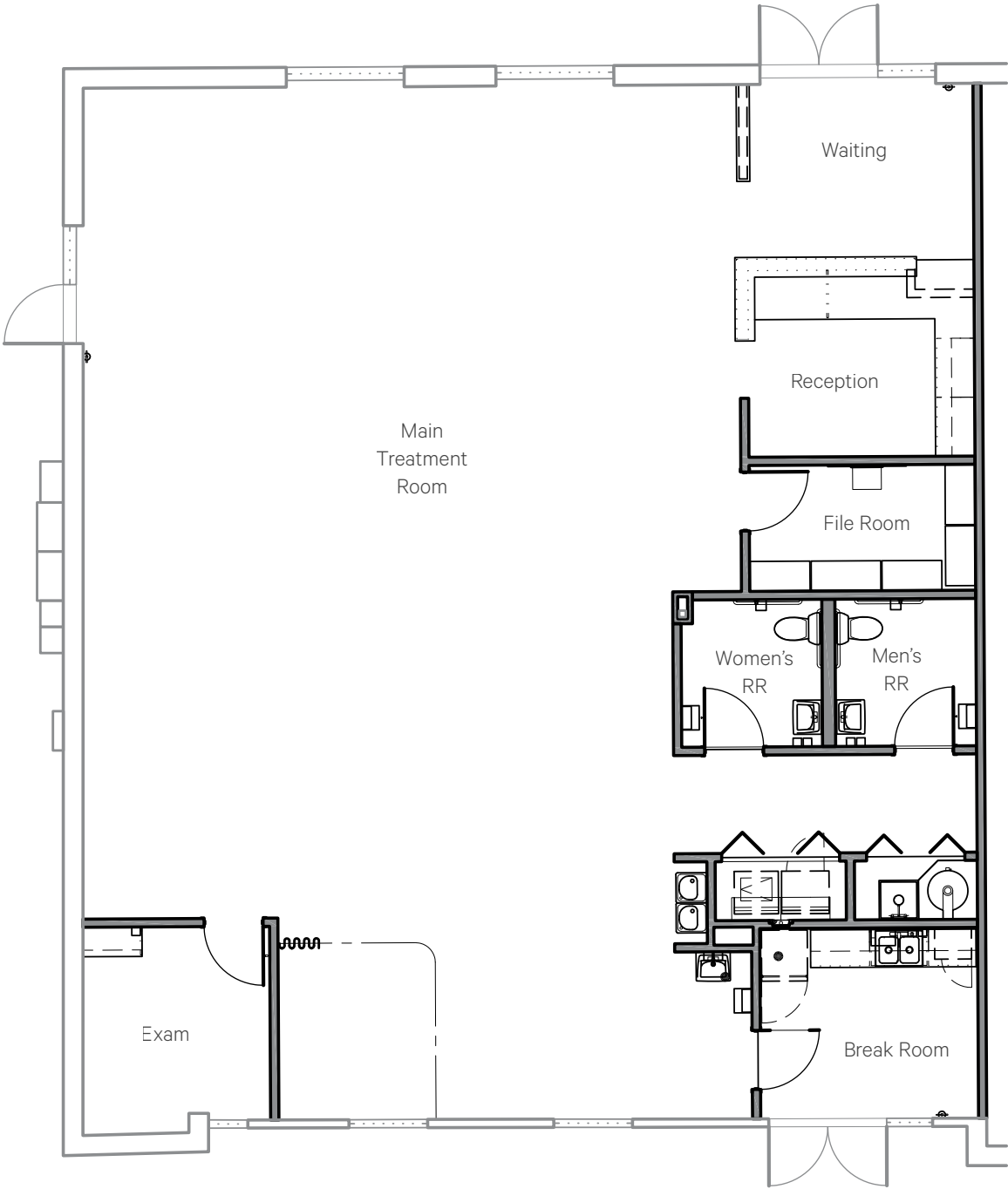
Type	Medical Office
Project SF	±5,013 SF
Available SF	±2,413 RSF
Leased Space	±2,600 SF reach out for further information
Lease Rate	\$20.00/SF NNN
Sale Price	\$1,579,095 (\$315/SF)
Year Built	2009
Site Area	±0.37 Ac
Zoning	C-N, City of Phoenix
Stories	1-story
Parking Ratio	4.87/1,000 SF
Signage	Suite Entry, Building

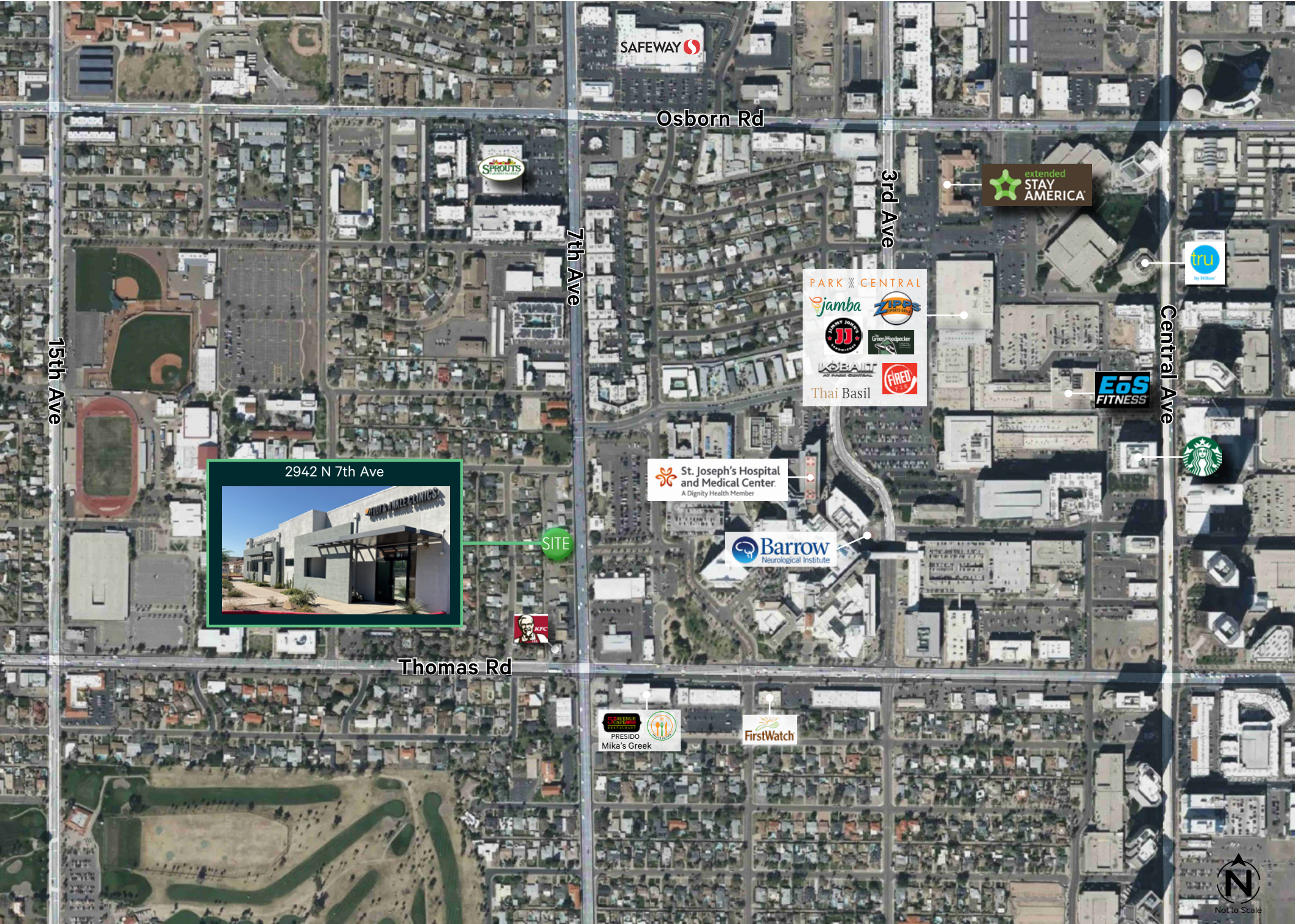


Location Highlights

- + Centrally located in Midtown Phoenix, with quick access to several major hospital systems:
 - St. Joseph's, Valleywise and HonorHealth John C. Lincoln
- + Strong connectivity to major arterials including:
 - 7th Avenue, Camelback and Indian School Roads, Interstate 10 and State Route 51 freeways, offering convenient reach from Phoenix, Glendale and the broader Central Valley
- + Surrounded by established residential neighborhoods, dense population and a diverse patient base, supporting a broad range of medical uses
- + Close proximity to pharmacies, imaging centers, laboratories, restaurants and retail amenities, enhancing convenience for both providers and patients

±2,416 SF





Location / Demographics

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2025	2 mile radius	5 mile radius	10 mile radius
POPULATION	75,929	439,241	1,373,475
AVG HOUSEHOLD INCOME	\$104,017	\$103,237	\$108,152
DAYTIME POPULATION	122,045	615,073	1,589,530

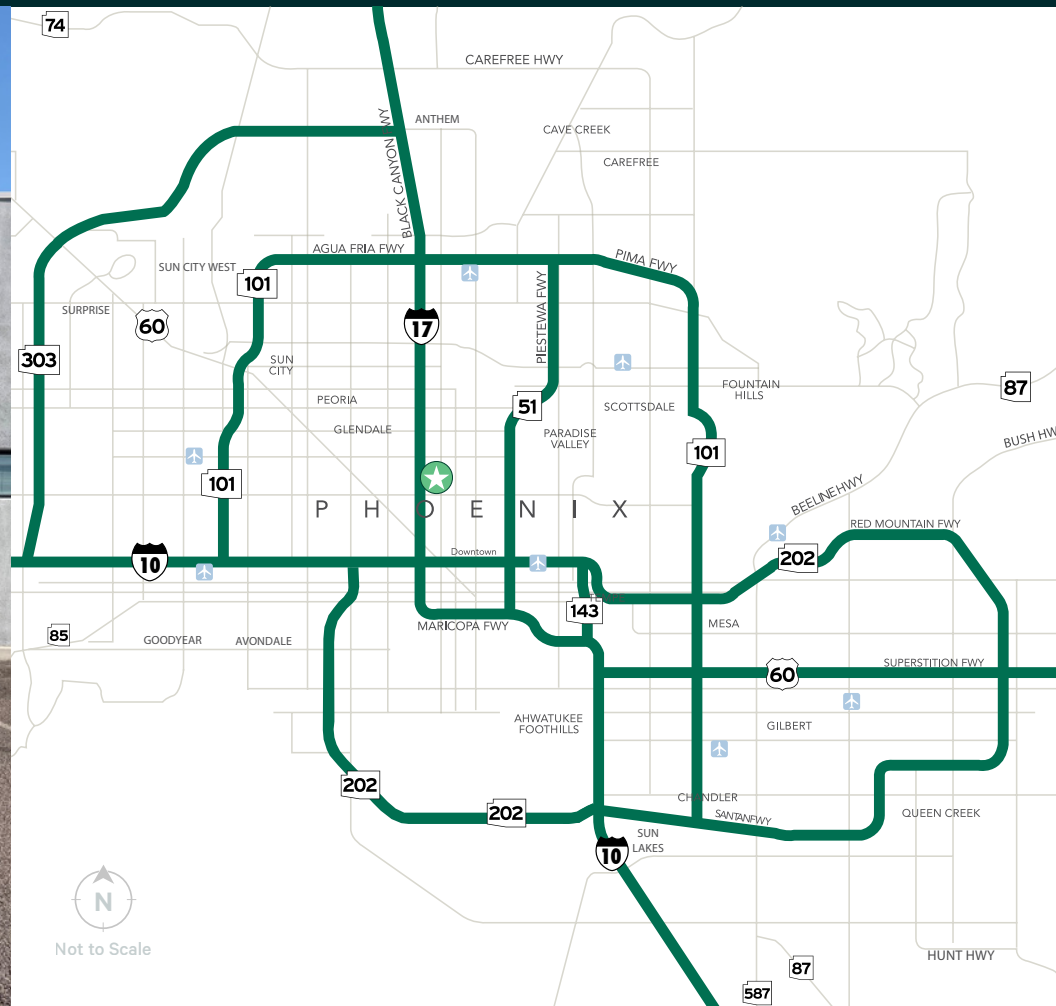
Source: ESRI

TRAFFIC COUNTS

7th Ave $\pm 38,059$ VPD

Thomas Rd $\pm 55,091$ VPD

Source: ADOT 2024



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