

4,200 SF MEDICAL / PROFESSIONAL OFFICE AVAILABLE FOR SALE OR FOR LEASE

10240 WEST INDIAN SCHOOL | PHOENIX, AZ 85037

BUILDING 2, UNIT 130

4,200 SF

KEY HIGHLIGHTS

- This property features 9 Patient Exam rooms, 5 total bathrooms and one with shower facilities.
- There are 3 Medical assistant workstations as well as 3 private offices.
- Parking has 4 covered spots and abundant open parking spaces.
- Monument signage opportunities are available.
- The property features a security system and Dr. own private entrance.
- The area is a prime location for Family Practice, Internal Medicine, OBGYN, and Pediatrics.
- In the same plaza there is an imaging center and other medical practices.
- Excellent medical property; Every procedure room has a sink - Ideal for internal medicine, Pediatrics, or OBGYN
- Located less than 2.5 Miles from Estrella Hospital and less than 4 Miles from St Joseph Westgate Medical Center
- Located 1 Mile from Route 101 and less than 3.5 Miles from Interstate-10

LEASE RATE

- Asking 28 psf + NNN ideal medical space
- Minimum term: 3 yrs, maximum: 5 yrs
- School Rd. For Lease only 4,200 sq ft.

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population			
2021 Estimate	12,516	51,476	319,456
2026 Projection	13,369	55,122	342,582
2021-2026 Growth	6.82%	7.08%	7.24%
	1-Mile	3-Mile	5-Mile
Households			
2021 Estimate	4,096	16,285	96,469
2026 Projection	4,373	17,463	103,541
2021-2026 Growth	6.76%	7.23%	7.33%
	1-Mile	3-Mile	5-Mile
Household (HH) Incomes			
2021 Average HH Income	\$73,364	\$78,794	\$77,265
2021 Median Home Value	\$204,186	\$229,400	\$230,382

FOR MORE INFORMATION, PLEASE CONTACT

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All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.

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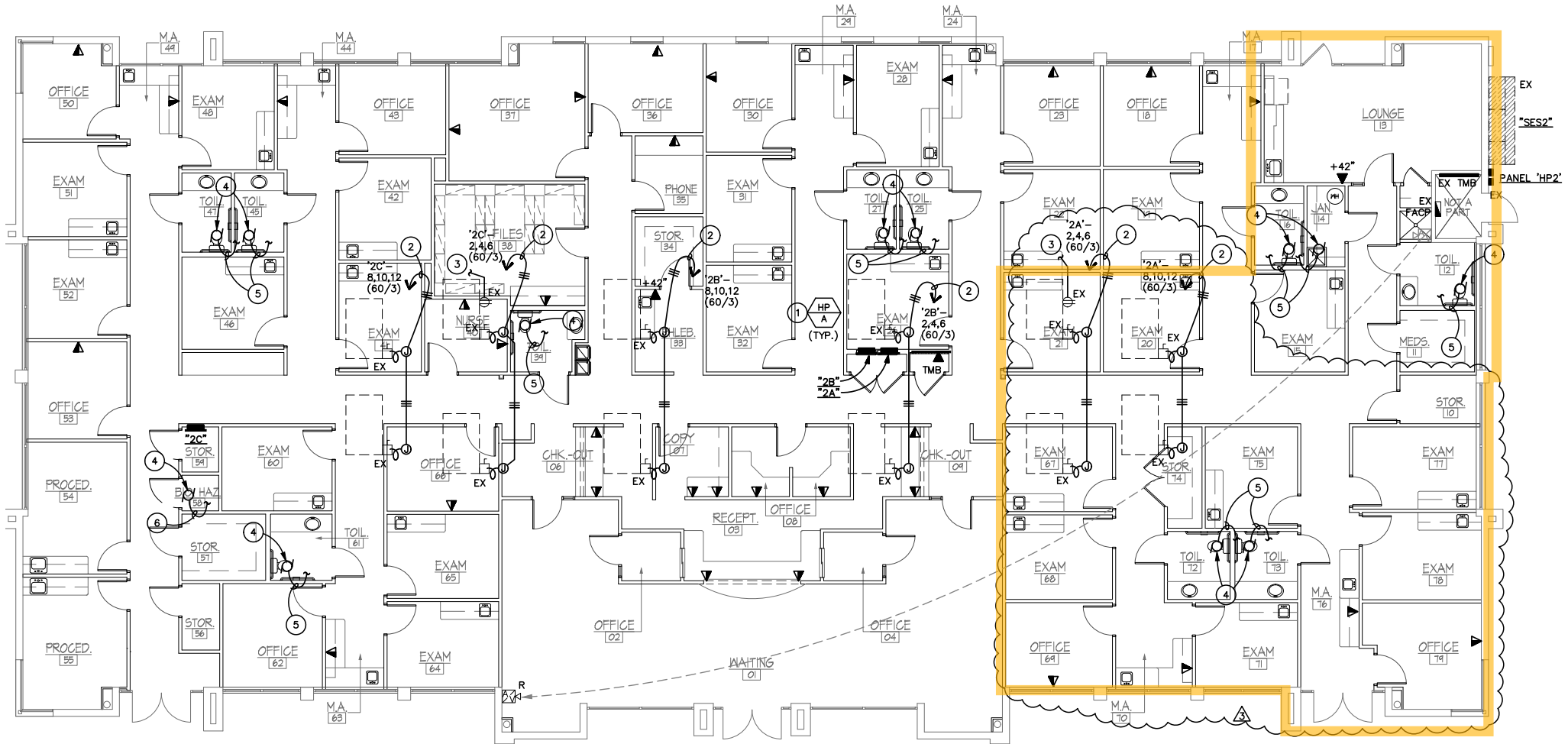
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BUILDING PLAN



SUBJECT

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