

Banner Desert Medical Center

BUENAVER
INVESTMENT
CORPORATION



**Rendering intended for marketing purposes only. Not to be relied upon as an exact representation of property.*

Hudson Place

PROFESSIONAL CONDOMINIUMS

2405-2501 E Southern Avenue
Tempe, Arizona 85282

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M T HEALTHCARE PARTNERS

MOB
MEDICAL OFFICE BROKERS

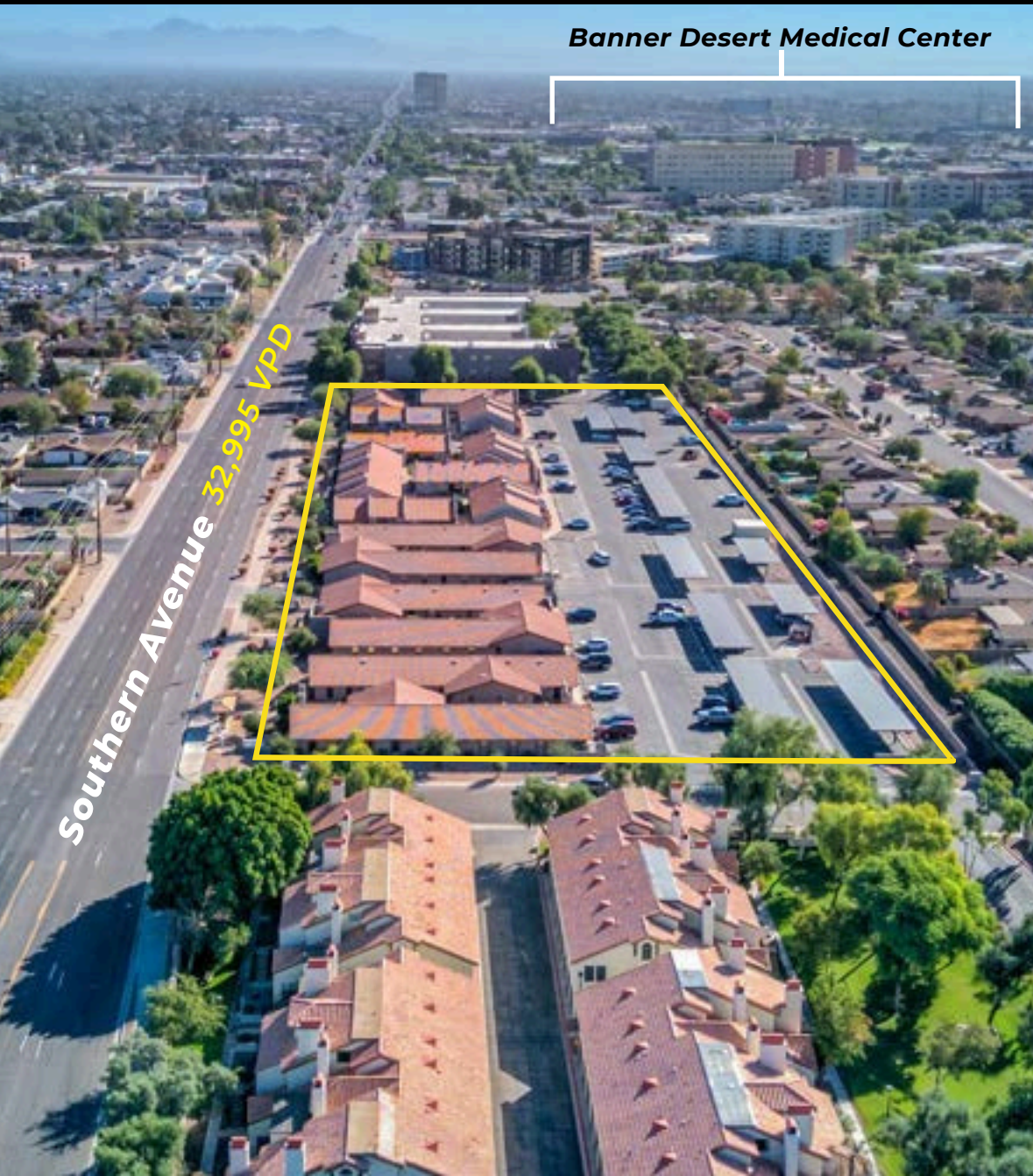
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Exclusively Listed By:

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2405-2501 East Southern Avenue - Tempe, Arizona 85282



EXECUTIVE SUMMARY

For over 40 years, **Hudson Place** has stood at the gateway of the Mesa/Tempe border on Southern Avenue just East of the Loop 101 Pima Freeway, welcoming nearly 33,000 cars each day. With Banner Desert Medical Center and Tempe St. Luke's only minutes away, this property boasts superior proximity to world-class medical care. This landmark project has been home to many successful general and medical office tenants for almost 50 years, and now for the first time, these iconic buildings are being offered for sale as professional condominiums. Now you can own a piece of history at the intersection of the US 60 and the Loop 101.

NEW OPPORTUNITY TO OWN A PIECE OF AN ICONIC ASSET IN TEMPE, ARIZONA

- 15 commercial buildings in a prime Tempe Location, now converted to medical/office condominiums and being sold individually as owner/user or investment opportunities.
- Centrally located with excellent proximity to several top valley hospitals

Banner Desert Medical Center - *Less than half a mile*

Tempe St. Luke's - *Only 10 minutes away*

Banner Ocotillo Medical Center - *Only 11 minutes away*

Dignity Chandler Regional Medical Center - *Less than 15 minutes away*

HonorHealth Scottsdale Osborn Medical Center - *Less than 15 minutes away*

Banner Gateway Medical Center - *Less than 15 minutes away*

- Strong neighborhood demographics
- \$927.79 Million in annual healthcare expenditures within a 5-mile radius

**90% LTV Financing Available
through:**



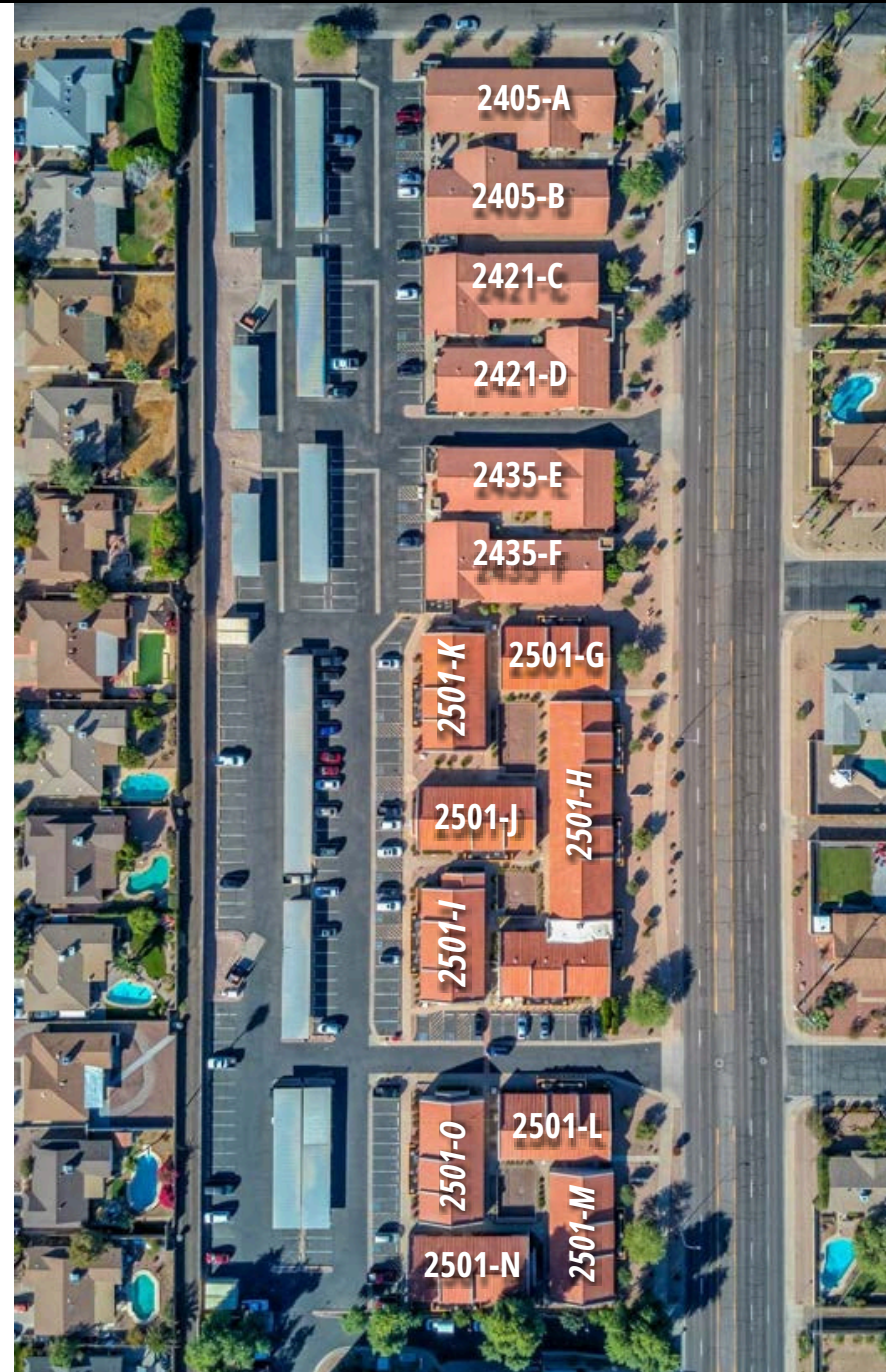
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HEALTHCARE PARTNERS

UNIT	SF
2405-A	4,472
2405-B	4,327
2421-C	4,227
2421-D	4,231
2435-E	4,367
2435-F	4,374
2501-G	2,681
2501-H	7,963
2501-I	2,673
2501-J	2,652
2501-K	2,652
2501-L	2,492
2501-M	2,854
2501-N	2,690
2501-O	2,712
TOTALS	55,367



DEMOGRAPHICS

1,3,5 Mile Radius of 2405-2501 East Southern Avenue - Tempe, Arizona 85282



HEALTHCARE PARTNERS



2022 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	21,728	249,366	591,478
Residential Population:	15,901	181,535	394,425
2028 Proj. Residential Population:	16,538	188,742	415,294
Average Household Income:	\$103,266	\$94,237	\$98,984
Annual Consumer Health Care Expenditures:	\$40.45 M	\$417.77 M	\$927.79 M
Median Age: Average	43.1	33.1	33.3
Household Size: Housing	2.2	2.3	2.4
Units: Total Households:	12,185	76,306	156,817
Total Businesses:	7,226	82,029	176,447
	723	8,729	21,128

✓ **5 Mile**
Daytime
Population
591,478

✓ **5 Mile**
Household
Income
\$98,984

✓ **5 Mile**
Median
Age
33.3

Hudson Place

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AREA OVERVIEW MAP



DOWNTOWN PHOENIX
±16 Miles from Hudson Place

Sky Harbor International Airport
±8 Miles from Hudson Place

FORMER FIESTA MALL
Planned Multifamily & Commercial Development

- Proposed 4,000 New Apartments & Homes
- Up to 1.85 Million Square Feet of Retail and Commercial Space

MESA COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
Located .6 miles east of Hudson Place on 136 acres at the SEC of Southern Ave & Dobson Rd. The 2nd largest community college in Arizona with 17,000 students.

Tempe St. Luke's Hospital
A STEWARD FAMILY HOSPITAL

Friendship Village
TEMPE
Retirement Community located on 40-acres, of which the northernmost 10 acres fronting Southern Avenue are under construction with several 5 story buildings.

Banner Health.
Banner desert medical center

- 7th largest hospital in Arizona
- Treats close to 45,000 patients annually
- 2,916 full-time employees
- Surrounding medical office buildings on the Desert Campus have approximately 200 employees for a total of 3,100 employees
- 669-bed private rooms, with 1,200 physicians representing 65 specialties.

DISCOVERY BUSINESS CAMPUS
67 Acre Campus
±4,000 Employees

ASU Research Park
Arizona State University





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DISCLAIMER

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