

# 9,258 SF MEDICAL OFFICE CONDO – 43RD AVE & THOMAS RD

4338 W THOMAS RD | PHOENIX, AZ 85031



## FOR SALE

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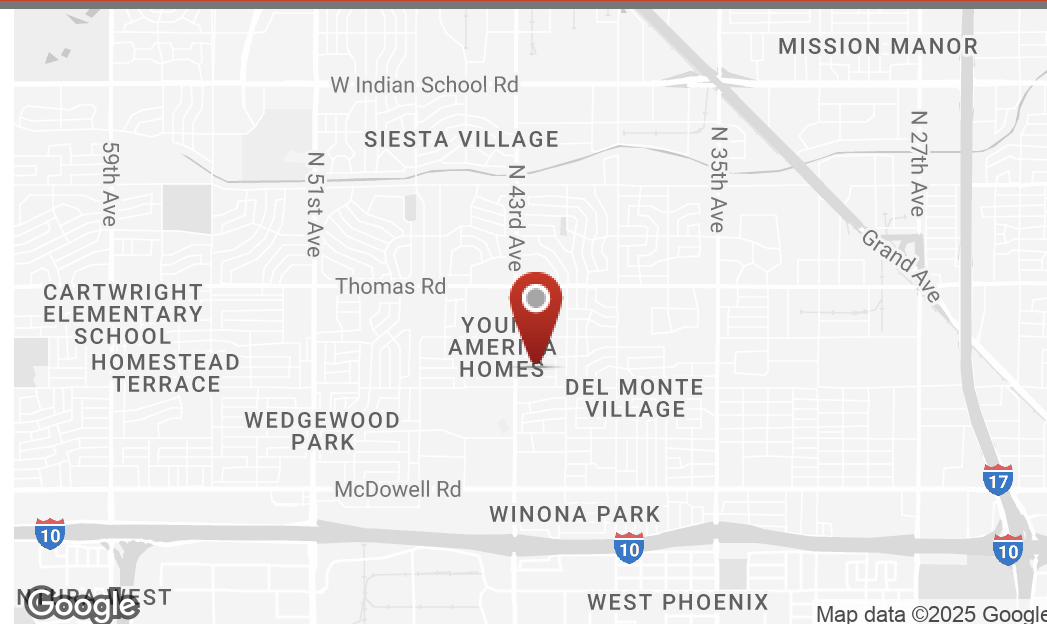




# MEDICAL OFFICE CONDO FOR SALE - 43RD AVE & THOMAS RD

4338 W THOMAS RD, PHOENIX, AZ 85031

## FOR SALE



### OFFERING SUMMARY

Sale Price:	\$1,750,000
Price/SF:	\$189.03
Size:	9,258 SF
Build Out:	Medical/Retail/Shell

### PROPERTY OVERVIEW

This offering is a medical office condo located at the northwest corner of 43rd Ave & Thomas Rd. The property is partially built out, with approximately 46% of the space designed for medical office use, 13% allocated to retail (pharmacy space), and the remaining 40% in shell condition, offering flexibility for customization. The condo is part of a four-unit medical condo association, which was recently established following the conversion of a larger 28,557-square-foot single-tenant retail building. Please note that this sale may be subject to court approval.

### PROPERTY HIGHLIGHTS

- Location: Medical office condo at the northwest corner of 43rd Ave & Thomas Rd
- Space Layout: 46% built out for medical office, 13% retail (pharmacy), 40% in shell condition
- Property Type: Part of a four-unit medical condo association, converted from a 28,557 sq. ft. single-tenant retail building. Sale may be subject to court approval.

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# VERSATILE MEDICAL OFFICE CONDO FOR SALE - 43RD AVE & THOMAS RD

4338 W THOMAS RD, PHOENIX, AZ 85031

## FOR SALE



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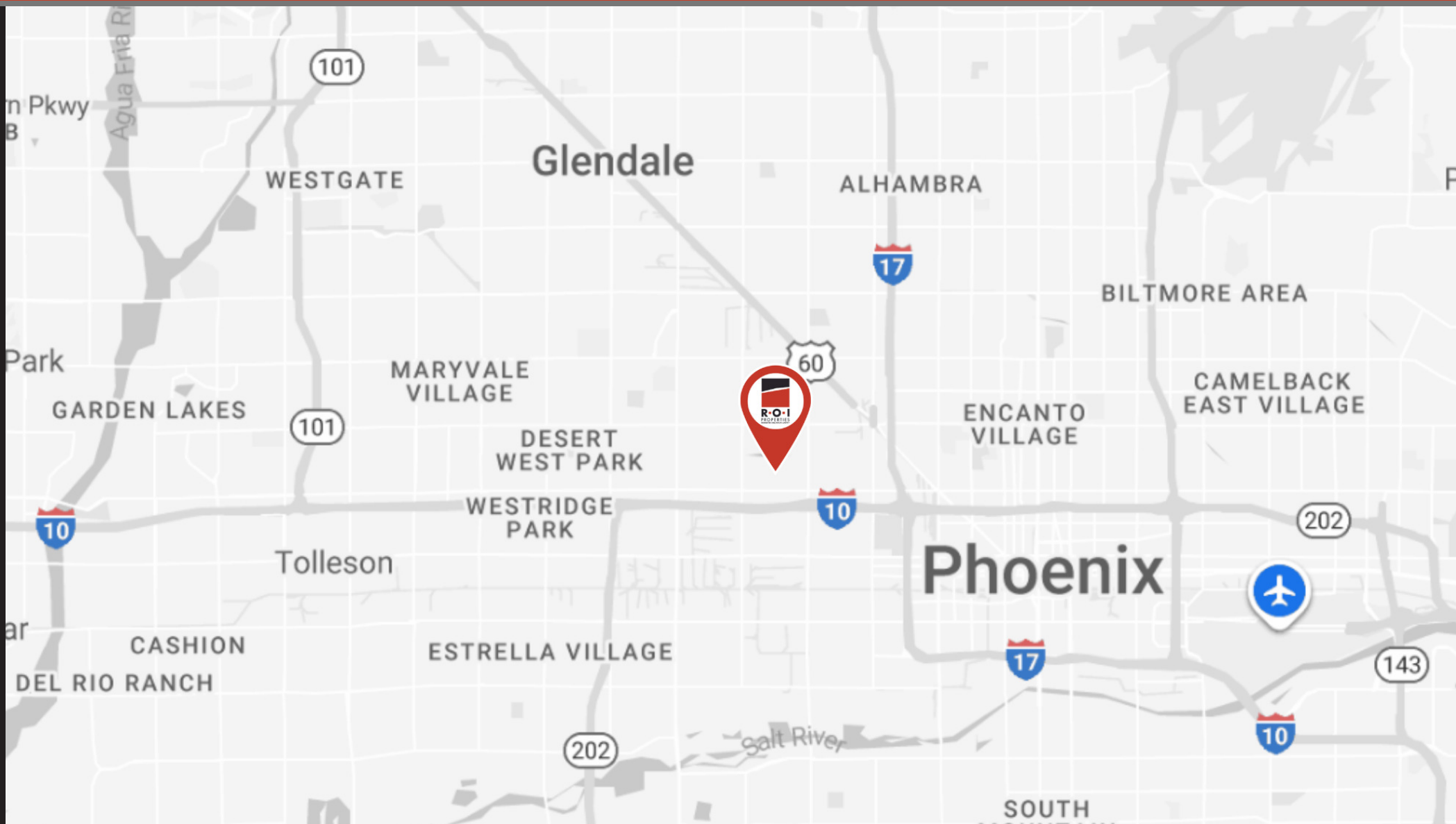
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# MEDICAL OFFICE CONDO FOR SALE - MINUTES FROM I-10 (WEST VALLEY)

4338 W THOMAS RD, PHOENIX, AZ 85031

## FOR SALE



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# DEMOGRAPHIC SUMMARY

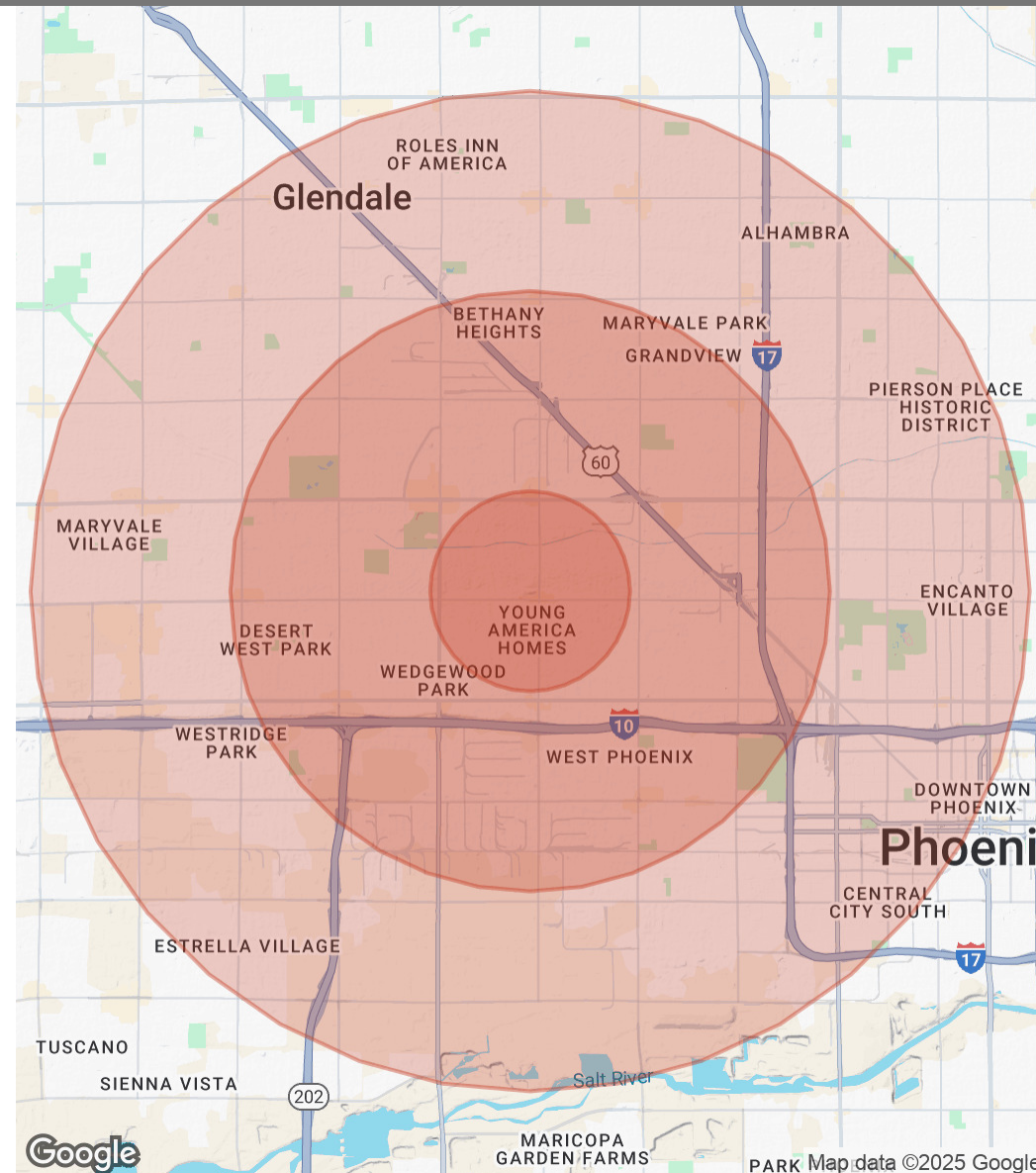
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## FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,114	188,962	479,555
Average Age	34	32	34
Average Age (Male)	33	32	33
Average Age (Female)	34	33	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,557	52,511	152,392
# of Persons per HH	3.5	3.6	3.1
Average HH Income	\$67,585	\$66,755	\$73,500
Average House Value	\$282,885	\$290,963	\$325,467



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