

401 MEDICAL GATEWAY

9520 West Palm Lane, Phoenix



LOCATION

Centrally located between three hospital systems

- Abrazo West Campus, 188 beds – 5.7 Miles
- Banner Estrella Medical Center, 317 beds – 1 Mile
- Dignity St. Joseph's Westgate Medical Center, 23 beds – 6.4 Miles

HIGHLIGHTS

- Unparalleled freeway visibility with $\pm 110,000$ VPD on the Loop – 101
- Freeway pylon signage and building signage available
- Immediate access to I – 10 and Loop 101 freeways
- Professionally managed and maintained

MEDICAL OR OFFICE

BUILDING SIZE: $\pm 50,040$ RSF

AVAILABILITY: $\pm 2,500$ SF to $\pm 6,436$ SF

READY TO OCCUPY: Turnkey clinical space available

PARKING RATIO: Ample parking; covered and surface available

TENANTS



DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population (2020)	9,401	103,937	209,937
Pop Growth (2020-2025)	1.11%	1.52%	1.35%
Average Age	28.7	29.3	28.5
Median Household Inc	\$58,062	\$55,632	\$56,374
Avg Household Size	3.90	3.80	3.97
Retail	95	452	741
Restaurants	40	158	254

SUITE 270: $\pm 2,613$ RSF



TAKE THE VIRTUAL TOUR

SUITE 220: $\pm 6,463$ RSF



TAKE THE VIRTUAL TOUR





