

FOR SALE



12808 N BLACK CANYON HWY

Phoenix, AZ 85029

**CBRE**



# Property Overview

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This prime medical office space offers unparalleled convenience and visibility.

Situated on the frontage road of I-17, Black Canyon Highway provides immediate access.

The interior is a flexible layout which can be customized to fit your specific needs and brand identity.

The area is plentiful with a variety of amenities including restaurants, retail, shopping centers, grocery and convenience stores, parks and recreational activities.

- › ±10,053 SF Freestanding Building
- › Asking Price \$1,900,000 (\$189.00/SF)
- › Currently medical space
- › Parcel #149-21-014B
- › Zoned C-N
- › Built 1974 - renovated 1992
- › ±1.86 acre lot
- › Ample parking
- › Highly trafficked area
- › Located on I-17 frontage road



2024 DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	22,914	143,737	422,107
Avg Household Income	\$80,447	\$90,913	\$98,263
Daytime Population	19,352	135,536	384,570
Median Age	35.3	36.2	37.8

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Ample Parking



Dining & Shopping



Just off I-17



Parks & Recreation



Signage

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## Property Photos



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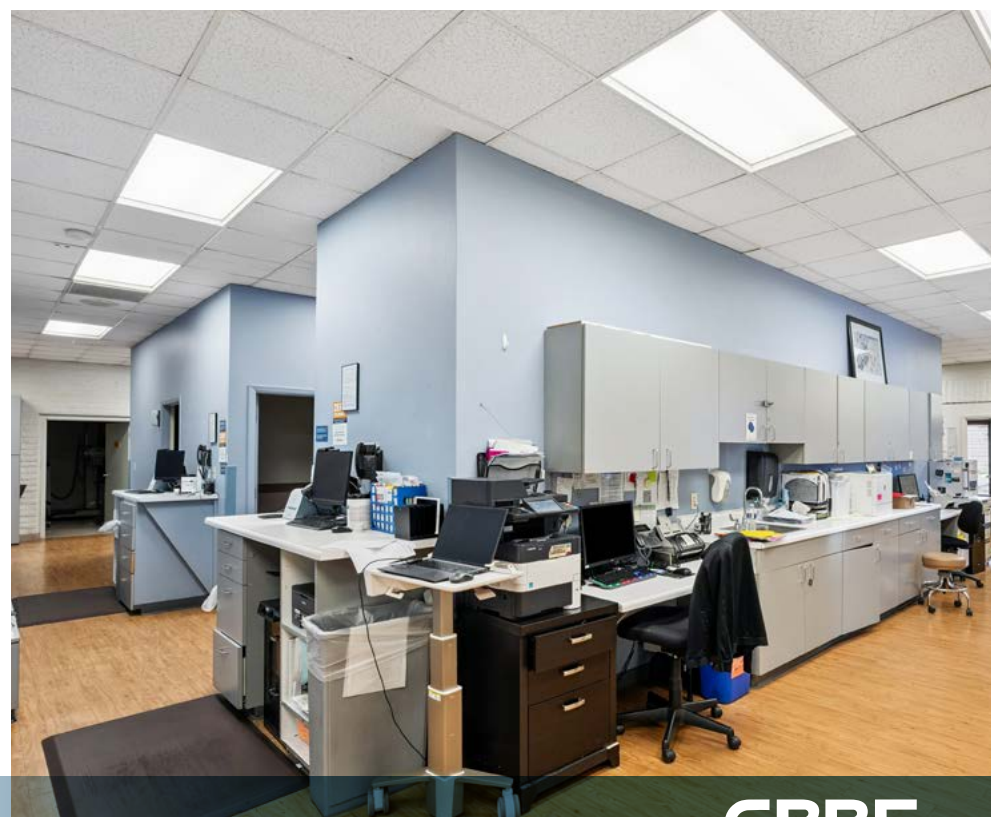
# Property Photos





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# Floor Plan



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Concentra

Urgent Care

**CONTACT US**

**Jamie Swirtz**

O +1 602 735 5630

O +1 480 343 8586

[jamie.swirtz@cbre.com](mailto:jamie.swirtz@cbre.com)

**Bruce Suppes**

O +1 602 735 1926

C +1 520 979 2967

[bruce.suppes@cbre.com](mailto:bruce.suppes@cbre.com)

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