

OFFERING MEMORANDUM

4530 E MUIRWOOD DR

±8,100 SF Medical Office Condo, Short-Term NNN Income, Clear Path to Owner-Occupancy, Affluent Ahwatukee Foothills Submarket

4530 E MUIRWOOD DR, PHOENIX, ARIZONA 85048

 **Kidder
Mathews**

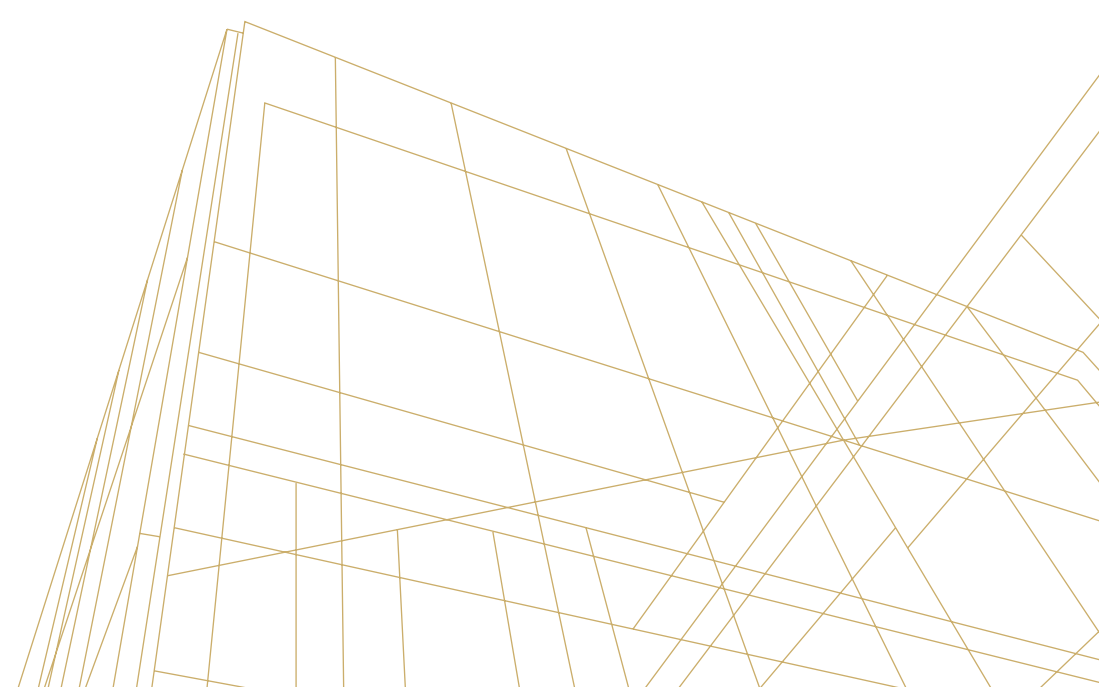
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EXECUTIVE SUMMARY

PREMIER MEDICAL CONDO OPPORTUNITY IN AHWATUKEE

Kidder Mathews is pleased to present the opportunity to acquire a ±8,100 square foot medical office condominium at 4530 E. Muirwood Drive, Units 107-110, within the Foothills Medical & Professional Plaza in Ahwatukee Foothills, Phoenix, Arizona. Currently 100% leased to Barrow Brain and Spine on a short-term NNN lease expiring November 30, 2026, the property offers immediate income and a clear path to owner occupancy in one of the Phoenix metro's most supply-constrained submarkets. With direct I-10 and Loop 202 access, proximity to Dignity Health Arizona General Hospital and Chandler Regional Medical Center, a single-story clinical layout, and recently completed refurbishments, this is a turnkey opportunity for a medical or professional owner-user.

ADDRESS	4530 E Muirwood Dr, Phoenix, AZ 85048
PARCEL NUMBER	307-03-878, 307-03-879, 307-03-880, 307-03-881
TOTAL RENTABLE AREA	±8,100 SF
TOTAL LAND AREA	0.6 AC
ZONING	C-O/CP-GDP, City of Phoenix
IN-PLACE NOI	\$186,300
SALE PRICE	\$2,850,000
PRICE / SF	\$351.85

±8,100
TOTAL RENTABLE AREA

2001
YEAR BUILT

100%
OCCUPANCY

\$2.85M
LISTING PRICE

5.0/1,000 SF
PARKING RATIO

INVESTMENT HIGHLIGHTS

The Property offers a rare owner-user condominium opportunity in a supply-constrained medical corridor, with a near-term lease expiration providing a clear path to owner occupancy by late 2026.

The existing NNN lease to Barrow Brain and Spine generates \$15,525 per month (\$186,300 annually) in rental income through the transition period, with the tenant responsible for all operating expenses including maintenance, insurance, and property taxes.

A recently completed \$104,249 interior refurbishment—including new flooring, full repaint, and targeted repairs—delivers a modern clinical environment.

The single-story layout is purpose-built for medical use, providing ground-floor accessibility critical for patients with mobility limitations and eliminating the need for elevators or complex ADA infrastructure.

Direct adjacency to the Dignity Health Arizona General Hospital Ahwatukee ER and close proximity to Chandler Regional Medical Center provide strong referral synergies and patient accessibility within an established healthcare ecosystem.

The condominium structure reduces the owner's management burden: the Foothills Medical & Professional Plaza Owners Association maintains common areas, driveways, walkways, and roof, while the landlord retains responsibility for the structural envelope and building mechanical systems.

The condo provides 8 exclusive covered parking spaces—a premium amenity in the Phoenix climate—supporting physician retention and patient convenience for high-traffic medical operations.

Ahwatukee Foothills is ranked the #1 Best Place to Live in the Phoenix area, with a median household income of \$122,833 and an aging demographic profile that supports sustained demand for specialized medical services.

\$186,300

YEAR 1
NET OPERATING INCOME

5.0/1,000 SF

GENEROUS PARKING RATIO
IDEAL FOR MEDICAL OFFICE USE

9

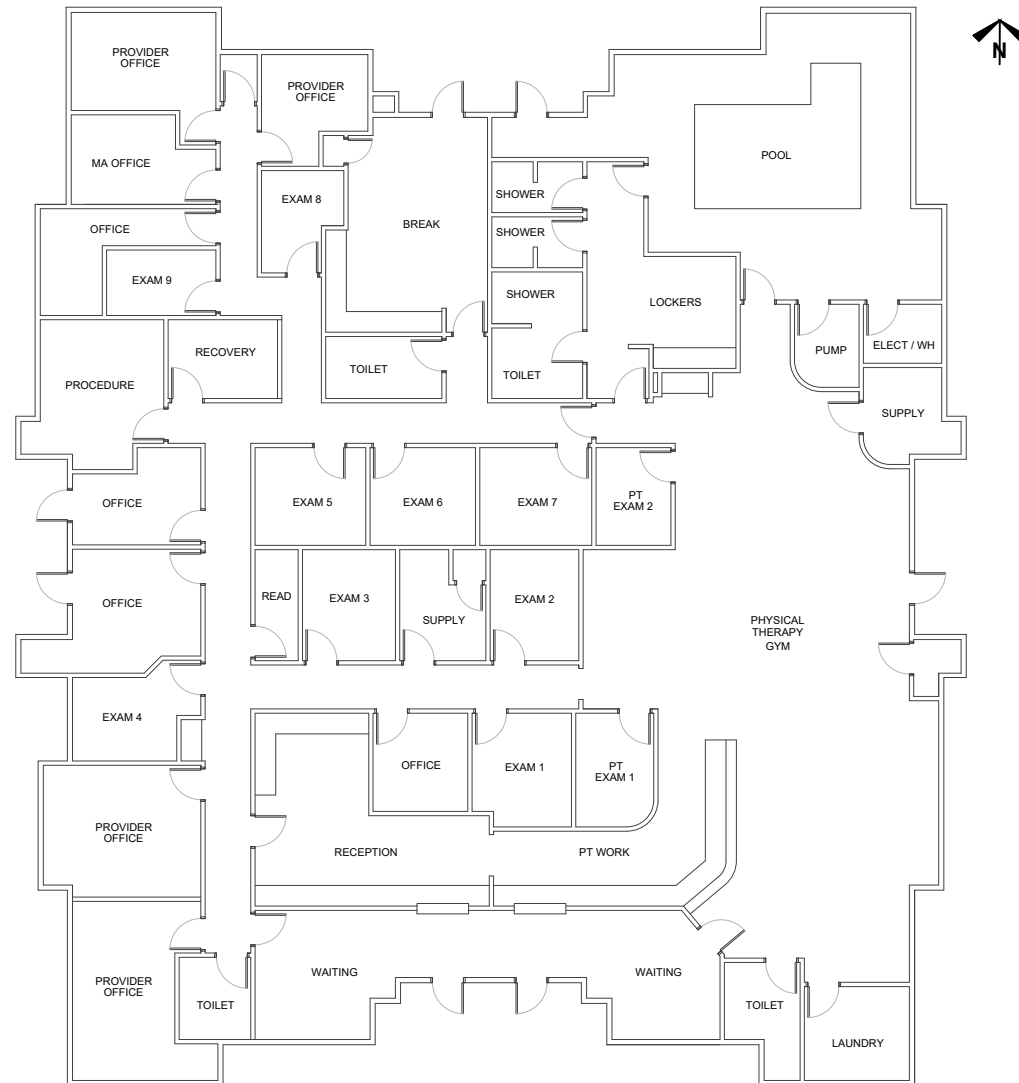
EXAM ROOMS

Q4 2026

MOVE-IN READY



FLOOR PLAN





SUBMARKET OVERVIEW



4530 E MUIRWOOD IS LOCATED IN THE PRIME AHWATUKEE, AZ SUBMARKET

Ahwatukee Foothills is One of the Most Affluent and Established Communities in the Phoenix Metro Area.

Ahwatukee Foothills is a master-planned community nestled between South Mountain Park and the Gila River Indian Community, offering a rare combination of suburban tranquility and urban accessibility. Characterized by top-rated schools and a highly educated workforce, the community boasts a median household income consistently among the highest in the Phoenix metropolitan area, driving sustained demand for quality medical and professional services.

With direct access to I-10 and Loop 202, the submarket connects seamlessly to downtown Phoenix, Tempe, and Chandler. A growing healthcare corridor anchored by Dignity Health Arizona General Hospital and proximity to Chandler Regional Medical Center has solidified Ahwatukee as a natural hub for medical and professional practices seeking a high-income, built-in patient and client base.

Bordered by South Mountain Park and tribal land, Ahwatukee Foothills has virtually no room for new development, keeping supply constrained and property values strong. For medical and professional owner-users, quality opportunities in the submarket are rare and increasingly competitive.



DIGNITY HEALTH ARIZONA GENERAL HOSPITAL AHWATUKEE ER

4328 E CHANDLER BLVD, PHOENIX, AZ 85048

Dignity Health Arizona General Hospital Ahwatukee ER is located less than one mile from 4530 E. Muirwood Drive.

ABOUT THE HOSPITAL

Dignity Health Arizona General Hospital Ahwatukee ER is placed within immediate reach of the property and the surrounding Ahwatukee Foothills community. The hospital is a comprehensive facility designed to provide both inpatient and outpatient care, operating 24/7, 365 days a year with a dedicated emergency room, inpatient beds, operating rooms, and complete laboratory and imaging services. As part of the Dignity Health network, one of the largest not-for-profit health systems in the country, the Ahwatukee ER is backed by the resources and expertise of a nationally recognized healthcare organization.

The facility serves as a critical access point for Ahwatukee Foothills residents, offering responsive emergency and inpatient care in a convenient, community-focused setting. Its highly trained doctors and nurses deliver expert care for patients of all ages across a wide range of medical conditions and acute care needs. The hospital's presence within the submarket reinforces Ahwatukee's growing identity as a healthcare corridor and supports sustained demand for quality medical office space in the area.

Dignity Health Arizona General Hospital is a thriving emergency facility serving Ahwatukee and beyond.

SERVICES OFFERED

Services at Dignity Health Arizona General Hospital Ahwatukee ER currently include, but are not limited to:

Emergency Services

Surgical Services

Diagnostic Imaging

Radiology

CT Scan

Digital X-ray

Ultrasound

Wound Care

Accredited Laboratory



DIGNITY HEALTH CHANDLER REGIONAL MEDICAL CENTER

1955 W FRYE ROAD, CHANDLER, AZ 85224.

Dignity Health Chandler Regional Medical Center is located approximately eight miles from 4530 E. Muirwood Drive.

ABOUT THE HOSPITAL

Dignity Health Chandler Regional Medical Center has been at the heart of the health and well-being of the community since 1961, growing from humble beginnings into the full-service acute-care hospital it is today. The hospital is a not-for-profit community hospital providing innovative and exceptional healthcare to East Valley residents, with services spanning cardiovascular care, emergency medicine, maternity services, wound healing, diabetes treatment, and diagnostic services.

Chandler Regional holds a Level I trauma center designation, the first in the East Valley, and offers a broad range of specialties including cardiovascular care, a family birth center, orthopedics, pediatric care, and diagnostic services. Its decades of growth, continued facility expansion, and commitment to advanced medical technology have established Chandler Regional as a cornerstone of healthcare in the Phoenix metropolitan area and a key driver of medical office demand throughout the East Valley.

Dignity Health Chandler Regional Medical Center is a premier full-service hospital serving Chandler and the greater East Valley.

SERVICES OFFERED

Services at Dignity Health Chandler Regional Medical Center currently include, but are not limited to:

Emergency Services

Trauma Center (Level I)

Heart Care & Cardiac Services

Oncology

Intensive Care

Neurology

Orthopedics

Surgical Services

Spine Services

Family Birth Center

Gastroenterology

Diagnostic Imaging

Wound Care

DEMOGRAPHICS



Population

	2 Miles	5 Miles	10 Miles
2020 POPULATION	40,049	139,852	669,951
2025 POPULATION	39,703	137,418	687,497
2030 POPULATION PROJECTION	40,830	141,061	712,128
ANNUAL GROWTH 2020-2025	-0.2%	-0.3%	0.5%
ANNUAL GROWTH 2024-2030	0.6%	0.5%	0.7%



Household Income

	2 Miles	5 Miles	10 Miles
AVG HOUSEHOLD INCOME	\$124,744	\$136,256	\$111,510
MEDIAN HOUSEHOLD INCOME	\$97,441	\$110,128	\$87,401



Households

	2 Miles	5 Miles	10 Miles
2025 HOUSEHOLDS	16,322	56,407	259,328
2030 HOUSEHOLD PROJECTION	16,138	55,279	265,128



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