

101 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 ±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: ±50,040 RSF

AVAILABILITY: ±2,613 SF to ±8,903 SF

Suite 220: ±2,925 RSF

Suite 250: ±6,290 RSF*

Suite 270: ±2,613 RSF*

*Suites 250 & 270 are contiguous to ±8,903 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 (2024) | 10,083 | 119,296 | 338,211 |
| Pop Growth (2024 - 2029) | 1.5% | 1.7% | 1.6% |
| Average Age | 29.6 | 31.4 | 31.0 |
| Median Household Inc | \$64,403 | \$66,492 | \$68,645 |
| Avg Household Size | 3.3 | 3.3 | 3.4 |
| Total Businesses | 865 | 3,193 | 6,863 |
| Total Employees | 7,625 | 35,229 | 72,041 |

SUITE 220: ±2,925 RSF



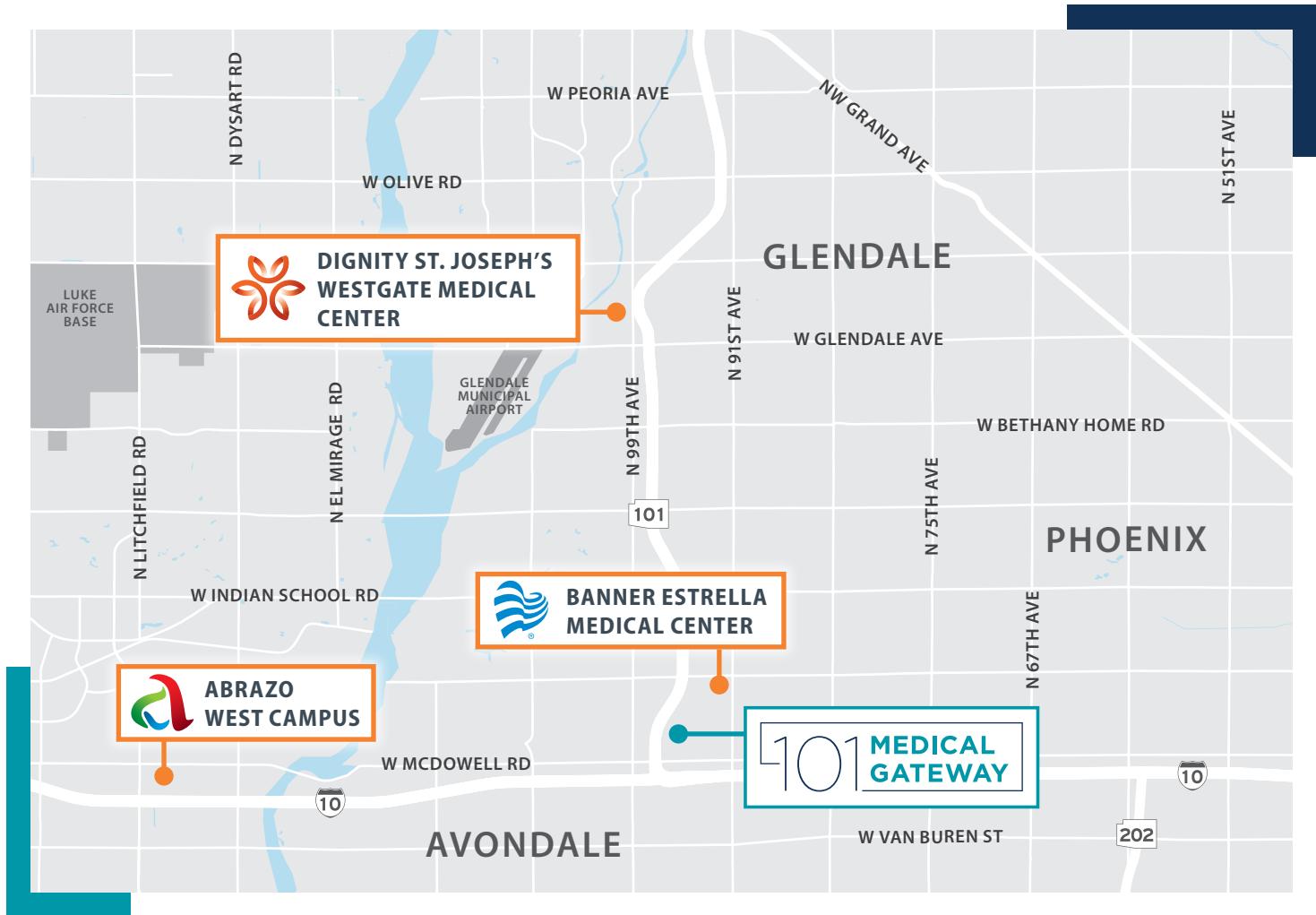
SUITE 250: ±6,290 RSF



SUITE 270: ±2,613 RSF







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