

8041 N BLACK CANYON HWY

PHOENIX, AZ 85021

TURNKEY MEDICAL OFFICE FOR LEASE



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MOB
MEDICAL OFFICE BROKERS

EXECUTIVE SUMMARY

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Located just south of Northern Avenue, 8041 N Black Canyon Highway offers prime visibility and immediate I-17 access. The property is in a high-traffic corridor surrounded by residential neighborhoods, retail, and medical users, with nearby hospitals including HonorHealth John C. Lincoln and Valleywise Health. Its central location provides quick access to downtown Phoenix and the broader metro—ideal for healthcare practices seeking convenience and exposure.

The area also benefits from the \$850 million redevelopment of Metrocenter Mall into a vibrant mixed-use urban village, supporting long-term growth and improving connectivity for medical and professional users.

Property Highlights

- **8,993 SF Turnkey Medical Office**
 - **Immediate Access to I-17**
 - **Prominent Building & Monument**
- Signage Available**



PROPERTY HIGHLIGHTS

This 8,993 SF turnkey medical office suite is designed to accommodate a high-volume healthcare practice with a functional and professional layout. The suite includes 16 exam rooms, 9 private offices, a large reception area, and a dedicated lead-lined X-ray room with installed electrical infrastructure. Clinical and administrative efficiency is supported by a break/lunch room, a data room, and full Cat 6 cabling throughout. All entry doors are wired for electronic card access, enhancing security and accessibility.

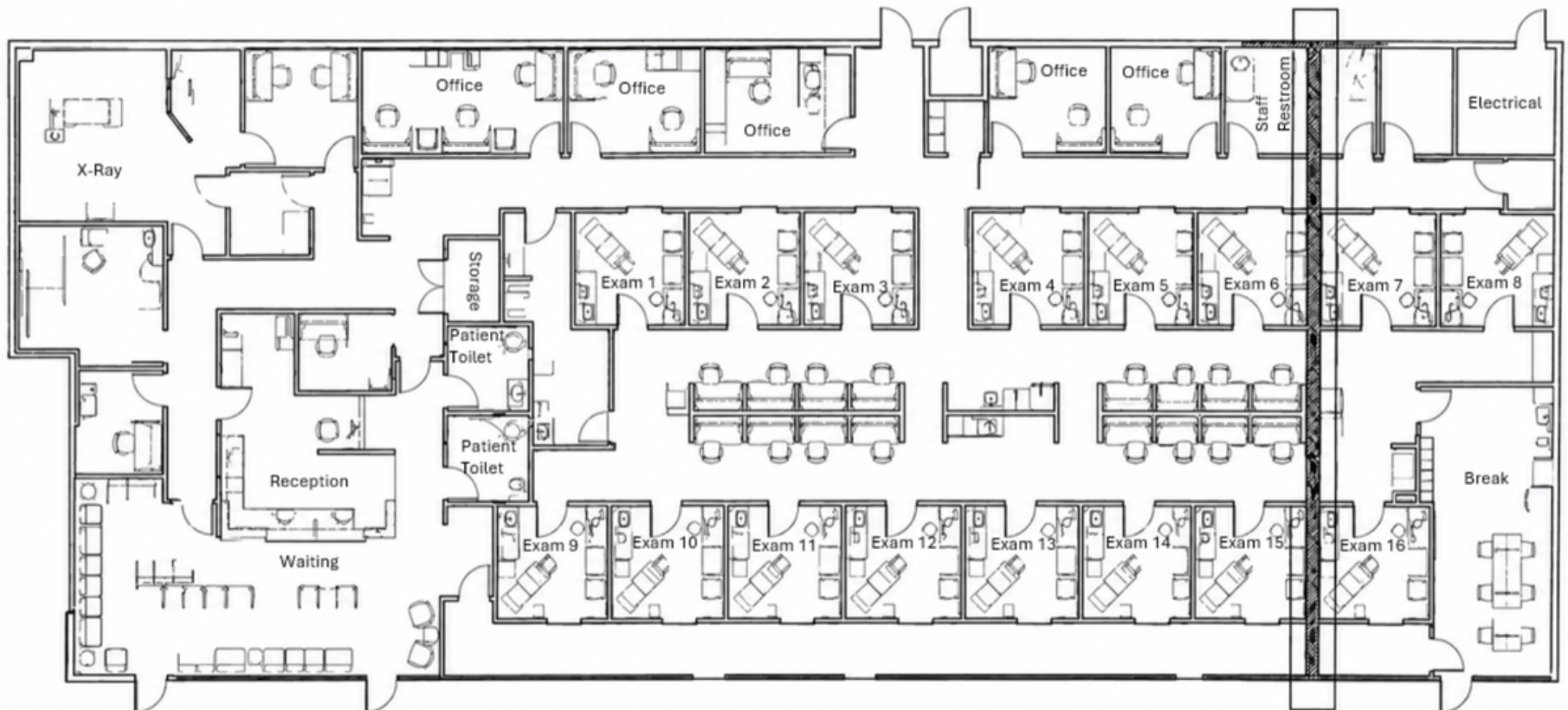
Positioned directly along the I-17 freeway with monument and building façade signage, this location offers exceptional visibility and patient convenience in the heart of North Central Phoenix.

- **Turnkey Medical Buildout**
- **16 Exam Rooms**
- **1 Break/Lunch Room**
- **1 Lead-Lined Room Built for X-Ray Use with Electrical Infrastructure**
- **9 Offices**
- **1 Large Reception Area**
- **1 Data Room**
- **All Exam and Office Rooms Pre-Wired with Cat 6 Cabling**
- **All Entry Doors Wired for Electronic Card Access**



FLOOR PLAN

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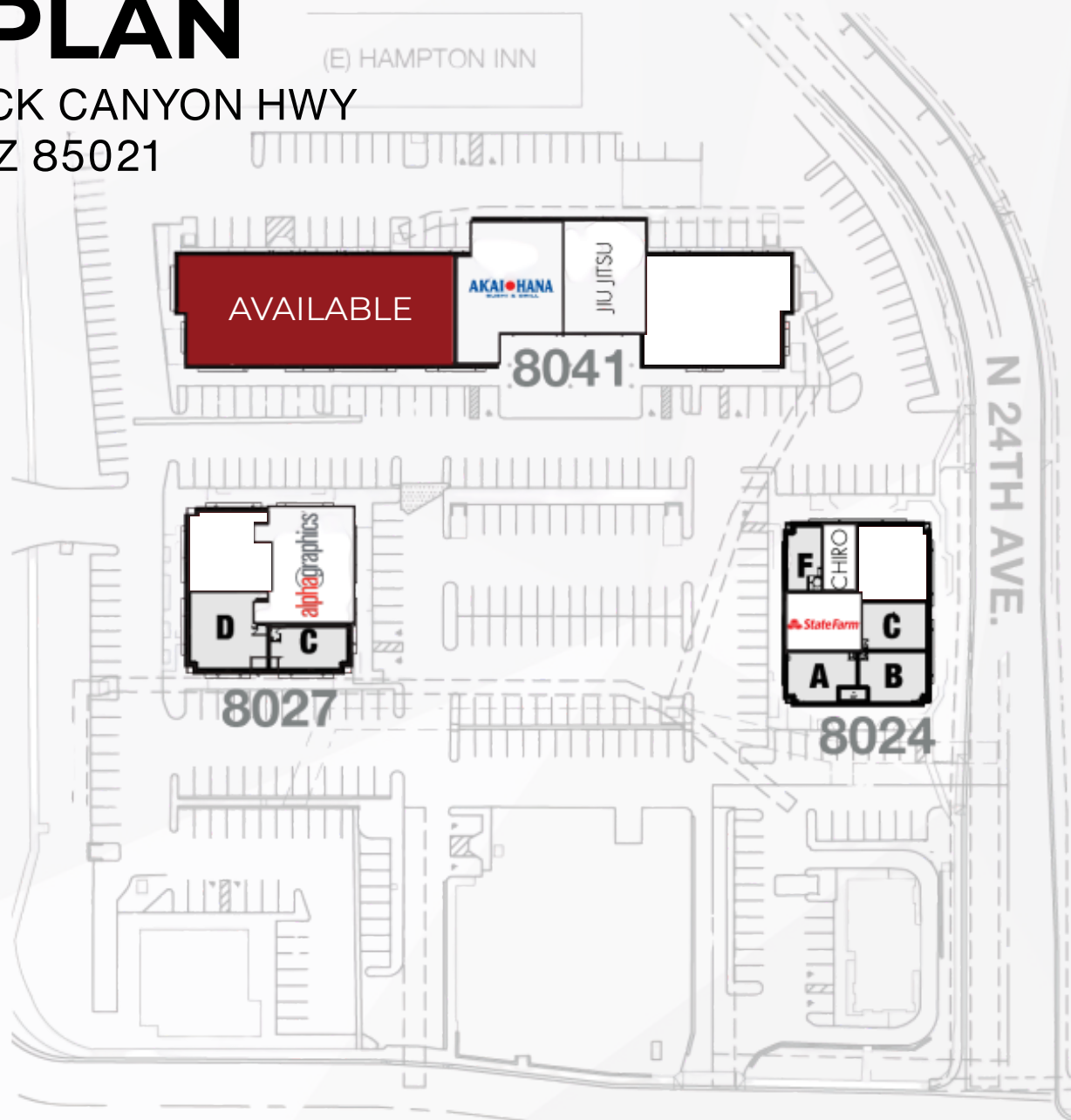


PHOTOS



SITE PLAN

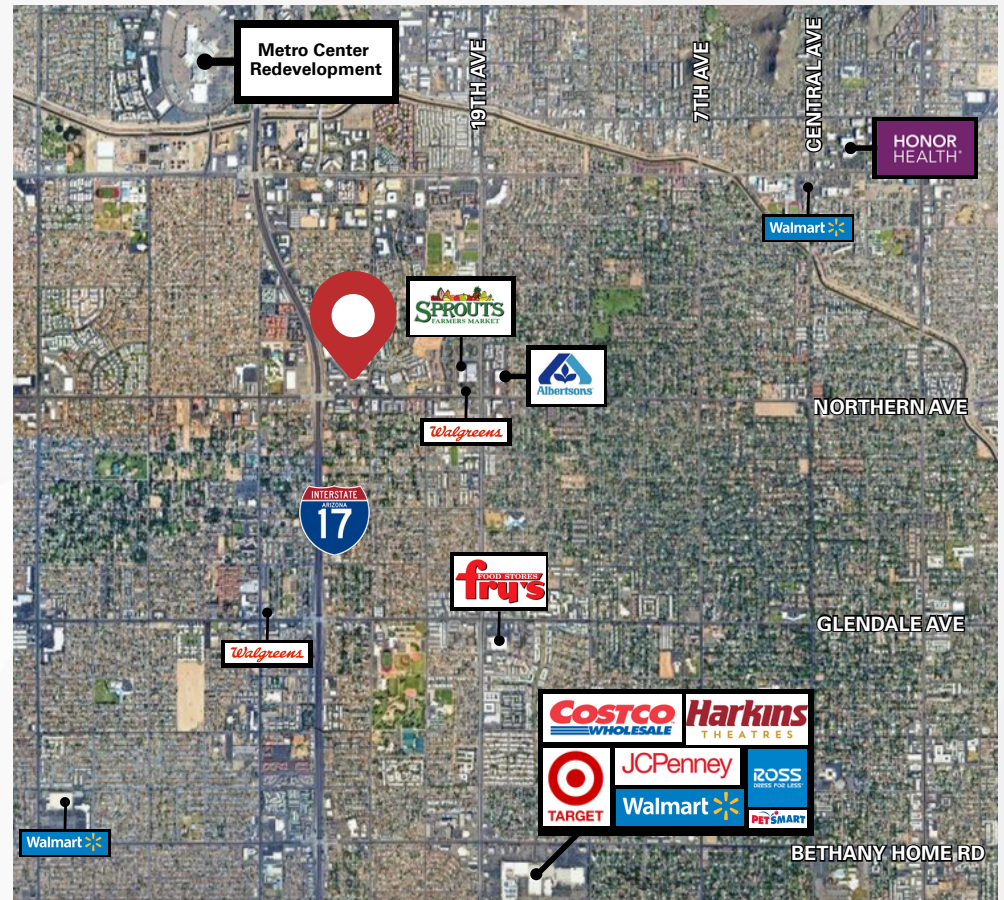
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DEMOGRAPHICS

8041 N BLACK CANYON HWY
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Population	1 Mile	3 Mile	5 Mile
Residential Population	24,710	193,948	458,779
Average Age	33.9	34.1	35.1
Total Businesses	921	7,714	19,785
Households			
Total Households	10,097	70,000	175,395
# of Persons per HH	2.4	2.6	2.5
Income			
Average HH Income	\$64,609	\$73,949	\$76,498
Traffic Count			
W Northern Ave and I- 17 W			36,869



METRO CENTER REDEVELOPMENT

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Metrocenter Mall Redevelopment (7 Minutes Away)

The iconic Metrocenter Mall, once a bustling retail destination, is undergoing a transformative redevelopment into a vibrant mixed-use urban village known as "The Metropolitan." The \$850 million project encompasses the demolition of the existing mall structures to make way for a modern community featuring between 1,200 to 2,000 housing units, retail spaces, restaurants, parks, and bike paths. A key feature of this redevelopment is its integration with Phoenix's light rail system, enhancing connectivity and promoting sustainable urban living. Demolition began in late 2024, with the project expected to be completed over the next three to four years.



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