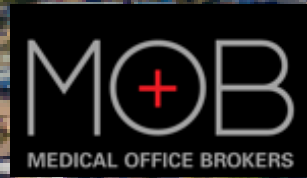


MEDICAL OFFICE FOR LEASE



METRO MEDICAL PLAZA

**3201 W PEORIA AVE
PHOENIX, AZ 85029**

**Availability:
1,061 RSF - 6,839 RSF**

ARIZONAMOB.COM

MARINA HAMMERSMITH, CCIM
602-315-8623
MARINA@ARIZONAMOB.COM

TYREL WILLIAMS, CPM
480-255-7511
TYREL@ARIZONAMOB.COM



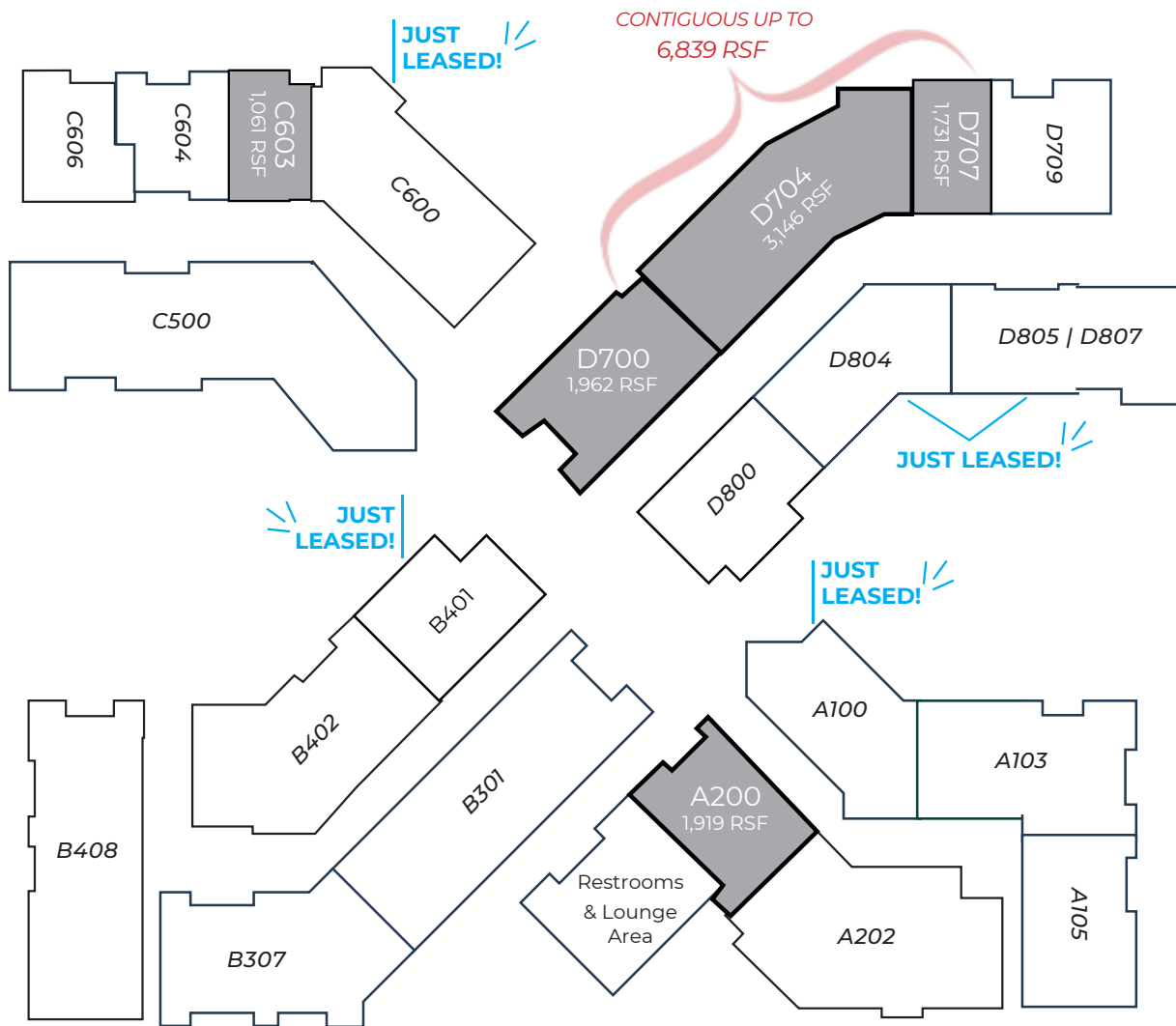
EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- Anchored by SimonMed, Stamp Medical, and Above & Beyond Physical Therapy
- Adjacent to Major Metro Center Redevelopment and Light Rail Extension
- Ideally Located Between Banner Thunderbird Medical Center and Honor Health John C. Lincoln Medical Center
- New Ownership, Newly Paved Parking Lot, New Paint, and More Improvements to Come



SITE PLAN & AVAILABILITY



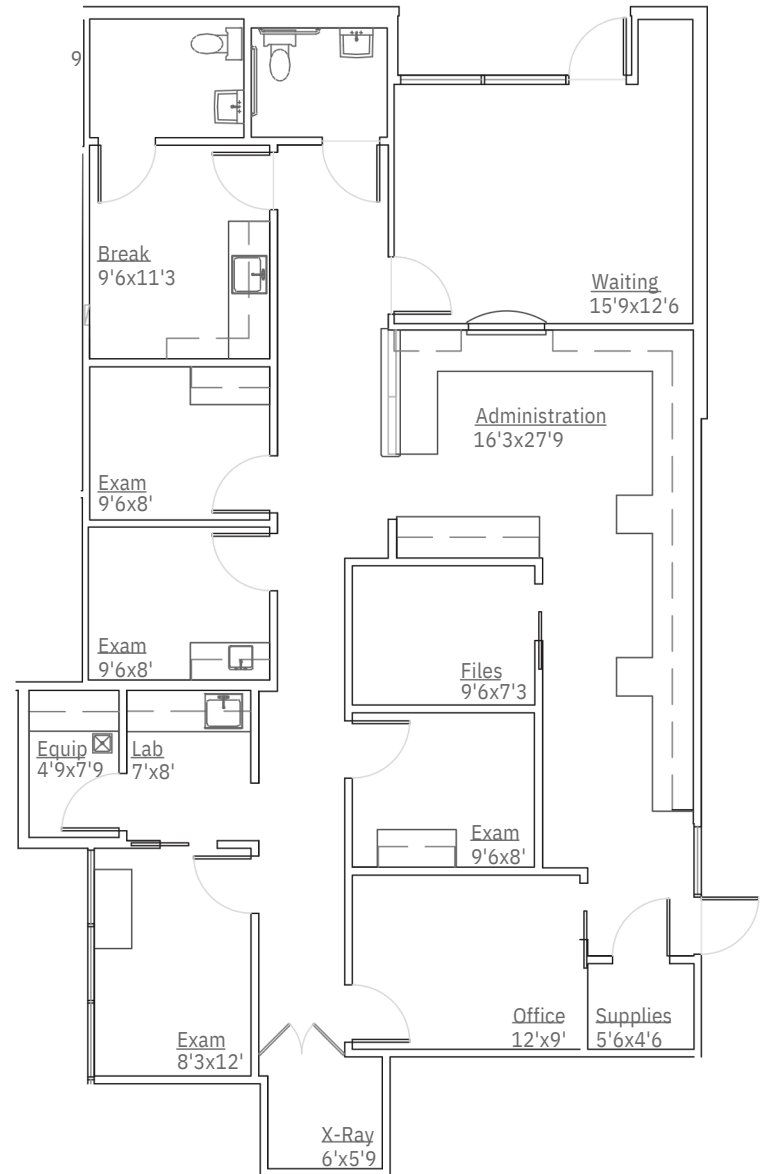
SUITE NUMBER:	SIZE (RSF):
A200	1,919 RSF
C603	1,061 RSF
*D700	1,962 RSF
*D704	3,146 RSF
*D707	1,731 RSF
Build-to-Suit PAD	3,500 RSF
<i>*Contiguous up to 6,839 RSF</i>	

DOCTORS LOUNGE

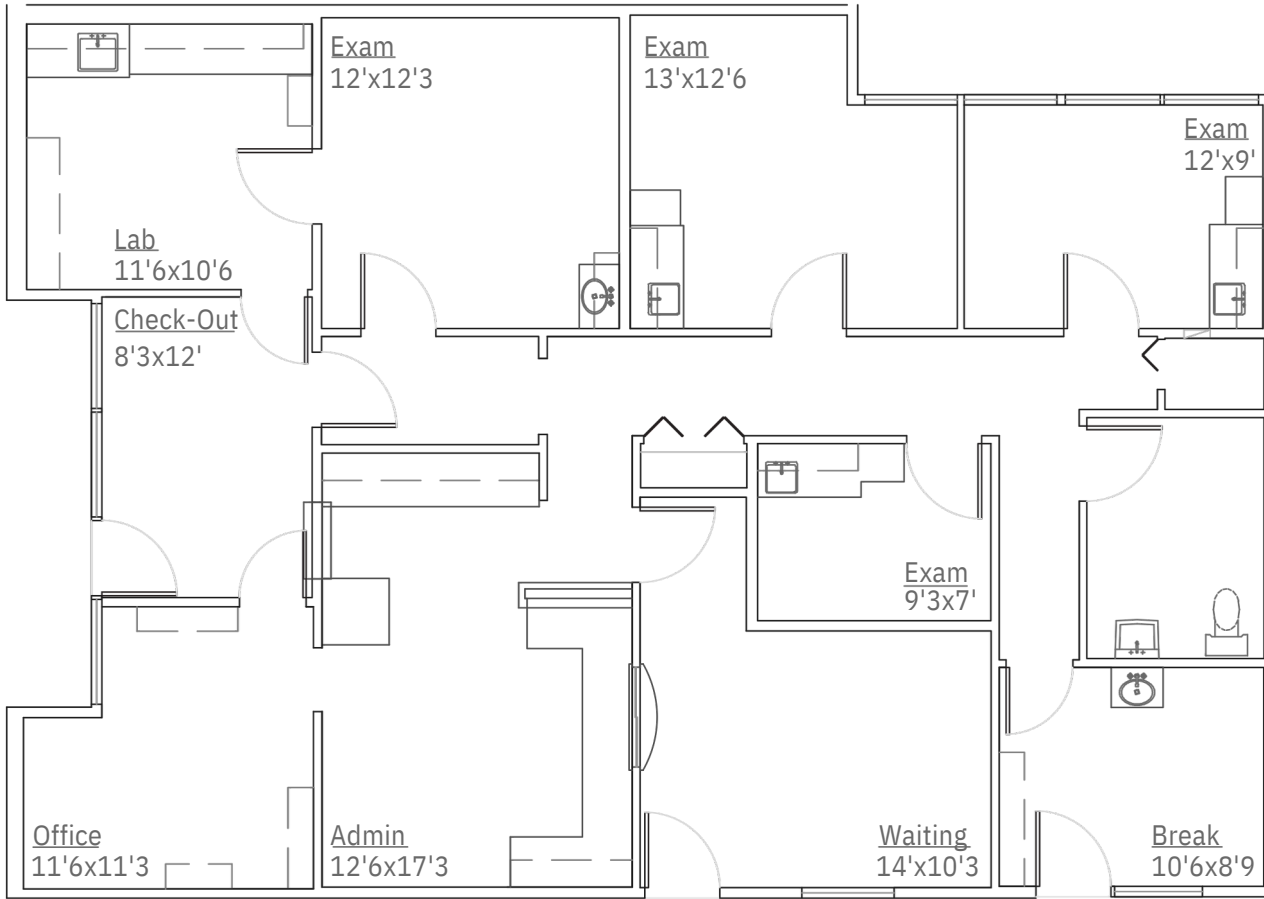


FLOOR PLANS

A200
1,919 RSF



FLOOR PLANS

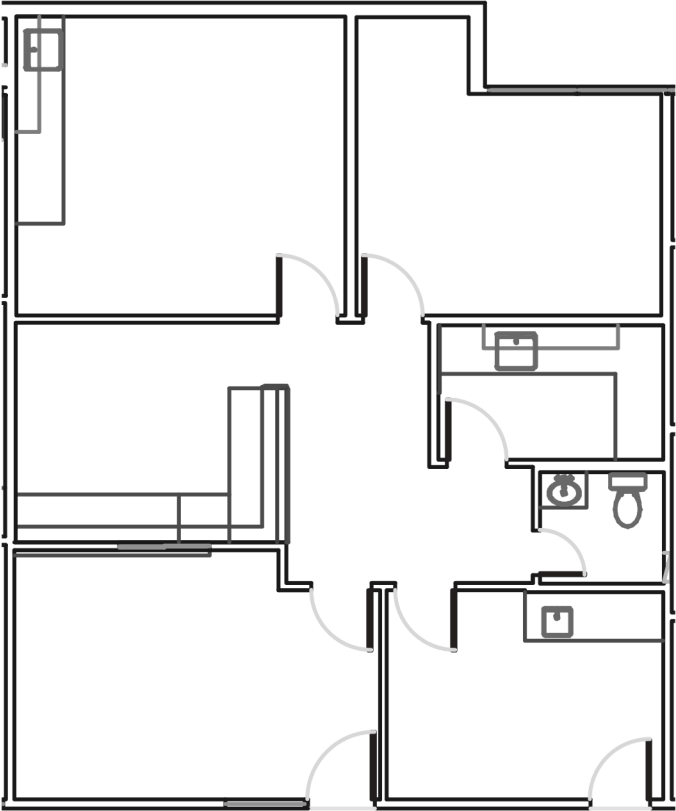


D700
1,962 RSF

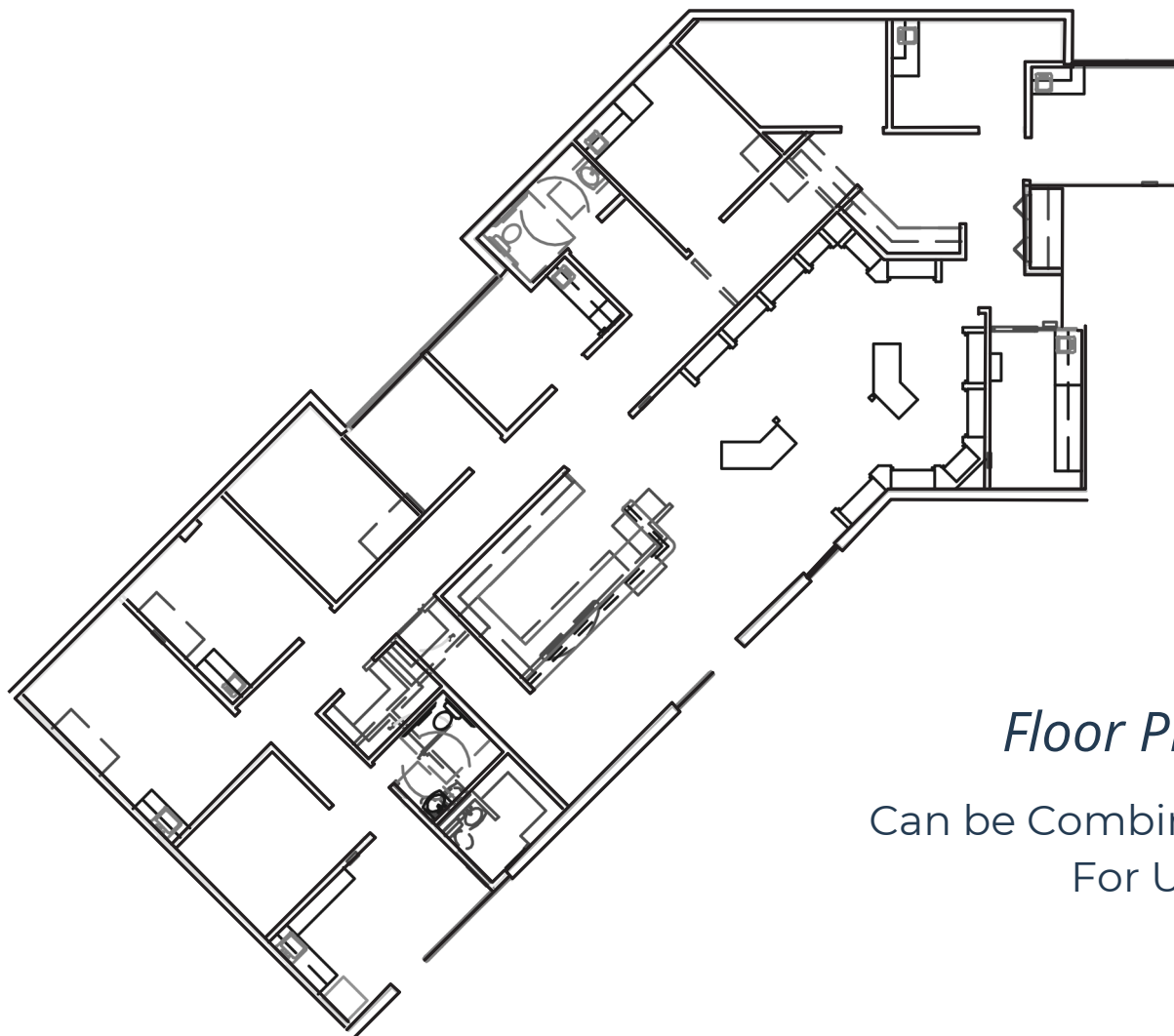
SUITE C603

C603

Floor Plan - 1,061 RSF



SUITE D704

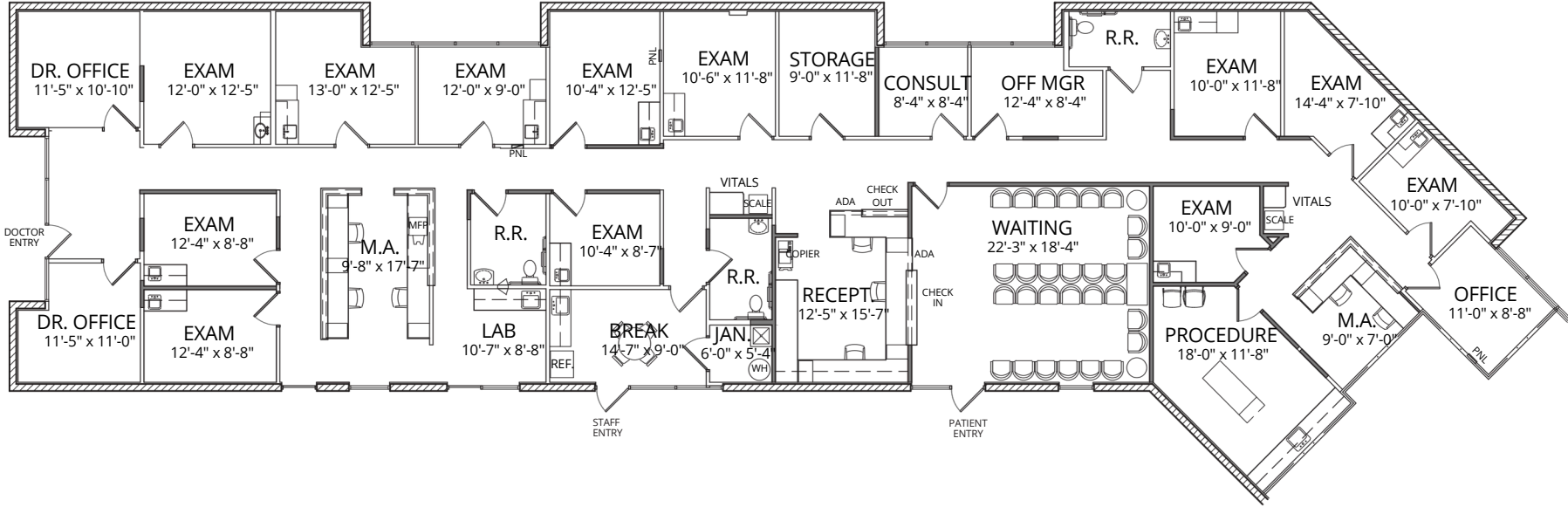


D704

Floor Plan - 3,146 RSF

Can be Combined With D700 & D707
For Up To 6,839 SF

SUITE D700 & D704 - Combined Spec Floor Plan



*D700 & 704
Floor Plan - 6,839 RSF*

SUITE D707



*D707
Floor Plan - 1,731 RSF*



AERIAL OVERVIEW



DEMOGRAPHICS

METRO MEDICAL PLAZA
3201 W PEORIA AVE
PHOENIX, AZ 85029

Population	1 Mile	3 Mile	5 Mile
Daytime Population	24,896	229,571	587,284
Residential Population	16,456	181,203	470,793
Average Age	35.4	35.1	35.9
Housing Units	7,164	70,239	181,685
Total Businesses	921	5,879	15,063
Households			
Total Households	6,532	65,724	169,099
# of Persons per HH	2.4	2.6	2.6
Income			
Average HH Income	\$89,626	\$83,653	\$92,316

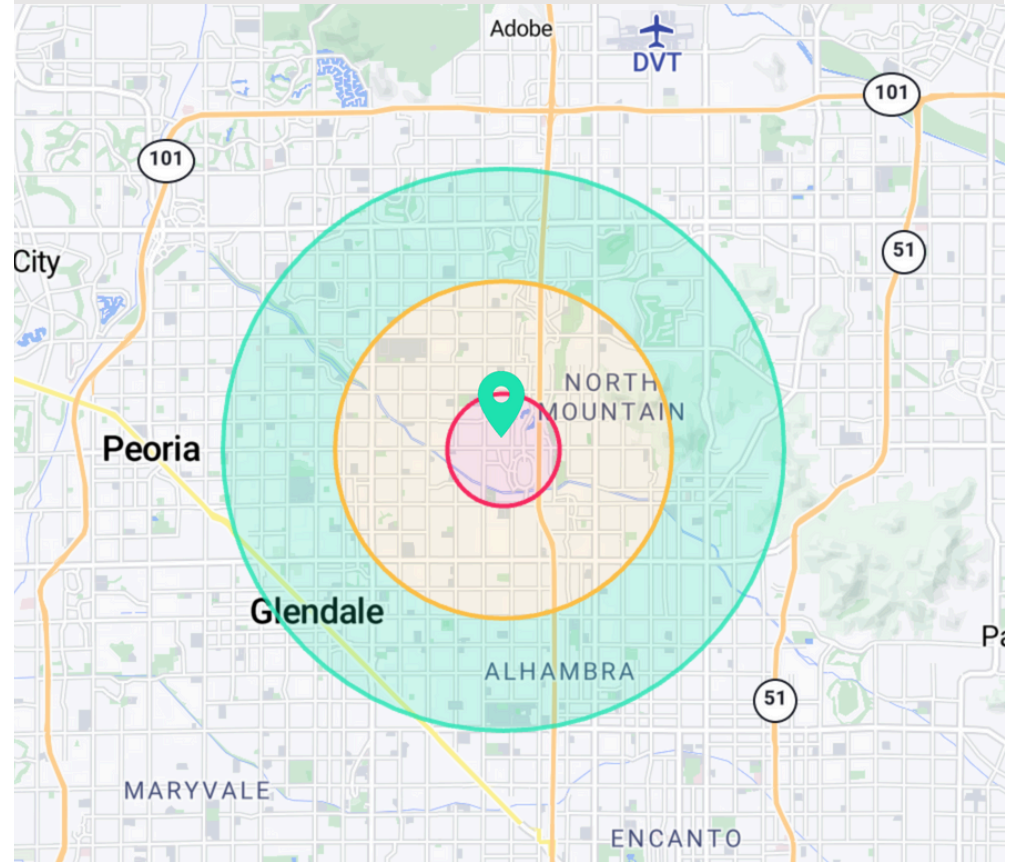
DAYTIME
 POPULATION
587,384



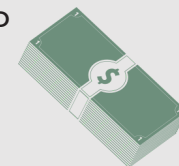
MEDIAN
35.1

* 5 mile radius

* 3 mile radius



AVERAGE HOUSEHOLD
INCOME
\$92,316



* 5 mile radius



MARINA HAMMERSMITH, CCIM
602-315-8623
MARINA@ARIZONAMOB.COM

TYREL WILLIAMS, CPM
480-255-7511
TYREL@ARIZONAMOB.COM



ARIZONAMOB.COM

DISCLAIMER
Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice. If anything in this document references terms of a transaction, please note that nothing is binding until a contract is fully signed by all of the required parties. Thank you.



© 2021 MEDICAL OFFICE BROKERS