

3090

N. 3rd Avenue
Phoenix, AZ

 Transwestern

*Ideal Owner/User
Medical Building Next to
St. Joseph's Hospital*

Available For Sale



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01 Property Highlights



**Walking distance from
St. Joseph's Hospital,
Creighton University
Campus & Park Central**



**Strong, growing urban
patient base – 420,698
people within 5 miles**



**Existing imaging
and procedure
infrastructure and
patient dropoff**



**Highly flexible medical
zoning (ASC, imaging,
behavioral health, lab,
physical therapy)**

Property Features

Address: 3090 N. 3rd Avenue,
Phoenix AZ

Building: Two (2) story block
construction with
an elevator

Square Footage: 16,539

1st Floor: 8,777 SF

2nd Floor: 7,762 SF

Built: 2008

Zoning: R5

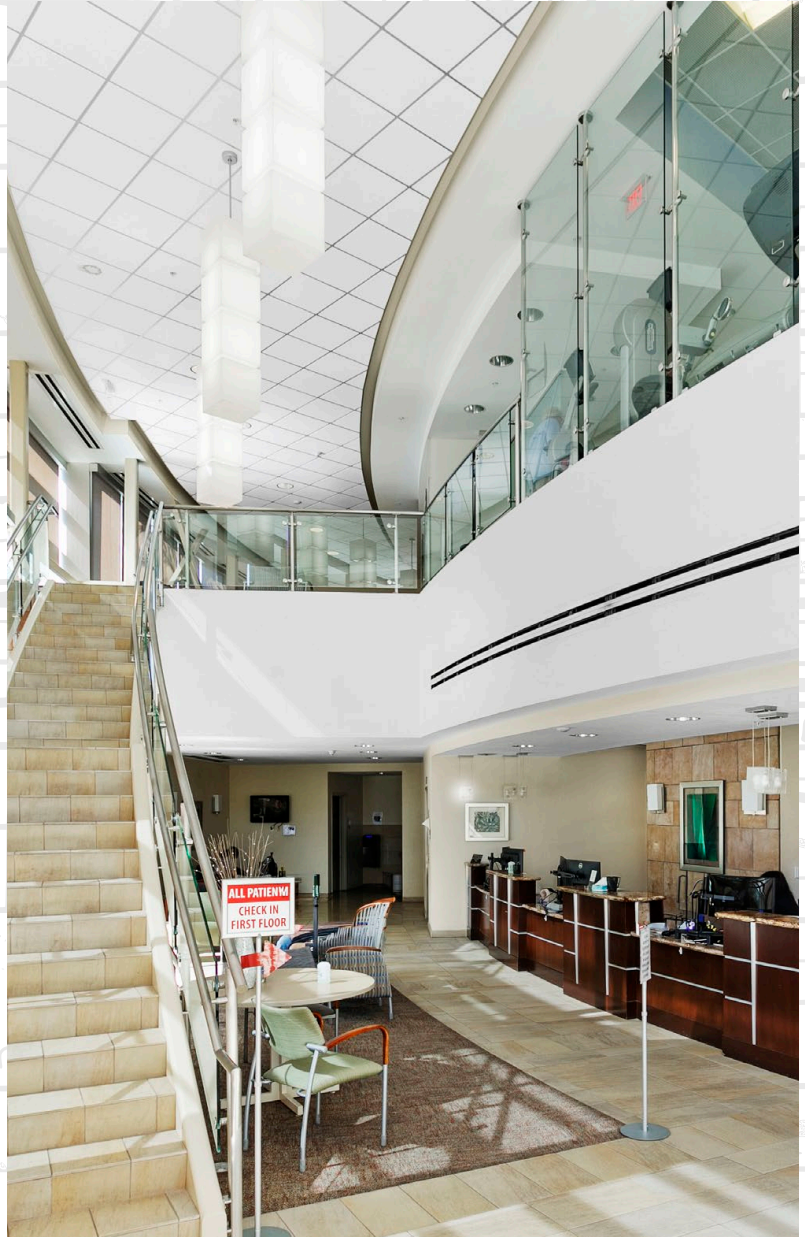
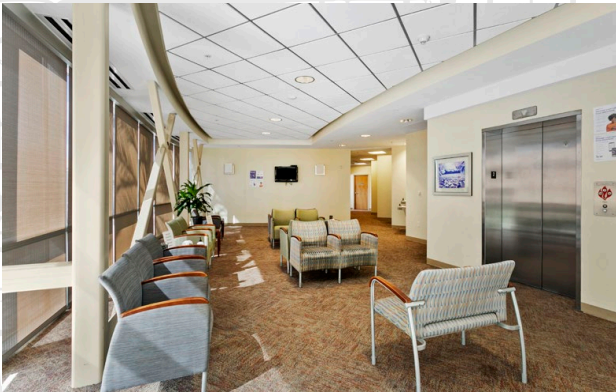
Land Area: 1.29 acres

Parking Ratio: 5/1,000
78 total spaces
(74 + 4 ADA)

Purchase Price: Unpriced

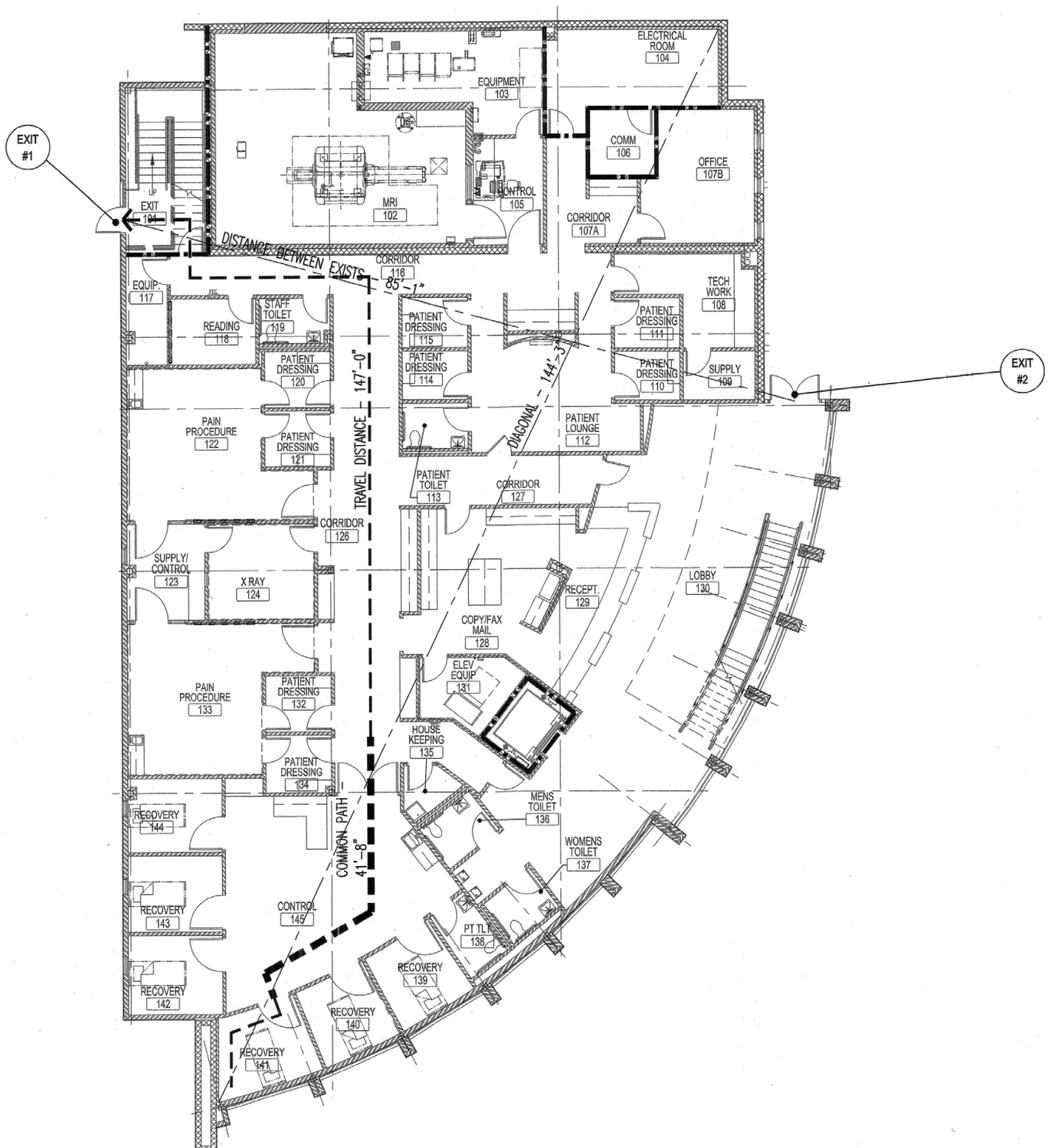


O2Photos



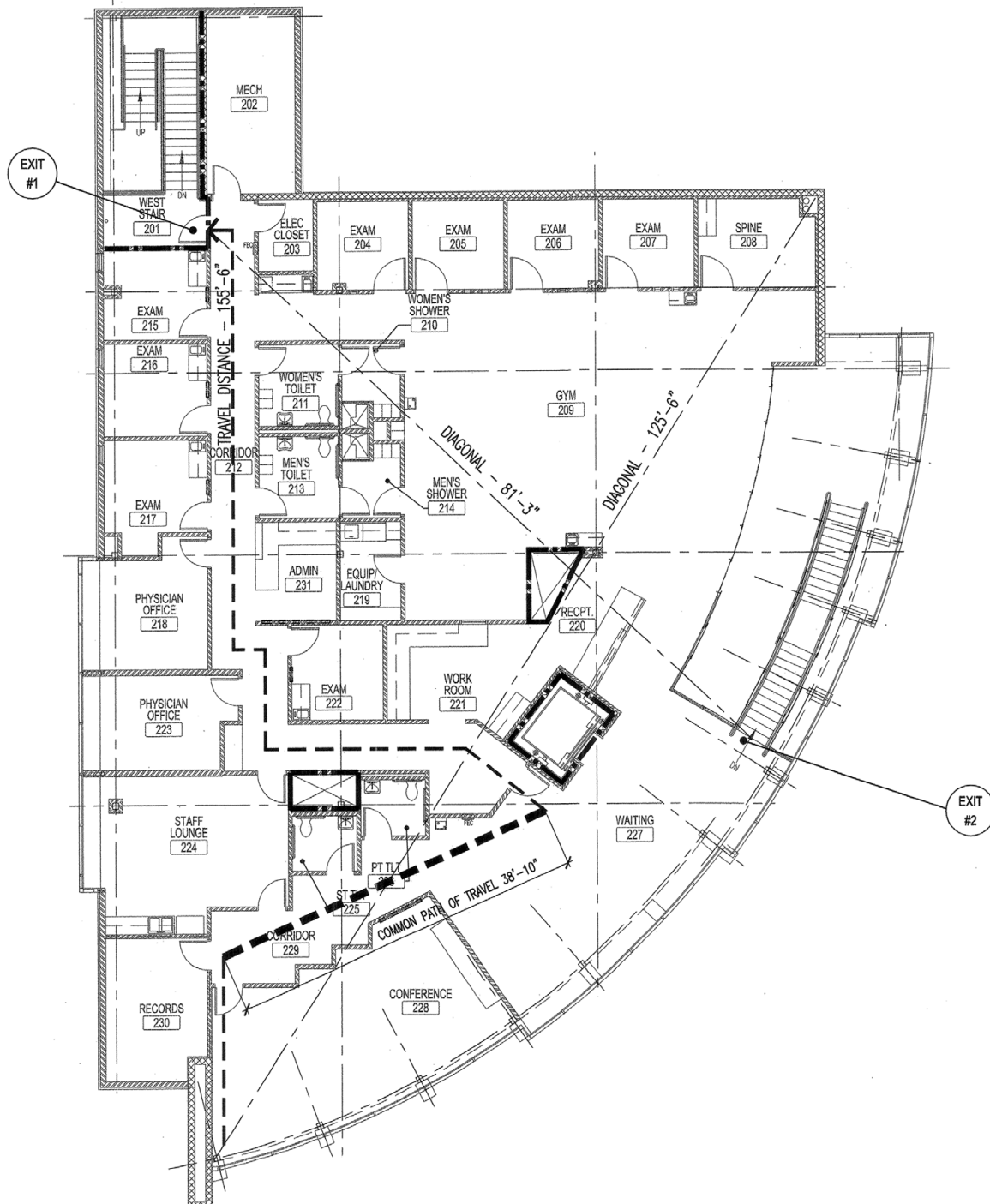
03 Floor Plans

1st Floor
±8,777 SF

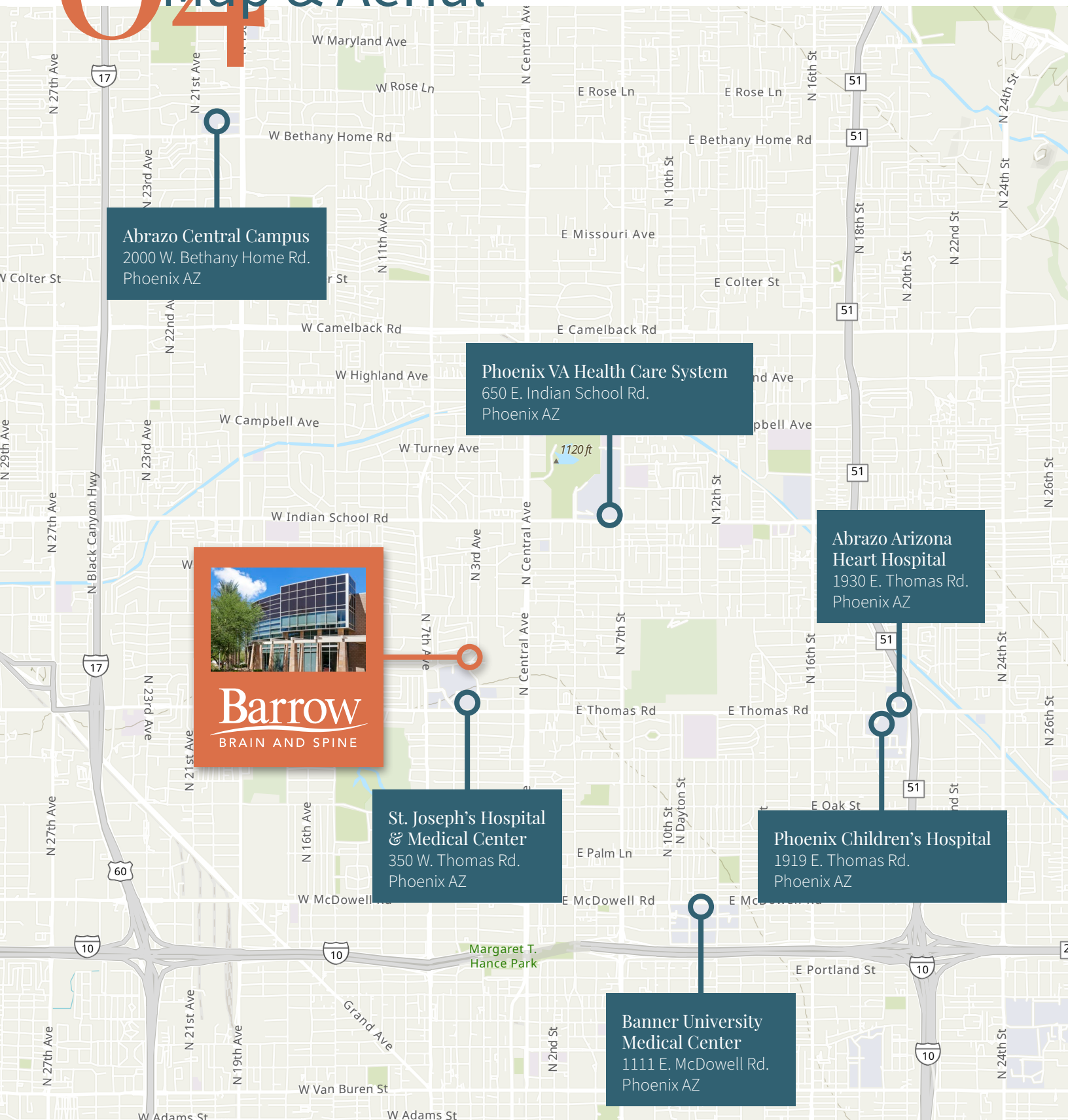


2nd Floor

±7,762 SF



O4 Map & Aerial





05 Phoenix Market Report

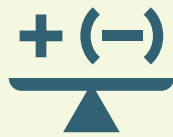
Healthcare Market | Q1 2026

Construction Activity Sustains Peak Levels

- The Phoenix Medical Office sector has seen a strong start to 2026, characterized by high-velocity acquisitions from institutional buyers and a continued trend of adaptive-reuse.
- Direct vacancy ticked up marginally to 13.5% following some year-end lease expirations. However, demand remains strong, underscored by an active construction pipeline exceeding 500K SF. Highlighting this growth is the 120K SF Banner Health campus expansion in Scottsdale, which will house an ambulatory surgery center, a pharmacy, imaging, and a suite of physician services, with Phase I expected to deliver later this year.
- Sales volume reached over \$113M in Q1, a 10% decline from the 2025 quarterly average. Activity was led by Cambridge Holdings' sale of the Abrazo Buckeye Medical Office to Hammes for \$30.6M and in the East Valley, Montecito Medical Real Estate acquired Ortho Arizona's 50K SF MOB in Gilbert for \$25.1M. Hammes remains been busy across the Valley with development progressing on their new Scottsdale Sierra Bloom MOB in partnership with NOVO, anticipated to deliver in Q3.



21.6 MSF
Inventory



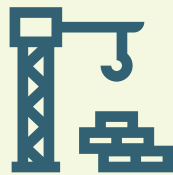
(-37K) SF
Net Absorption



13.5%
Direct Vacancy



17.0%
Total Availability



502K SF
Under Construction



\$25.54 PSF
Asking Net Rent

Disclaimer

Transwestern ("Agent") has been engaged as an agent for the sale of the leasehold interest in **3090 N 3rd Ave Barrow** ("Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

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