



# *THE* INTERCHANGE

20637 N 27th Ave | Phoenix, AZ 85027

**PREMIER, CLASS A MEDICAL OFFICES** COMING SOON TO NORTH PHOENIX



**CBRE**

# PROPERTY HIGHLIGHTS



## BUILDING SIZE:

- Building C: ±6,000 SF
- Building D: ±40,000 SF
- Phase 2: ±45,000 SF



## PARKING:

5.0:1000 parking ratio with covered parking and easy access



## SIGNAGE:

- Highly visible building signage
- Double-sided monument sign fronting onto 27th Ave
- Electronic lobby directory sign prominently located on the first and second floor
- Custom entrance signage clearly displaying suite location and practice name



## LOCATION:

Ideally situated within minutes of HonorHealth Deer Valley Medical Center



## COMMON AREAS:

Modern lobby with common area seating and restrooms. Conveniently accessible from multiple access points to the building.



## EXCLUSIVITY:

No hospital restrictions on medical uses



## TIMING:

Anticipated ground breaking fall of 2025



## ELEVATORS:

Gurney-sized elevators with air conditioned cab



## DROP-OFF LANE:

Convenient curb side drop off parking lane at the main entrances

# PROPERTY OVERVIEW

*The Interchange is Deer Valley's newest premier mixed use project featuring, three Class A medical office buildings. It will provide healthcare operators with a desirable, upscale image and identity.*



## TENANT IMPROVEMENTS:

Generous tenant improvement packages available



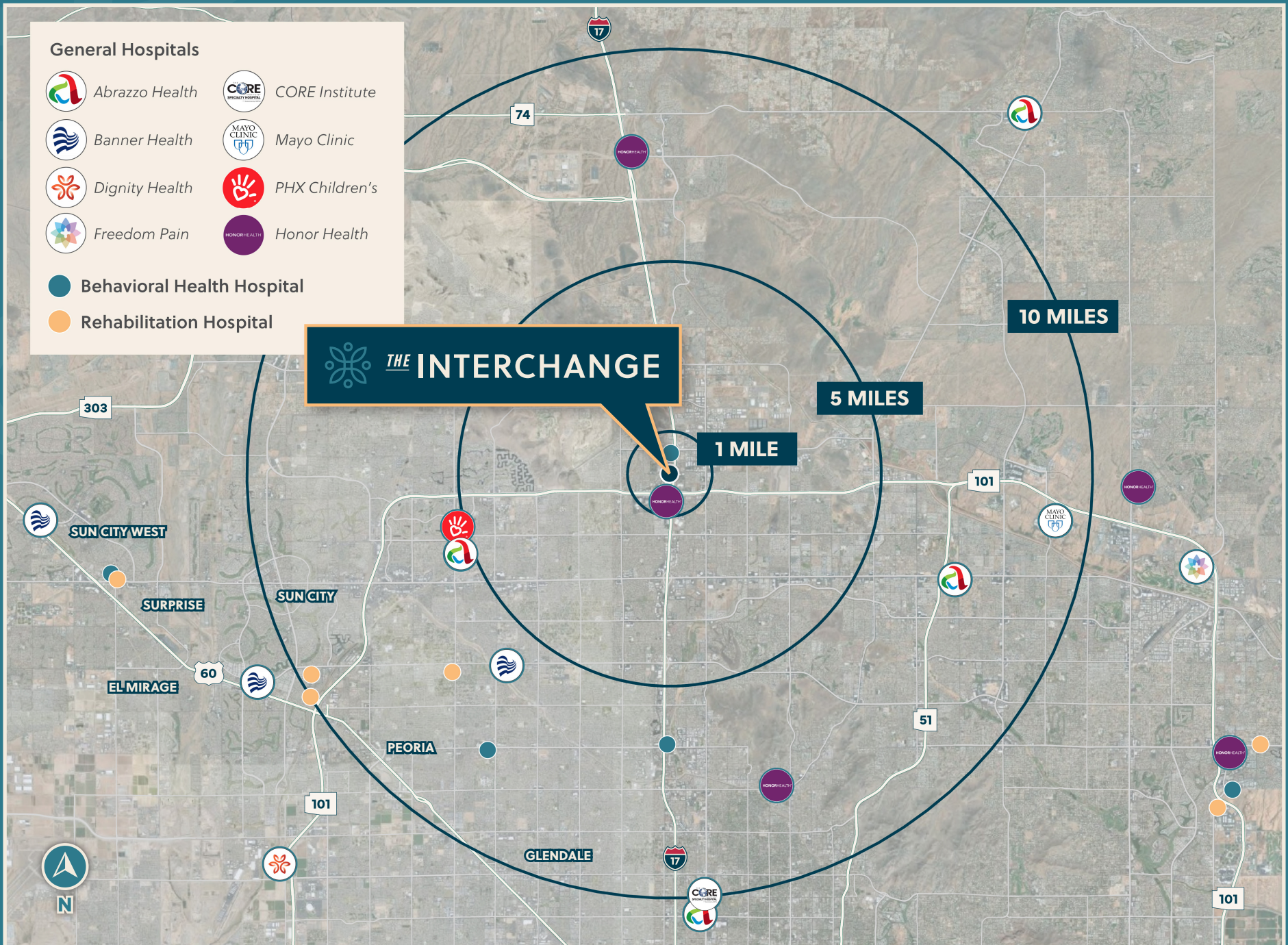
## BACKUP GENERATOR:

Enclosed exterior mechanical yard with pad and electrical stub outs able to accommodate multiple diesel-powered generator specifications

# SITE PLAN



# UNPARALLELED *MEDICAL SYNERGY*



# AREA OVERVIEW

**HONORHEALTH®**  
Deer Valley Medical Center

Deer Valley Towne Center

Logos for Target, PetSmart, Michaels, Ross Dress for Less, Chipotle, Barro's Pizza, Chilis, Chick-fil-A, and AMC Theatres.



101

±102,222 VPD\*



±133,894 VPD\*

BUILDING C

BUILDING D

PHASE 2

27<sup>TH</sup> AVENUE - ±22,693 VPD\*

ROSE GARDEN LN

\*Source: ADOT



# DEER VALLEY MEDICAL CENTER OVERVIEW



**HONORHEALTH®**

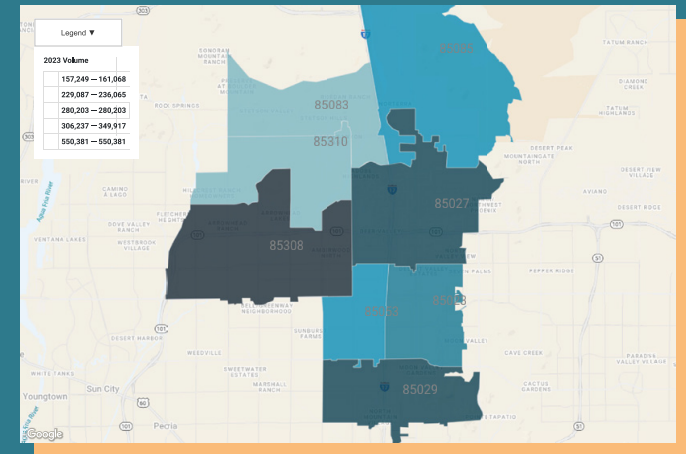
*Located in north Phoenix, HonorHealth Deer Valley Medical Center is a 204-bed, full-service hospital offering in-depth inpatient and outpatient general surgery and cardiac surgery.*

## OTHER SERVICES AND CERTIFICATIONS INCLUDE:

- Level I trauma care
- Accredited Chest Pain Center
- Accredited Primary Stroke Center
- Certified Cardiac Arrest Center
- Critical care
- Cancer care
- Interventional radiology services including uterine fibroid treatment and non-invasive blood clot removal
- Outpatient surgery center
- General surgery residency program

# OUTPATIENT MARKET SURVEY

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The following data is representative of the Phoenix Area zip codes that surround The Interchange.



SERVICE LINE	2023 VOLUME	2028 VOLUME	2033 VOLUME	5 YR GROWTH	10 YR GROWTH	5 YR COMPOUND ANNUAL GROWTH RATE (CAGR)	2024 VOLUME ESTIMATE	2025 VOLUME ESTIMATE	2026 VOLUME ESTIMATE	2027 VOLUME ESTIMATE
Cardiology	73,616	84,678	94,558	15.0%	28.4%	2.84%	75706	77855	80066	82340
Cosmetic Procedures	6,610	6,828	7,139	3.3%	8.0%	0.65%	6653	6696	6739	6783
Dermatology	35,329	37,479	39,717	6.1%	12.4%	1.19%	35748	36173	36603	37038
Endocrinology	1,761	2,197	2,537	24.8%	44.1%	4.53%	1840	1923	2010	2101
ENT	26,689	30,002	33,245	12.4%	24.6%	2.37%	27321	27968	28630	29308
Evaluation and Management	824,104	892,757	956,342	8.3%	16.0%	1.61%	837399	850908	864635	878583
Gastroenterology	19,032	20,013	20,964	5.2%	10.1%	1.01%	19224	19418	19615	19813
General Surgery	4,835	5,071	5,376	4.9%	11.2%	0.96%	4880	4927	4975	5022
Gynecology	8,027	8,160	8,399	1.7%	4.6%	0.33%	8053	8080	8106	8133
Lab	349,766	392,978	431,961	12.4%	23.5%	2.36%	358010	366449	375087	383928
Miscellaneous Services	168,589	187,856	211,211	11.4%	25.3%	2.19%	172277	176046	179897	183833
Nephrology	4,171	4,601	4,998	10.3%	19.8%	1.98%	4253	4338	4424	4511
Neurology	14,065	15,120	16,275	7.5%	15.7%	1.46%	14269	14477	14688	14902
Neurosurgery	758	802	882	5.7%	16.3%	1.12%	766	775	784	792
Obstetrics	3,511	3,155	2,806	-10.2%	-20.1%	-2.12%	3437	3364	3292	3222
Oncology	11,860	12,639	13,594	6.6%	14.6%	1.28%	12011	12165	12321	12479
Ophthalmology	66,031	76,138	87,646	15.3%	32.7%	2.89%	67939	69902	71921	73999
Orthopedics	23,986	26,902	30,664	12.2%	27.8%	2.32%	24543	25112	25695	26291
Pain Management	8,825	9,923	10,981	12.4%	24.4%	2.37%	9033	9248	9467	9692
Physical Therapy/Rehabilitation	215,202	245,266	292,054	14.0%	35.7%	2.65%	220904	226757	232766	238934
Podiatry	11,295	13,039	15,160	15.4%	34.2%	2.91%	11624	11962	12311	12669
Psychiatry	116,826	137,419	145,554	17.6%	24.6%	3.30%	120681	124664	128778	133028
Pulmonology	11,310	11,203	10,815	-0.9%	-4.4%	-0.19%	11288	11267	11246	11224
Radiology	236,206	253,675	272,097	7.4%	15.2%	1.44%	239600	243044	246537	250080
Spine	1,562	1,817	1,990	16.3%	27.4%	3.07%	1609	1659	1709	1762
Thoracic Surgery	418	449	467	7.3%	11.6%	1.43%	424	430	436	442
Trauma	5,899	6,405	6,964	8.6%	18.0%	1.66%	5997	6096	6197	6300
Urology	7,496	7,852	8,431	4.7%	12.5%	0.93%	7565	7636	7707	7779
Vascular	12,424	14,433	16,499	16.2%	32.8%	3.04%	12802	13192	13593	14007

# DEMOGRAPHIC *COMPREHENSIVE*

	1 MILE	3 MILES	5 MILES	10 MILES
2024 Population - Current Year Est.	15,345	99,834	265,566	967,822
2029 Population - Five Year Projection	15,655	101,684	269,442	982,894
2020-2024 - Annual Population Growth Rate	0.33%	0.48%	0.45%	0.43%
2024-2029 - Annual Population Growth Rate	0.40%	0.37%	0.29%	0.31%
2024 Households - Current Year Estimate	6,871	40,141	105,683	379,462
2029 Households - Five Year Projection	7,122	41,562	108,811	391,301
2024 Average Household Income	\$94,037	\$98,639	\$112,437	\$115,015
2029 Average Household Income	\$107,830	\$115,761	\$131,327	\$134,461
2024 Daytime Population	35,548	132,339	258,669	889,485

FOR MORE INFORMATION, PLEASE CONTACT:



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