

16515 S. 40<sup>TH</sup> ST., STE. 119, PHOENIX, AZ 85048

# EAST VALLEY MEDICAL OFFICE CONDO



AVAILABLE FOR LEASE

- Move-in Ready / Turn-key Medical Space
- ±6,011 RSF Available
- Improvements Completed in 2008
- Premium Quality Improvements
- Furniture / Equipment Negotiable
- Parking Ratio: ±5.33:1,000
- Building & Monument Signage Available
- Excellent Medical Synergy in Complex
- Convenient Access to Freeway  
*The Property is located at the first exit on the San Tan Freeway headed west from Maricopa/Coolidge/Casa Grande*



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors omissions changes or withdrawal without notice and to any special listing conditions including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

JEFF SUTHERLIN  
EXP REALTY  
602.370.7174  
jeff.sutherlin@exprealty.com

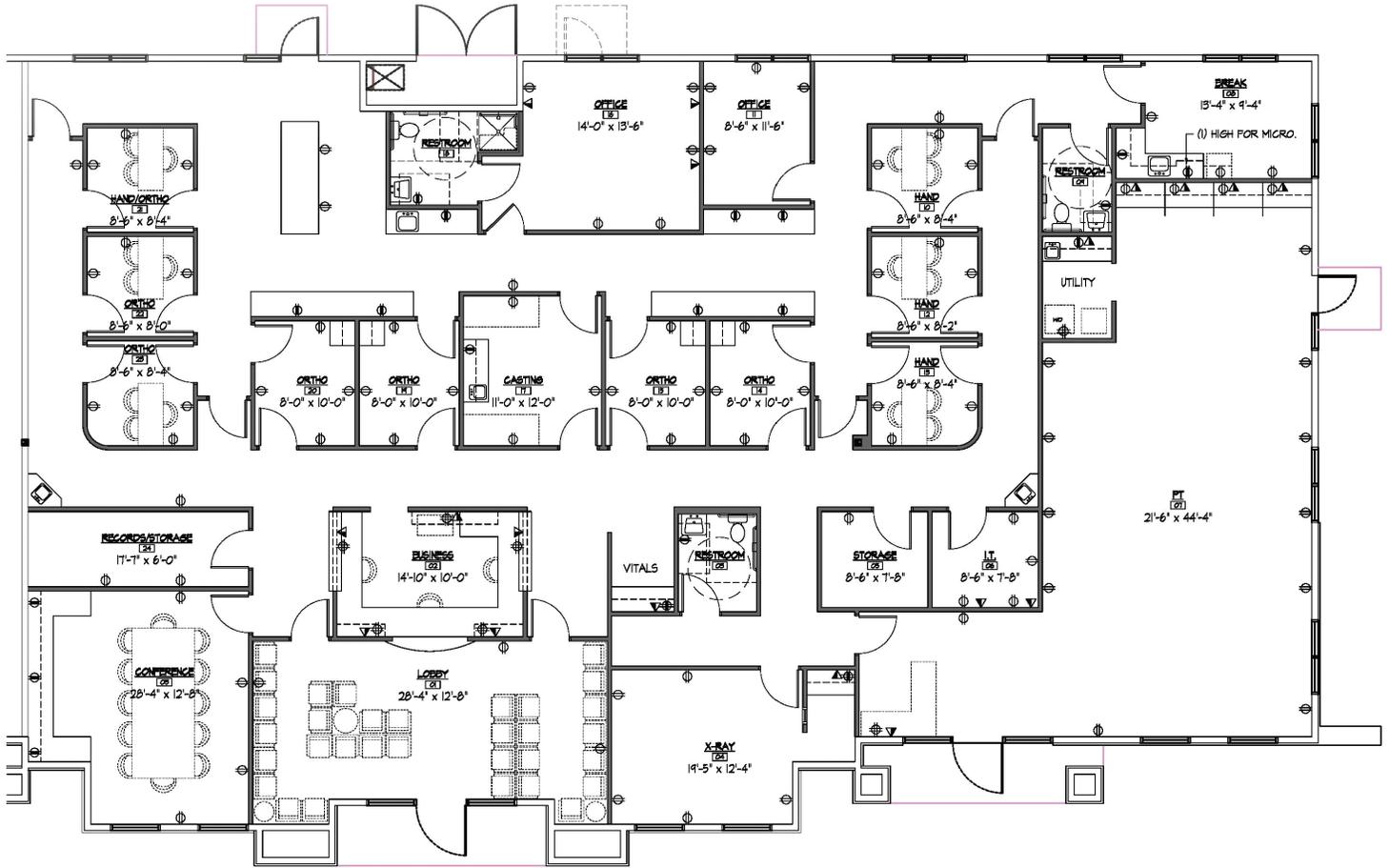


RICH GALSTER  
EXP COMMERCIAL  
480.256.9265  
rich.galster@expcommercial.com



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# FLOOR PLAN



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# PHOTOS



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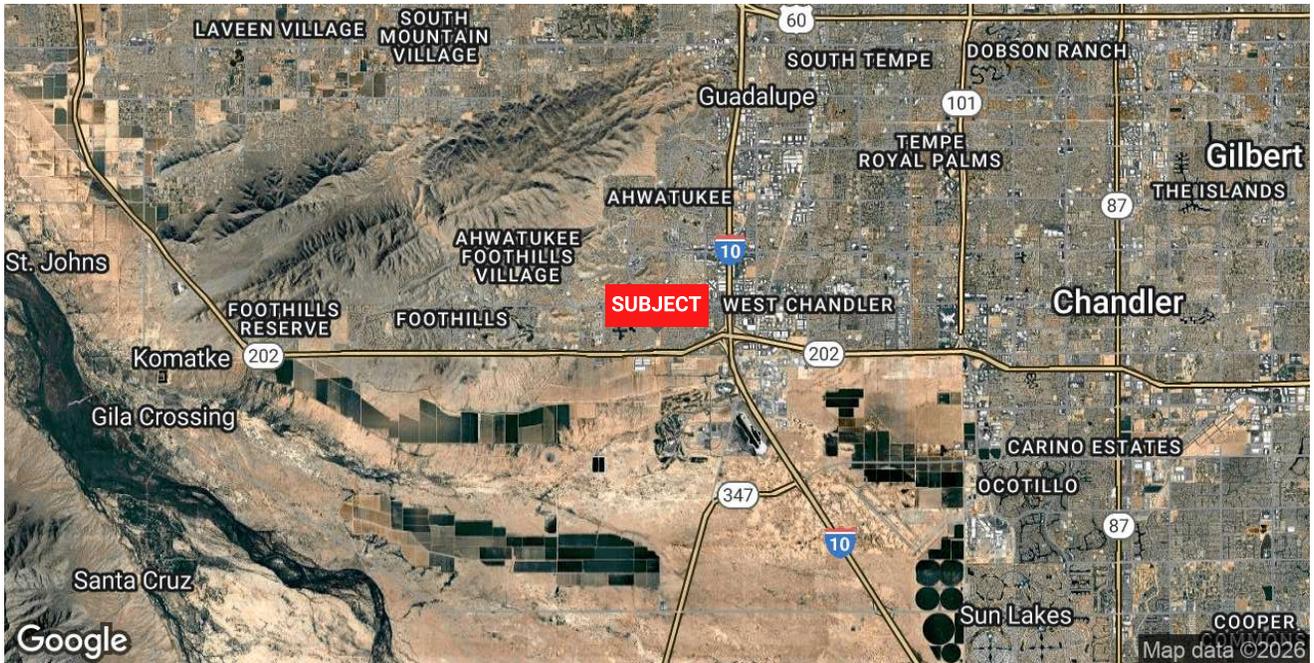
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# LOCATION MAPS

LOCATION MAP



REGIONAL MAP



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# DEMOGRAPHIC & INCOME

## 5 MILE RADIUS

### KEY INDICATORS 2025

  
**118,707**  
 Total Population

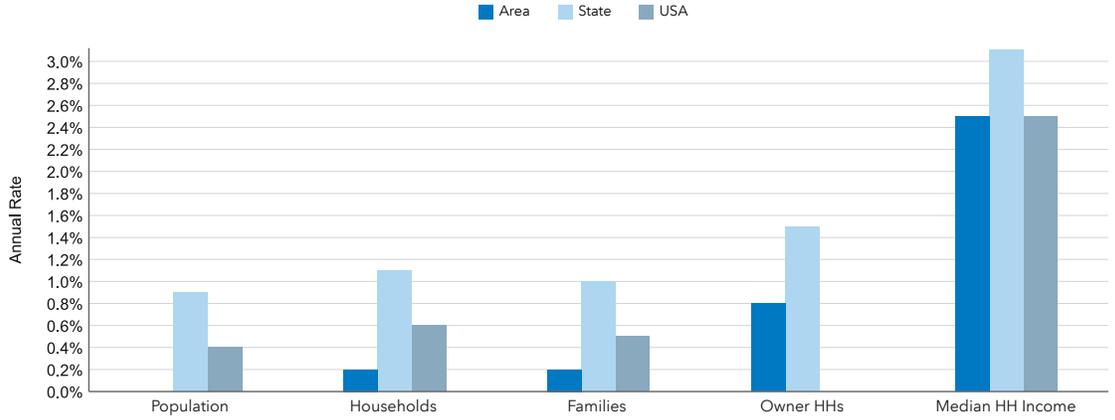
  
**48,752**  
 Total Households

  
**2.42**  
 Average Household Size

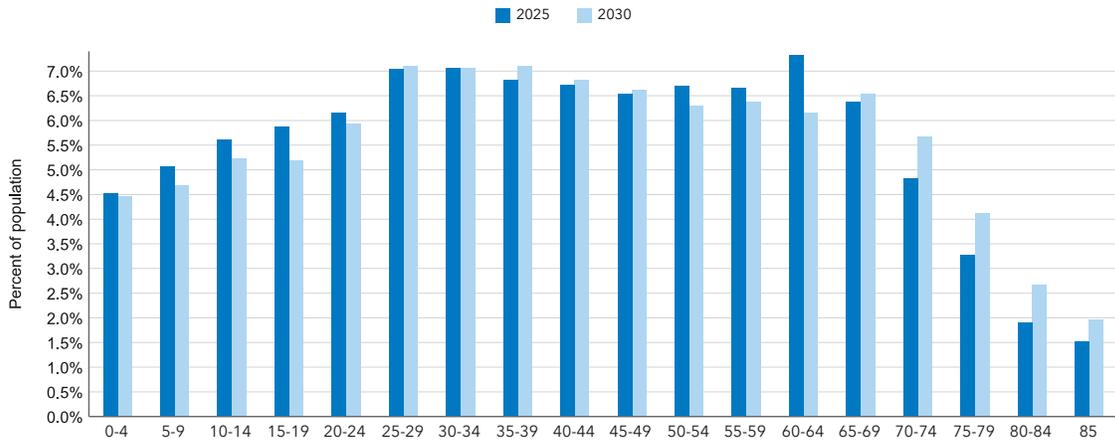
  
**41.4**  
 Median Age

  
**135,278**  
 Daytime Population

### TRENDS: 2025 - 2030 ANNUAL RATE



### POPULATION BY AGE



 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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# INCOME 5 MILE RADIUS

## KEY INDICATORS 2025



\$117,380

Median Household Income



\$455,155

Median Net Worth



147

Esri Wealth Index



87

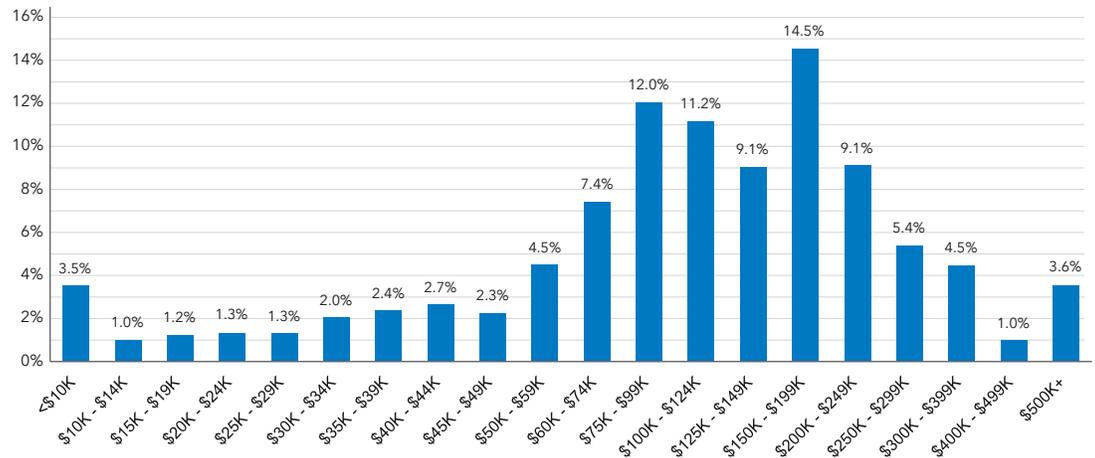
Esri Housing Affordability Index



71

Esri Diversity Index

## HOUSEHOLDS BY INCOME



[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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