

FOR LEASE

Paradise Valley Medical Plaza



FOR MORE INFORMATION

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Executive Summary



PROPERTY SUMMARY

| | |
|--------------------------|---------------------|
| Available SF: | 4,402 SF |
| Lease Rate: | \$37.00 SF/yr (NNN) |
| Building Size: | 50,686 SF |
| Building Class: | B |
| Sub Market: | Scottsdale South |
| Property Website: | View |

PROPERTY OVERVIEW

High profile location at the corner of Jackrabbit and Scottsdale road with a highly coveted Paradise Valley address. Scottsdale frontage visibility.

PROPERTY HIGHLIGHTS

- Built-to-suit Medical Office Building
- Amazing visibility at the lighted intersection of Scottsdale Road and Jackrabbit.
- Fantastic tenant mix including an onsite surgery center.
- Monument signage coming soon.
- Many area amenities. Feet from Fashion Square Mall and Downtown Scottsdale.



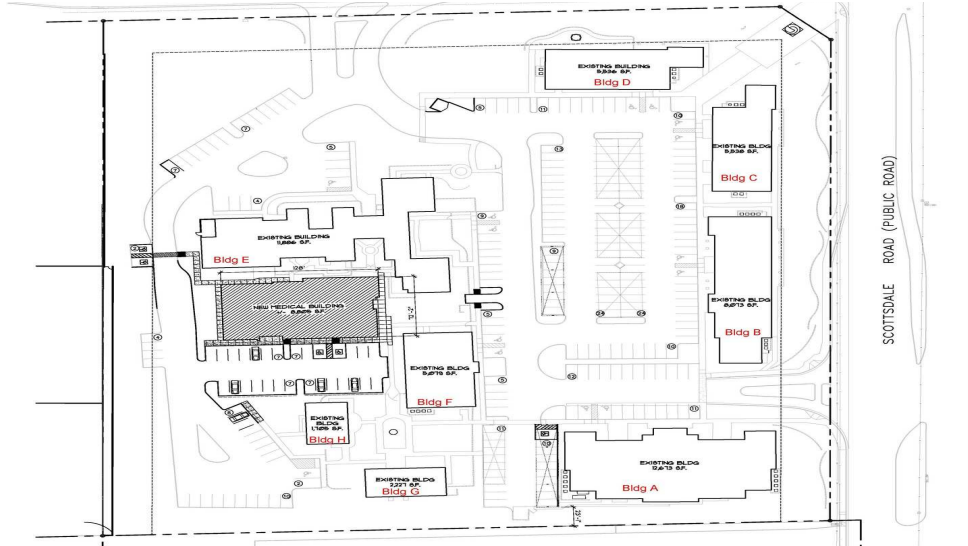
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Lease Spaces



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------------------|-----------|-----------|------------|---------------|--|
| Building I - Suite 150 | Available | 4,402 SF | NNN | \$37.00 SF/yr | Build-to-suit medical office building opportunity. |



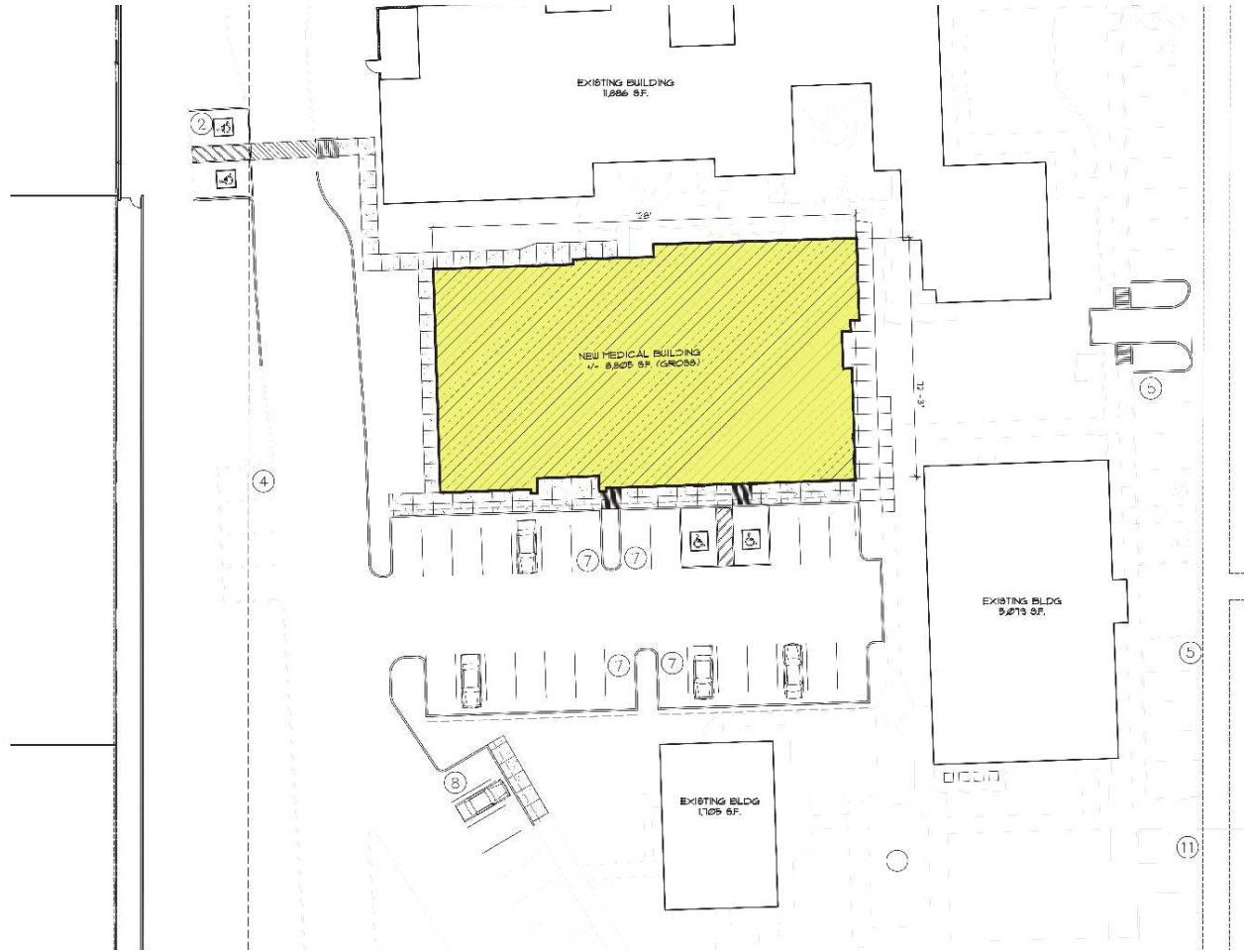
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Site Plan



 BUILDING I - 8,805 SF
Build-to-suit medical office building opportunity.



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Demographics Map & Report



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 8,195 | 178,744 | 869,416 |
| Average Age | 58.2 | 42.1 | 36.1 |
| Average Age (Male) | 55.0 | 41.2 | 35.3 |
| Average Age (Female) | 59.7 | 42.8 | 36.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 4,739 | 83,199 | 362,433 |
| # of Persons per HH | 1.7 | 2.1 | 2.4 |
| Average HH Income | \$93,935 | \$90,089 | \$75,085 |
| Average House Value | | \$530,259 | \$413,789 |

2020 American Community Survey (ACS)



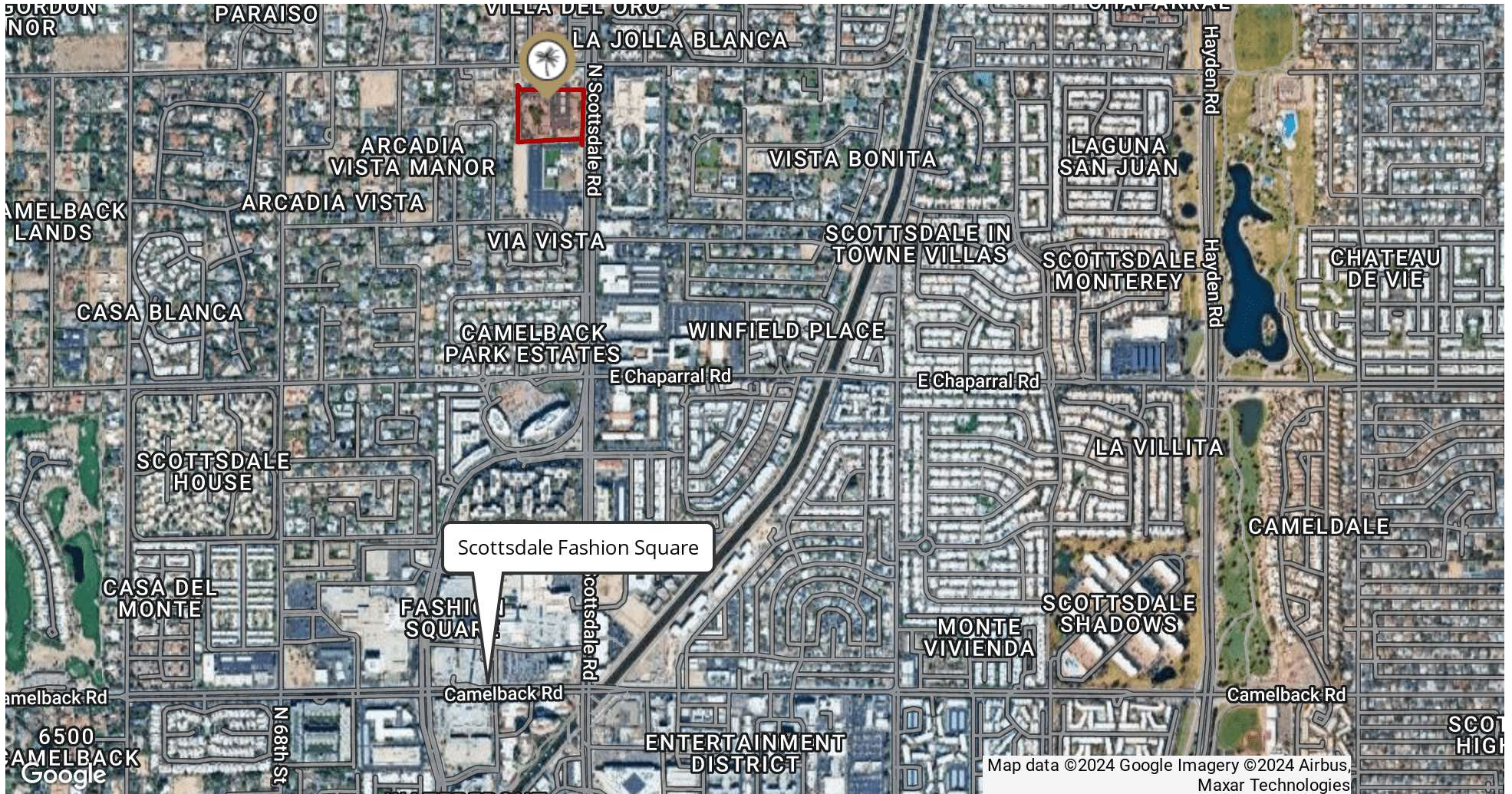
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Retailer Map



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