

# ROYAL PALM PROFESSIONAL PLAZA

## SALE OR LEASE OPPORTUNITY

8618 N 35TH AVE | PHOENIX, AZ 85051

±10,470 SF MEDICAL OFFICE BUILDING



LEASE RATE  
STARTING AT  
**\$14.50 NNN**

**Medical Office Suites Near Four Major Hospitals**  
**Owner User or Investment Opportunity**

SALE PRICE  
**\$1,875,000**

#### EXCLUSIVE CONTACT:

**Craig Trbovich**  
D 480.522.2799  
M 602.549.4676  
ctrbovich@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



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<b>BUILDING SIZE</b>	±10,470 SF
<b>BUILD OUT</b>	Medical Office
<b>ZONING</b>	C-O, City of Phoenix
<b>YEAR BUILT</b>	1986
<b>PARKING RATIO</b>	4.8/1,000
<b>LEASE AVAILABILITY</b>	Suite 1A: ±1,492 SF } Contiguous Suite 1B: ±1,492 SF } to ±2,984 SF
<b>LEASE RATE</b>	Suite 1A & B: \$14.50 NNN
<b>SALE PRICE</b>	\$1,875,000 Owner User or Investment Sale

### FEATURES

Easy Access to I-17 & US-60 Freeway

Covered Parking Available

Close Proximity to Four Major Hospitals: John C. Lincoln North Mountain, Thunderbird Samaritan Hospital, Phoenix Baptist Hospital, and John C. Lincoln Deer Valley

### DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2020 Population	26,085	197,410	483,492
2020 Households	8,696	70,559	172,025
Median HH Income	\$48,377	\$48,185	\$47,967



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Suite 1A:  $\pm 1,492$  SF

Suite 1B:  $\pm 1,492$  SF

**Contiguous to  $\pm 2,984$  SF**  
FOR LEASE OR OWNER/USER



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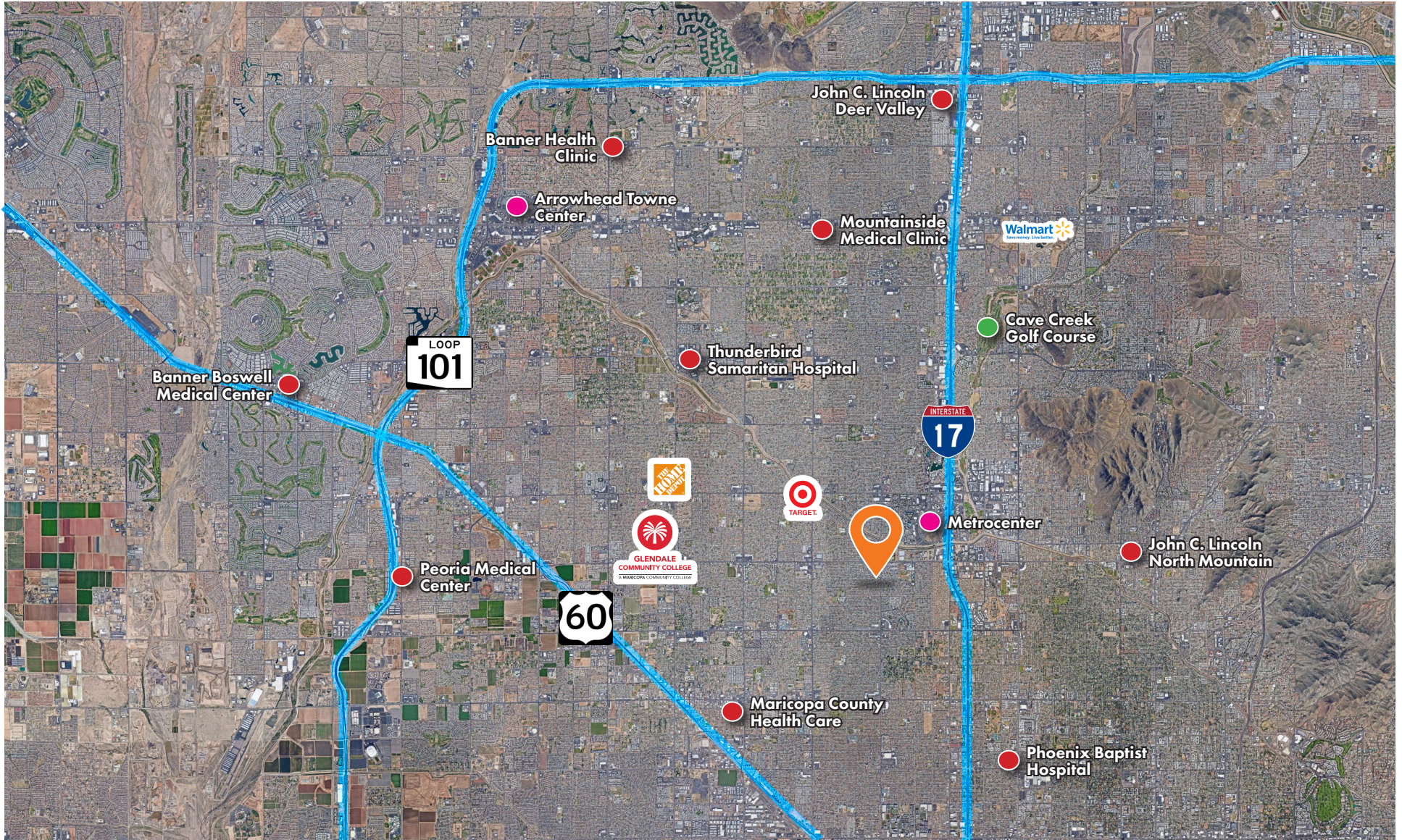
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