



**GREAT MEDICAL USE POTENTIAL
WITH SAGUARO BLVD FRONTAGE
AVAILABLE FOR SALE**

11407 N SAGUARO BLVD | FOUNTAIN HILLS, AZ 85268

**PLUMBING THROUGHOUT & OPEN
AREAS FOR MORE EXAM ROOMS**

SALE PRICE: \$1,350,000 BLDG SIZE: ±4,280 SF



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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

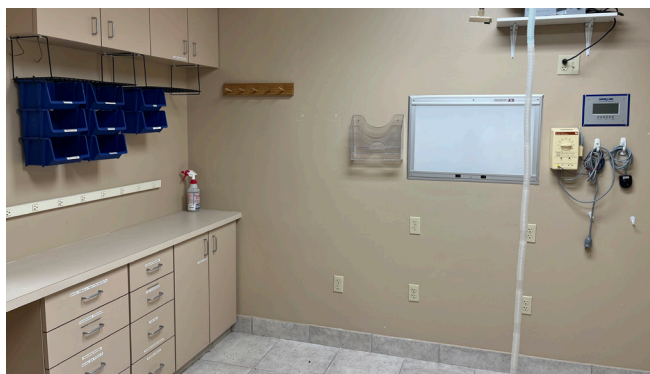
OWNER/USER AVAILABLE FOR SALE

Address	11407 N Saguaro Blvd Fountain Hills, AZ 85266
Parcel Number	176-08-471A
Total Size	±4,280 SF
Year Built	2003
Zoning	C-2, City of Fountain Hills
Parking Ratio	4.22/1,000
Tenancy	Single
Floors	1
Layout	Reception, 1 Office, 1 Bull Pen, 2 Restrooms, 6 Exam Rooms, & 1 Lab Room

 **\$1,350,000**
Sale Price

Property Highlights

- Saguaro Blvd frontage with excellent demographics
- Versatile medical-ready building with existing plumbing and open floor plan ideal for exam rooms or other needs
- Former Veterinary Hospital



For More Information, Please Contact
an Exclusive Listing Agent:

Craig Trbovich
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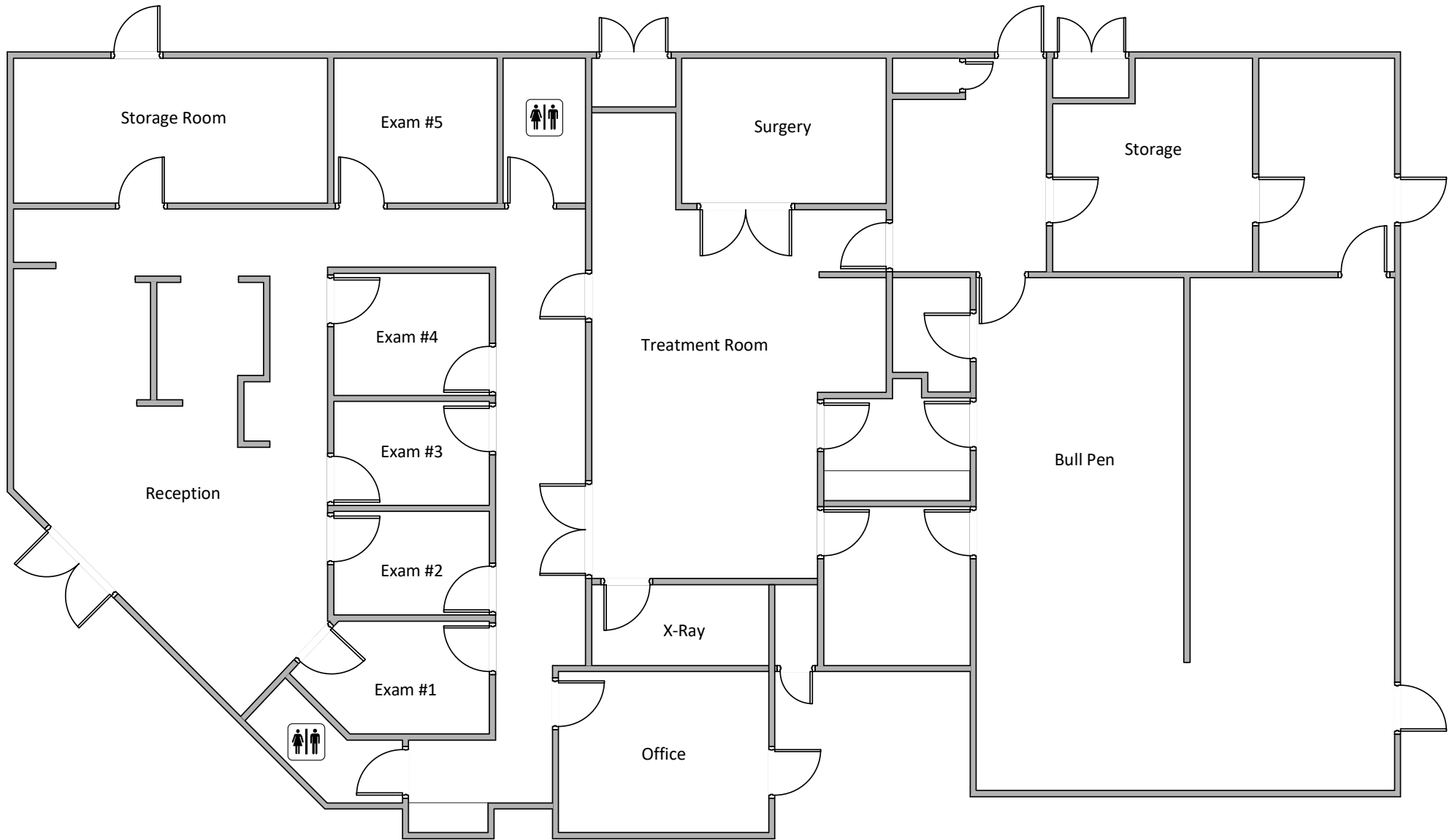


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FLOOR PLAN

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AREA OVERVIEW

FOUNTAIN HILLS, AZ

Fountain Hills offers a lifestyle that attracts a skilled and motivated workforce. Residents enjoy stunning views, year-round outdoor recreation, diverse dining, and an excellent quality of life.

This sought-after location allows you to draw from a talented pool of professionals who appreciate a balanced work-life environment.

Fountain Hills is known for its entrepreneurial spirit and supportive business climate, ensuring your venture has the resources to thrive.



Unmatched Work-Life Balance

Desert beauty, outdoor adventures, vibrant community



Skilled & Motivated Workforce

Attracts top talent seeking exceptional lifestyle



Strategic Location

Easy access to Scottsdale, Phoenix, and major highways



Entrepreneurial Hub

Supportive environment for innovation and growth



Cost-Effective Operations

Lower business costs than neighboring cities



Tax-Friendly Climate

Favorable tax structure benefits bottom line



Dynamic Community

Diverse dining, events, and strong community spirit



Growth Potential

Expanding population and economic opportunities



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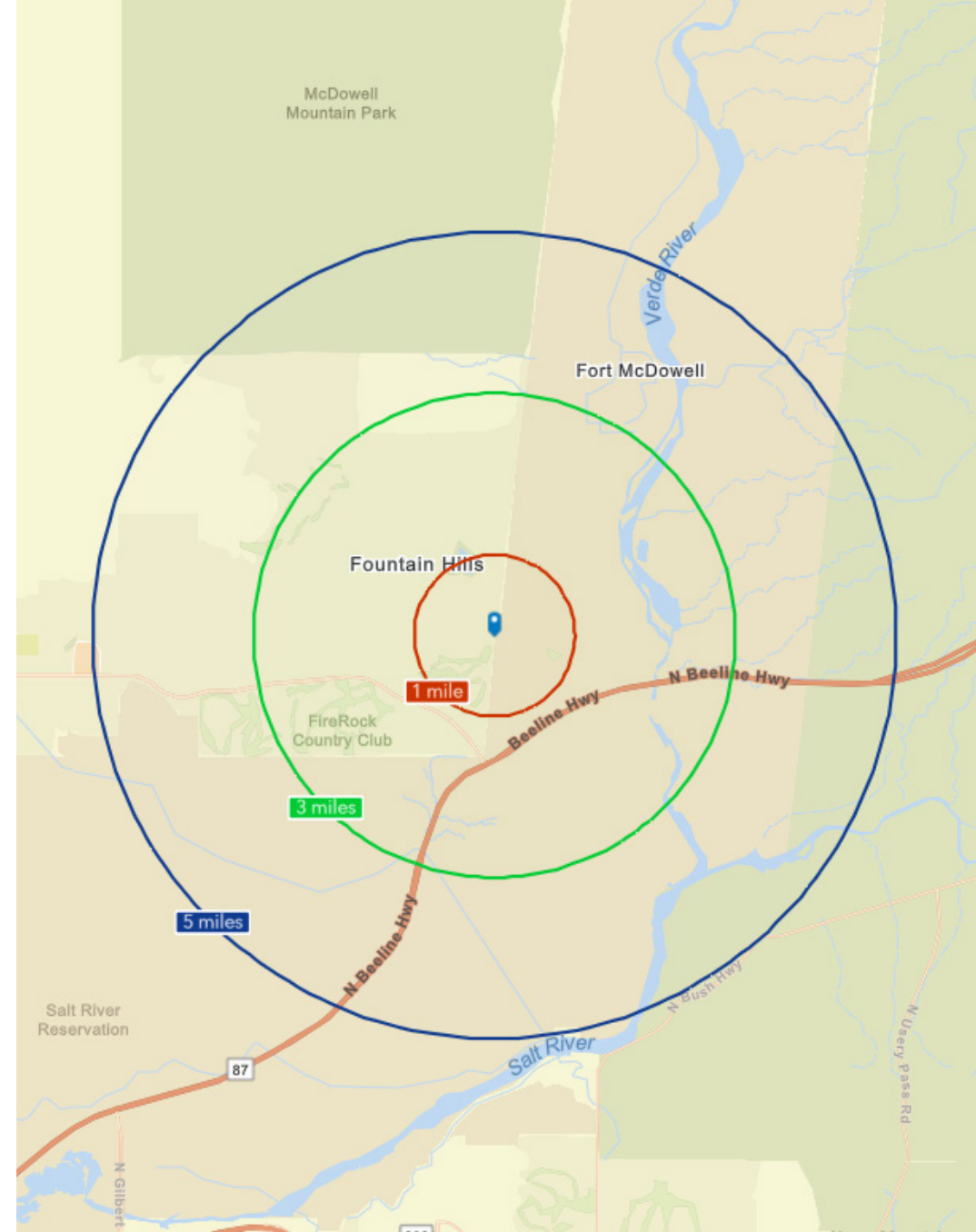


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DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2023 Population	5,250	22,784	29,886
2028 Population Projection	5,349	22,832	29,936
Annual Growth 2010-23	+1.4%	+0.4%	+0.4%
Median Age	59.0	56.3	56.0
Bachelor's Degree or Higher	45%	44%	47%
2023 Households	2,650	10,290	13,074
2028 Household Projection	2,698	10,299	13,075
Avg Household Income	\$100,928	\$114,688	\$124,407
Median Household Income	\$73,538	\$86,198	\$93,943
Median Home Value	\$430,303	\$441,982	\$485,448
Median Year Built	1992	1992	1993
Owner Occupied HHs	1,822	8,110	10,669
Renter Occupied HHs	876	2,189	2,405
Avg Household Size	1.9	2.1	2.2
Total Consumer Spending	\$88.5M	\$387.1M	\$519.6M
Daytime Employees	2,948	8,247	13,731
Businesses	634	1,308	2,269



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