

# THE VILLAGE AT SONORAN CANYON

2525 W Carefree Highway | Bldg 8, Suites 156 & 162 | Phoenix, AZ 85085



Medical Office Building Fully Furnished  
**FOR LEASE | \$40/PSF + MG**

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**NAI**Horizon

# Property Information



**Location:** 2525 W. Carefree Hwy | Phoenix, AZ 85085

**Building:** Bldg 8, Suites 156 & 162

**Available Size:** 3,082 SF

**Lease:** \$40/PSF + Modified Gross | Fully Furnished

**Zoning:** CO/MO

**Primary Use:** Medical Office

**APN #:** 204-01-886; 204-01-887

## Features

- The property is one (1) mile from Honor Health Research Center
- Most recognizable features: site layout and it's proximity to the new Taiwanese Chip Manufacturing Plant approximately 25 blocks west of Building 8
- Signage: both monument and building mounted

## Site Features

- Property is located in close proximity to various shopping centers and abundant housing (Tramonto Residential Subdivision)
- Property is located south of Anthem
- Easy access to and from West Carefree Hwy & I-17 Hwy
- 4 Administrative offices
- 6 Exam rooms with water
- Ample reception with built-in filing
- Dedicated IT Room
- Large Waiting Room
- Employee and patient restrooms
- Checkout desk
- Vitals Room
- Alarm system



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# Photos



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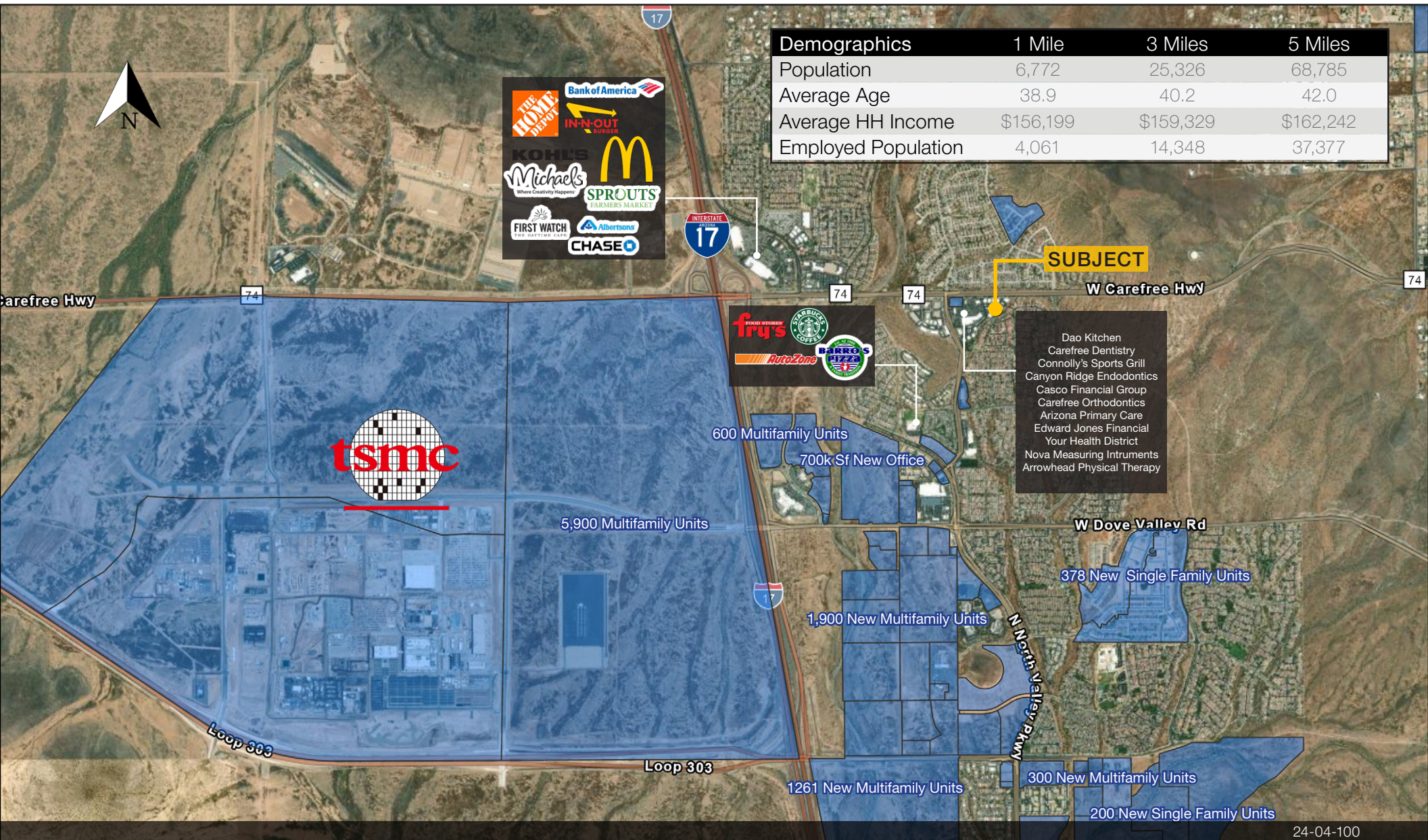
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# Area Map



Demographics	1 Mile	3 Miles	5 Miles
Population	6,772	25,326	68,785
Average Age	38.9	40.2	42.0
Average HH Income	\$156,199	\$159,329	\$162,242
Employed Population	4,061	14,348	37,377



- Dao Kitchen
- Carefree Dentistry
- Connolly's Sports Grill
- Canyon Ridge Endodontics
- Casco Financial Group
- Carefree Orthodontics
- Arizona Primary Care
- Edward Jones Financial
- Your Health District
- Nova Measuring Instruments
- Arrowhead Physical Therapy

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