

# GRUNOW MEMORIAL MEDICAL CENTER

926 E McDowell Rd  
Phoenix, AZ 85006



**FOR LEASE** | MEDICAL OFFICE SUITES

**CBRE**

# PROPERTY OVERVIEW

**THIS ICONIC MEDICAL OFFICE PROPERTY** presents a prime lease opportunity in a strategic healthcare corridor.

The site offers strong visibility, convenient dual access, and a healing environment suited for a variety of medical and wellness providers. Surrounded by complementary healthcare services, this space is ideal for practitioners seeking a central, accessible, and patient-friendly setting. The building pairs unique architectural elements with abundant surface parking, blending appeal with function.

Positioned within 10-miles of 27 hospitals, 2 miles from downtown Phoenix and seconds from the I-10, the location guarantees seamless connectivity to the prime downtown healthcare market in metro Phoenix.



**TYPE**  
Medical Office

**SIZE AREA**  
2.4 AC

**PROJECT SF**  
±51,465 SF

**ZONING**  
C-0, City of Phoenix

**AVAILABLE SF**  
±1,210 – ±20,070 RSF

**NO. OF STORIES**  
2-story

**OPERATING EXPENSES**  
Base Year

**PARKING RATIO**  
5.6:1,000 SF | 109 covered reserved parking spaces

**YEAR BUILT / RENOVATED**  
1965/2014

**SIGNAGE**  
Monument and Entrance

**TENANT IMPROVEMENT**  
Turnkey Available

# PROPERTY HIGHLIGHTS



Serene **interior courtyards** with fountains for tenant's use



**ADA-compliant** access



Directly adjacent to **Banner University Medical Center**, the State's largest hospital, a 733 bed acute care hospital with a Level 1 Trauma Center



**Excellent healthcare tenant synergy** including: Family Medicine, OB/GYN, Podiatry Practice, Internal Medicine, Neurology, Dialysis Center, and Dental



# NEIGHBORHOOD AMENITIES

Positioned within 10-miles of 27 hospitals, 2 miles from downtown Phoenix and seconds from the I-10, the location guarantees seamless connectivity to the prime downtown healthcare market in metro Phoenix.

 Banner  
University Medical Center  
Phoenix



N 12TH ST

BANNER CAMPUS



E MCDOWELL RD

N 10TH ST

GRUNOW  
MEMORIAL  
MEDICAL CENTER



# AREA INFORMATION



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2025 POPULATION</b> Current Year Estimate	74,533	379,786	1,325,854
<b>2030 POPULATION</b> Five Year Projection	86,354	397,906	1,372,312
<b>2025 HOUSEHOLDS</b> Current Year Estimate	35,594	152,939	503,876
<b>2025 MEDIAN HOUSEHOLD INCOME</b>	\$68,194	\$68,037	\$73,226

Source: ESRI

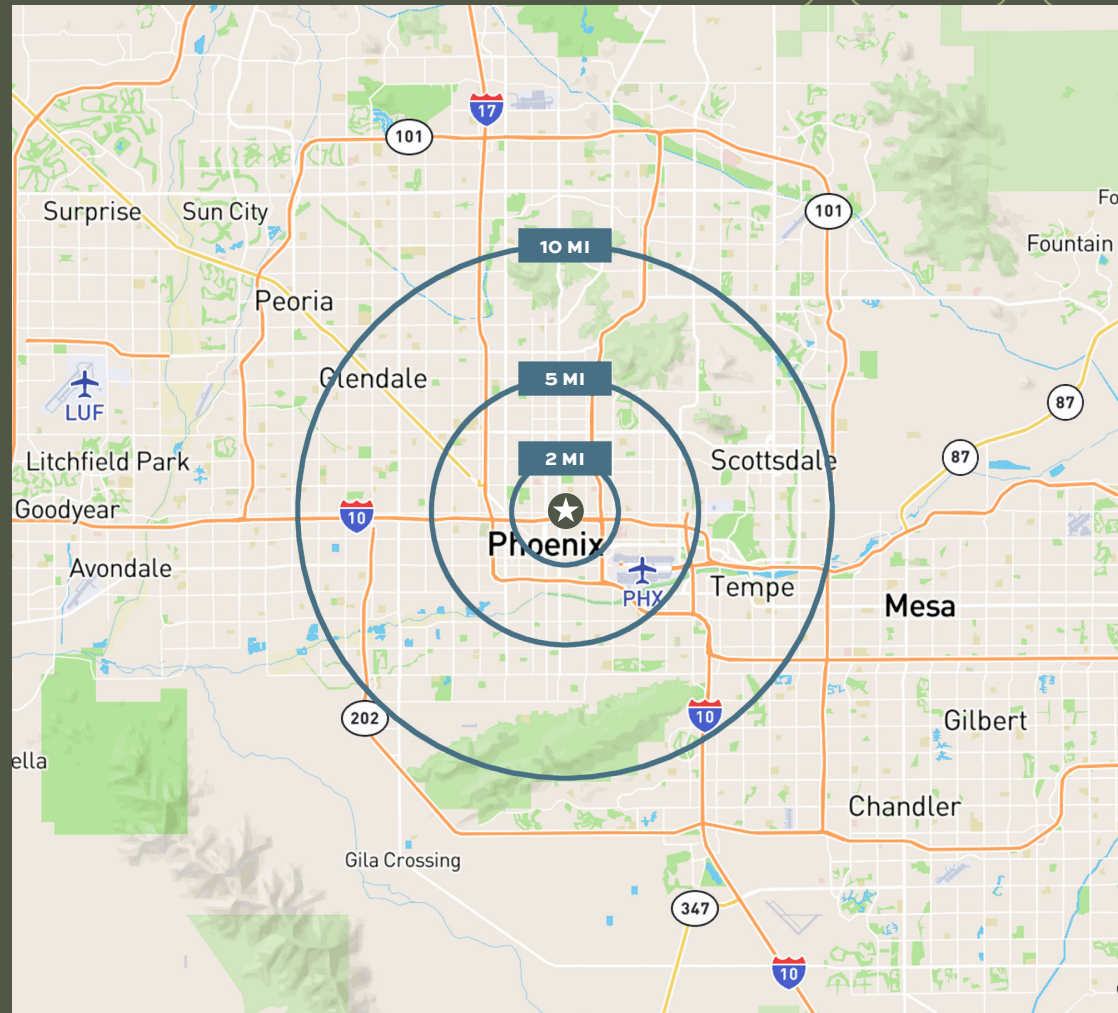


## TRAFFIC COUNTS (2024)

**35,764**  
VEHICLES PER DAY  
on E McDowell Rd

**45,675**  
VEHICLES PER DAY  
at E McDowell & 7th St

Source: ADOT





# GRUNOW MEMORIAL

MEDICAL CENTER

For more information, please contact:



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**CBRE**

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