

FOR LEASE – OUTPATIENT MEDICAL BUILDING

welltower

LINCOLN MEDICAL PLAZA I

9225 N 3rd ST
PHOENIX, AZ 85020

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MEDICAL OFFICE BROKERS

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EXECUTIVE SUMMARY

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LOCATION DESCRIPTION

Located in the heart of the Honor Health, John C. Lincoln North Mountain Hospital campus, this building provides convenient access to both the hospital and the surrounding neighborhoods. The 258-bed hospital is also home to:

- American College of Surgeons-verified Level I Trauma Center
- Accredited Primary Stroke Center
- Accredited Chest Pain Center
- Certified Cardiac Arrest Center
- Specialty surgery unit to care for orthopedic, urology, neurology and other surgery patients
- Inpatient and outpatient rehabilitation services
- Inpatient and outpatient medical imaging
- Critical care unit
- Interventional radiology services
- General surgery resident training program

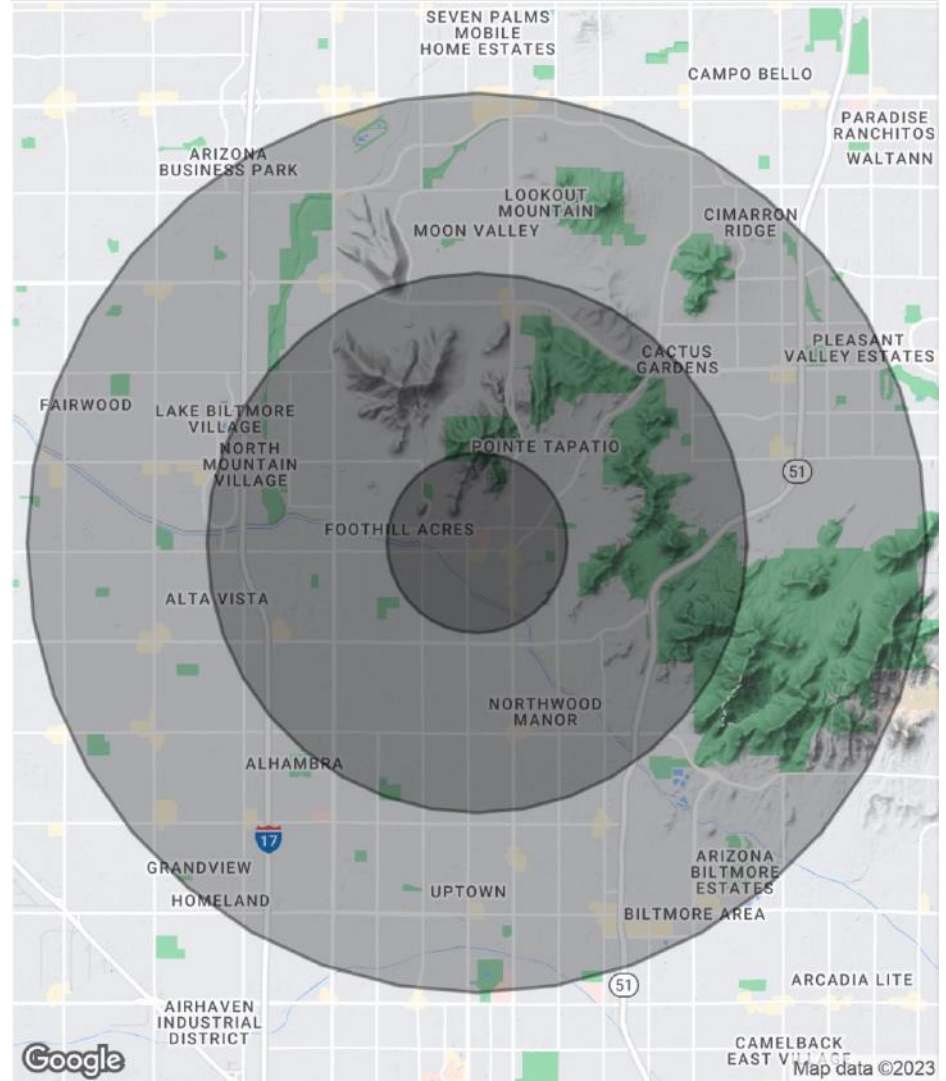
PROPERTY HIGHLIGHTS

- Surface and covered parking
- On-site property management
- Adjacent to affluent North Central & Bridal Path housing markets

DEMOGRAPHICS

LINCOLN MEDICAL PLAZA I
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Population	1 Mile	3 Mile	5 Mile
Total Population	15,794	109,016	338,860
Average Age	39.7	37.8	36.8
Average Age (Male)	39.1	37.1	36.1
Average Age (Female)	40.8	38.4	37.8
Households			
Total Households	6,573	45,369	140,155
# of Persons per HH	2.4	2.4	2.4
Income			
Average HH Income	\$56,130	\$70,013	\$67,803
Average House Value	\$239,946	\$361,778	\$312,160



AERIAL OVERVIEW





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