

HIGH-QUALITY MEDICAL BUILDING OUTPATIENT FACILITY 16,538 SF FOR SALE

3090 N. 3rd Avenue | Phoenix, AZ



Property Features



POPULATION

632,142 within 5 miles



MAJOR HOSPITALS

St. Joseph's Hospital
within one block



VERSATILE BUILDING

Possible ASC or Imaging Center



IDEAL LOCATION

Close to freeways (I-17 and I-10)



3090 N. 3RD AVENUE
ADDRESS

1.31 ACRES

LOT SIZE

R-5

ZONING

FIRST FLOOR: 8,777 SF

SECOND FLOOR: 7,762 SF

**SQUARE
FOOTAGE**

5/1000; 78 TOTAL SPACES
74 + 4 ADA

PARKING

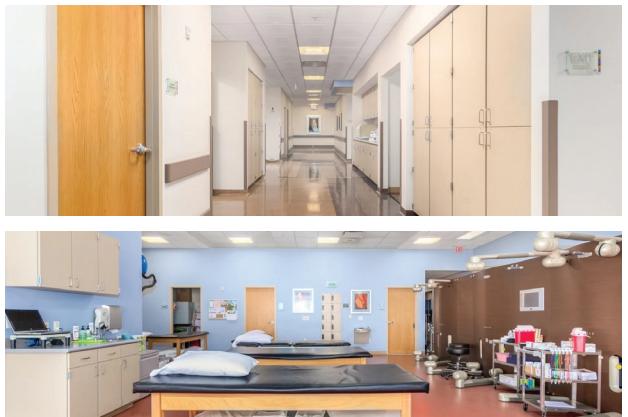
ONE
ELEVATOR

BLOCK
CONSTRUCTION

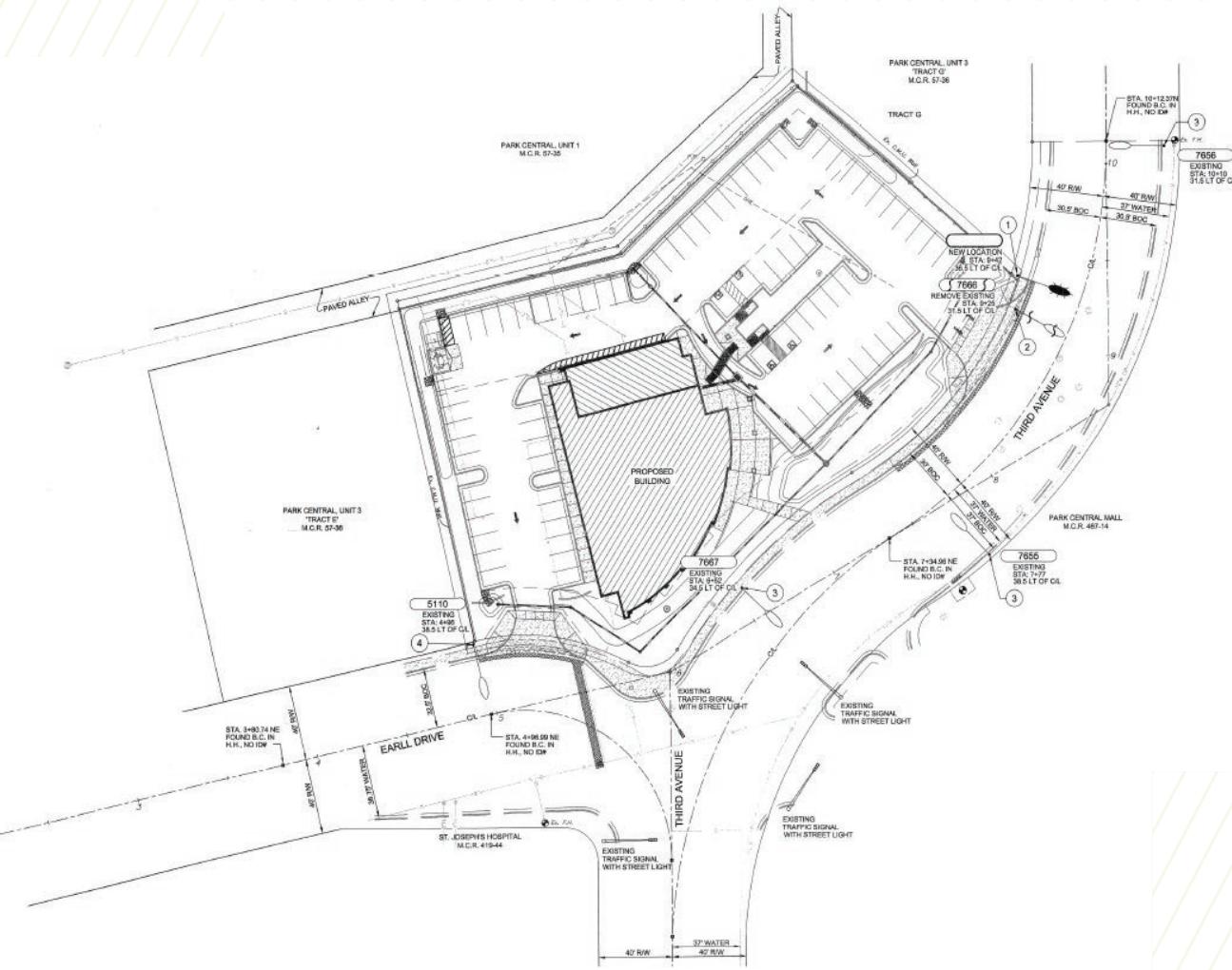
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Site Plan



IMAGING:

INFRASTRUCTURE
FROM FORMER
IMAGING SPACE

DROPOFF:

EXISTING PATIENT
DRIVE THROUGH
DROP OFF IN FRONT

ACCESS:

ABILITY TO ADD
NEW ENTRANCE FOR
IMAGING OR ASC

AREA HOSPITALS



262 BEDS

24/7 Emergency Care



385 BEDS

24/7 Emergency Care



595 BEDS

24/7 Emergency Care



209 BEDS

24/7 Emergency Care



494 BEDS

24/7 Emergency Care



733 BEDS

24/7 Emergency Care



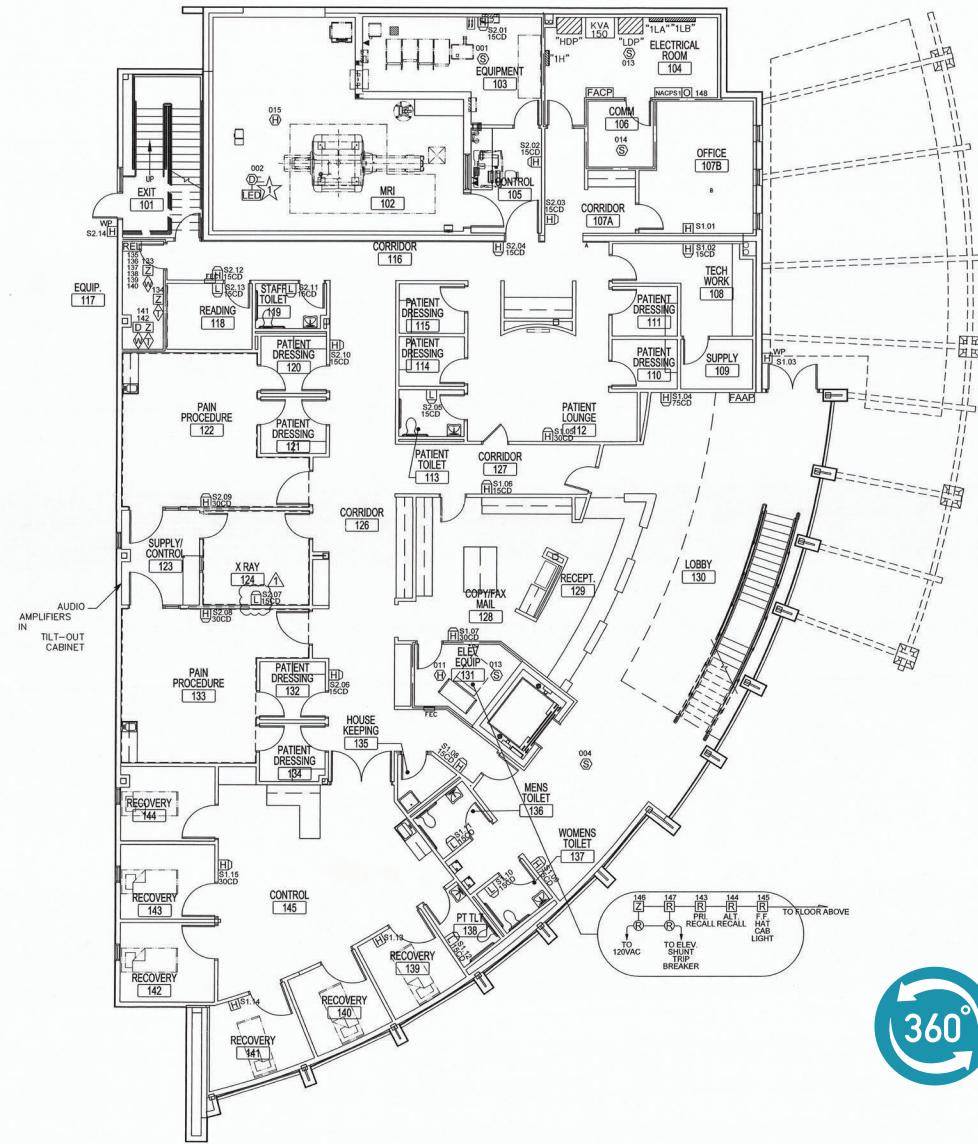
POSSIBLE USES

- › BioMedical and Medical Research Offices*
- › Birthing Center
- › Imaging Center
- › Behavioral Health
- › Autism Treatment
- › Office and Medical Office uses including Surgery Center
(No overnight stay)
- › Medical and Dental Laboratories
- › Clinics Orthopedics
- › Voluntary Community Blood Center*

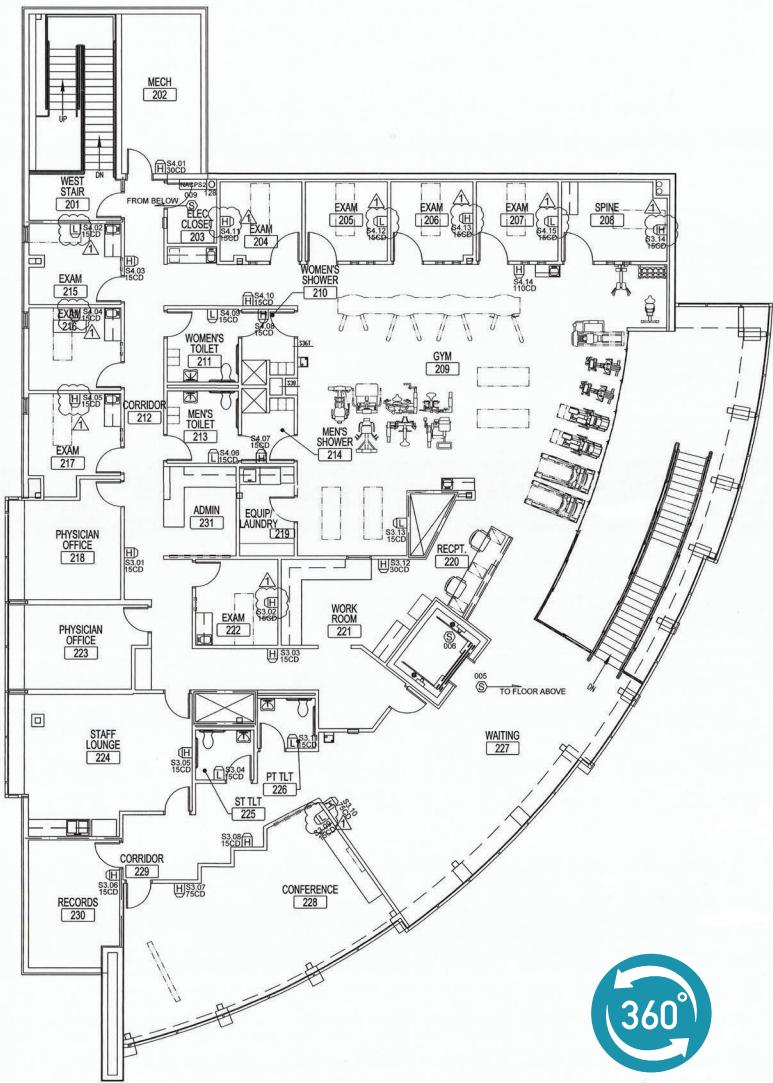
***Subject to Use Permit as outlined in City of Phoenix Zoning Code Section 618 - R-5 Multifamily Residence District**

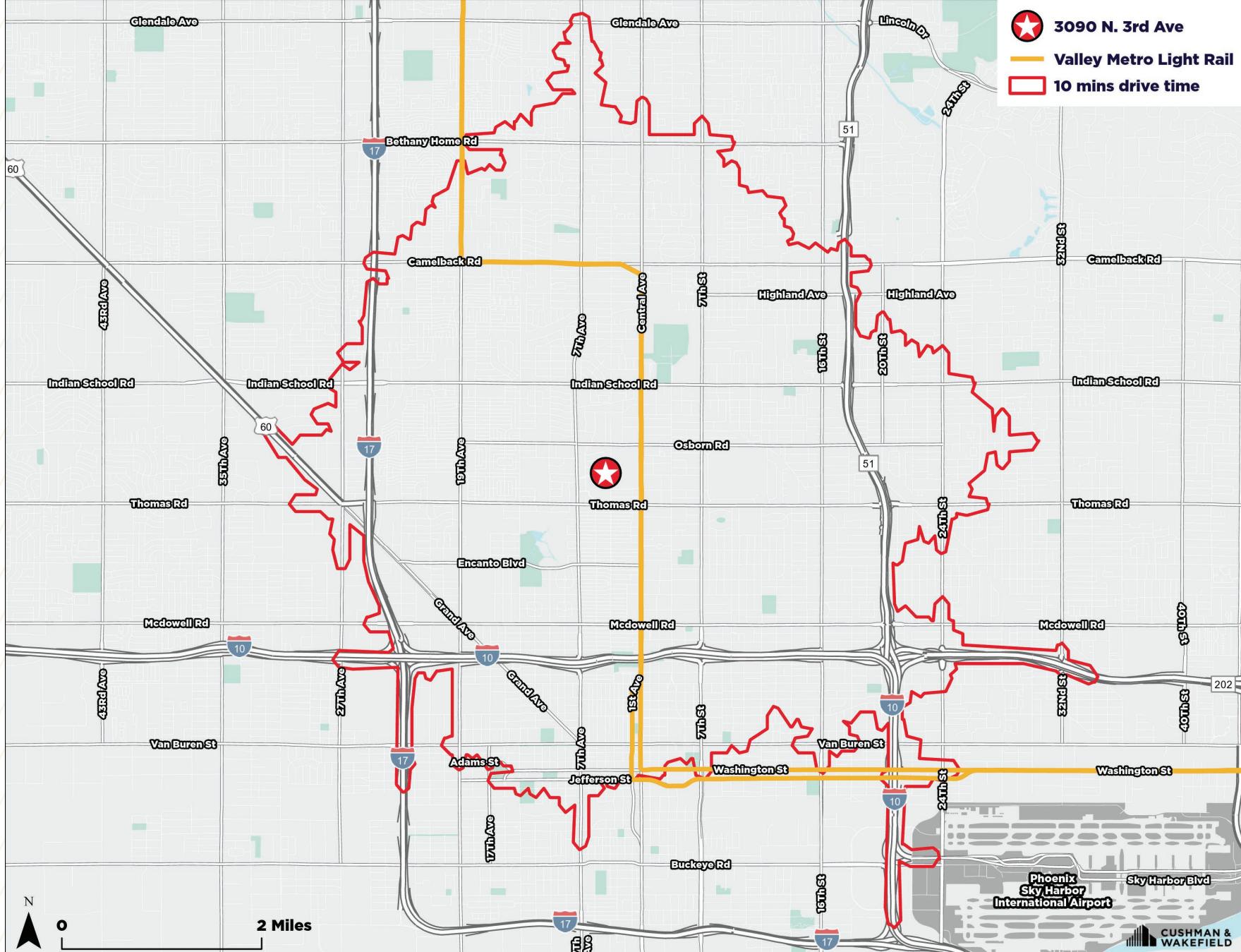
Floor Plans

First Floor

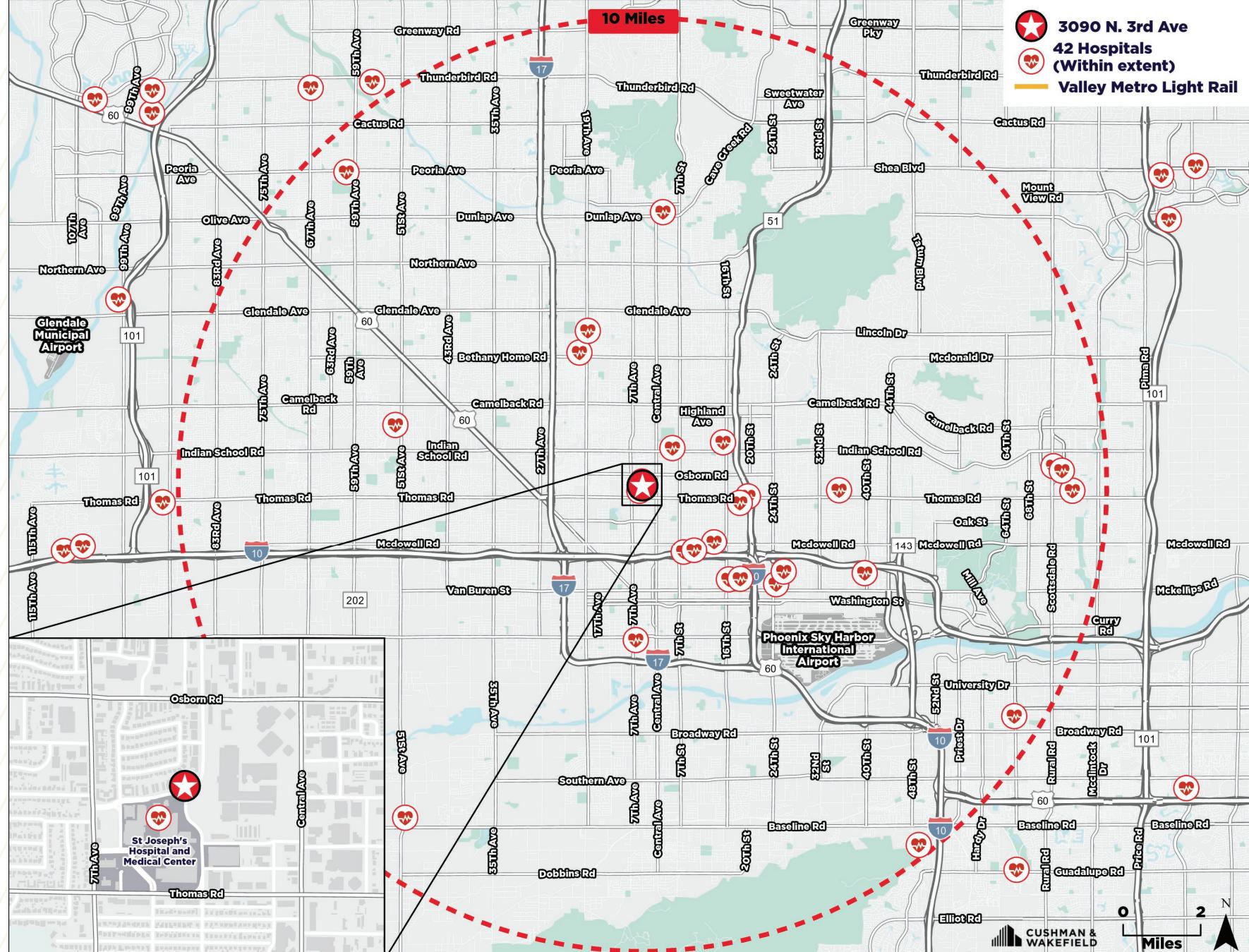


Second Floor





DRIVE TIME MAP - 10 MINUTES



HOSPITAL MAP - 10 MILES

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BEST IN CLASS

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Demographics

	1 MILE	3 MILES	5 MILES
2024 Population			
Total Population	19,229	169,042	429,871
Median Age	36.3	34.6	34.0
2029 Population			
Total Population	21,629	182,171	444,240
Median Age	38.4	36.0	35.1
2024 Household Income			
Household Income Base	10,660	76,065	166,889
<\$15,000	10.6%	11.8%	11.2%
\$15,000 - \$24,999	5.6%	7.6%	7.4%
\$25,000 - \$34,999	4.8%	7.7%	8.2%
\$35,000 - \$49,999	11.1%	11.5%	11.7%
\$50,000 - \$74,999	17.7%	17.4%	17.1%
\$75,000 - \$99,999	14.3%	14.1%	13.4%
\$100,000 - \$149,999	15.9%	14.3%	14.9%
\$150,000 - \$199,999	8.8%	7.0%	6.9%
\$200,000+	11.3%	8.5%	9.1%
2024 Average Household Income	\$108,235	\$93,451	\$96,362
2024 Housing			
Total Housing Units	12,295	85,932	184,986
Total Occupied	3,642	27,865	73,276
Owner Occupied Housing Units	28.2%	32.4%	39.6%
Vacant Housing Units	13.3%	11.5%	9.8%

Source: Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

March 11, 2025

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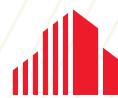
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