

# 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



### VERSATILE BUILDING

Possible ASC or Imaging Center



### MAJOR HOSPITALS

St. Joseph's Hospital  
within one block



### 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**

HIGH-QUALITY MEDICAL BUILDING  
OUTPATIENT FACILITY  
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Creighton University

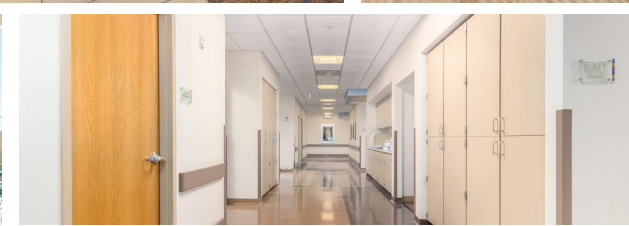
3090 N 3RD. AVE

N 3RD AVENUE

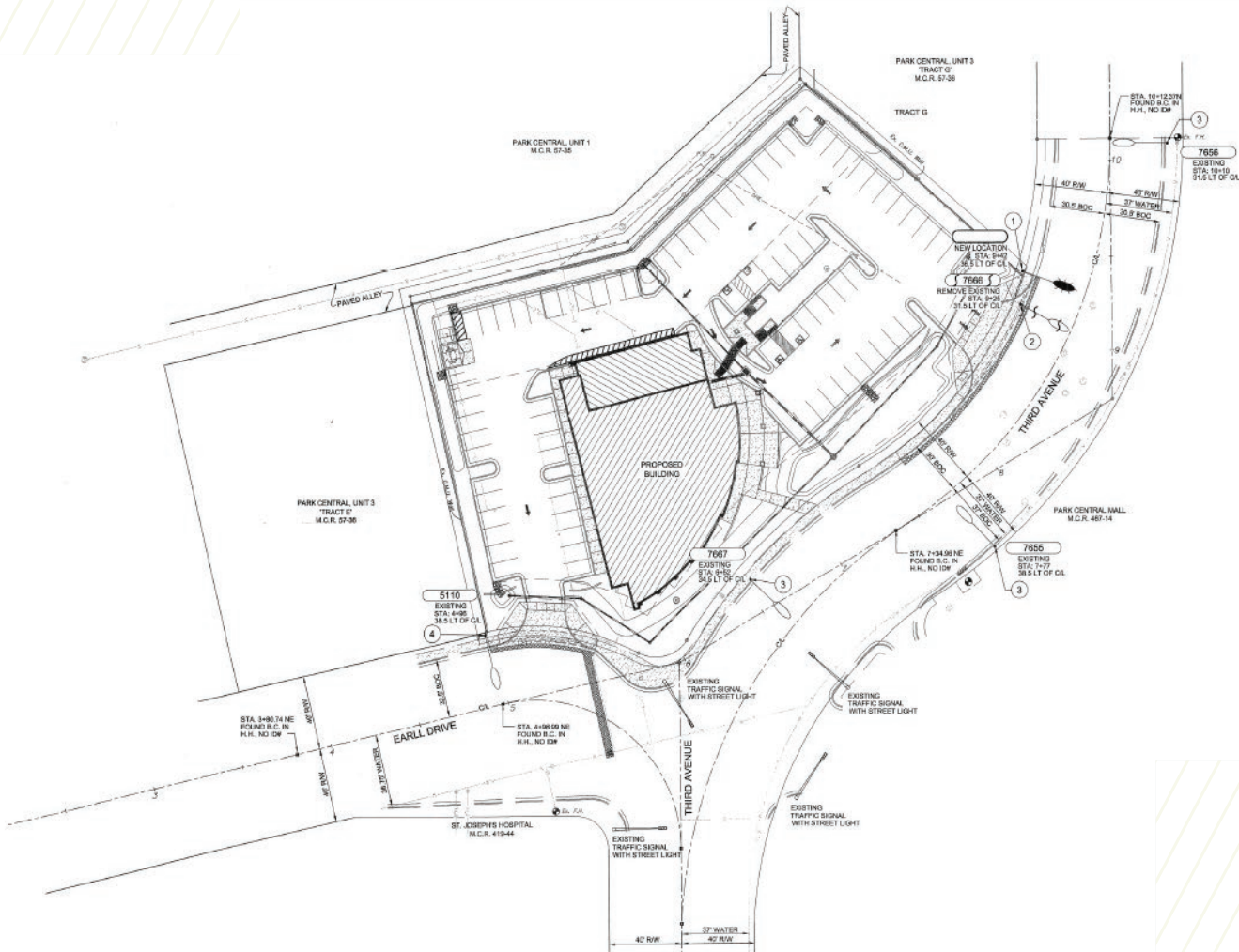
THOMAS ROAD

St Joseph's Hospital





# 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



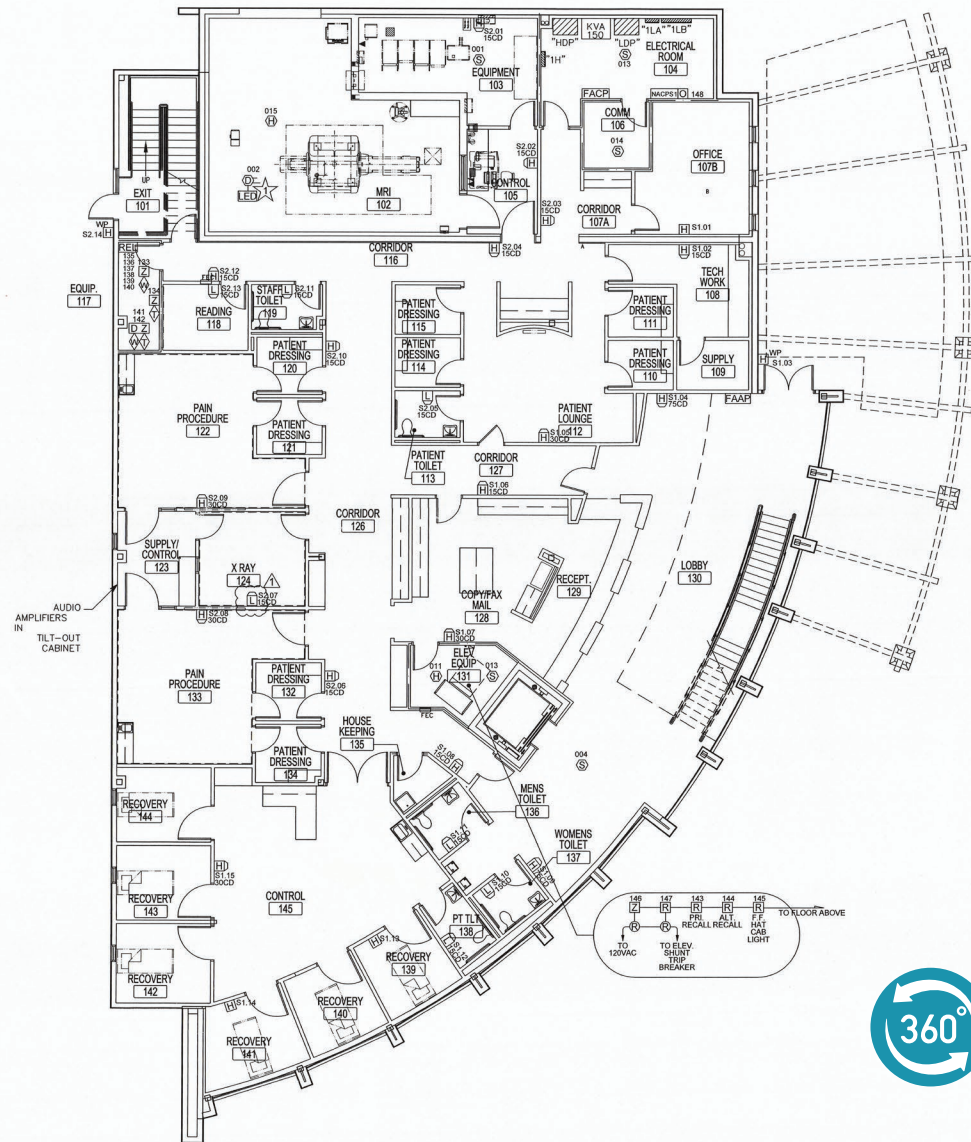
# POSSIBLE USES

- › 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\*

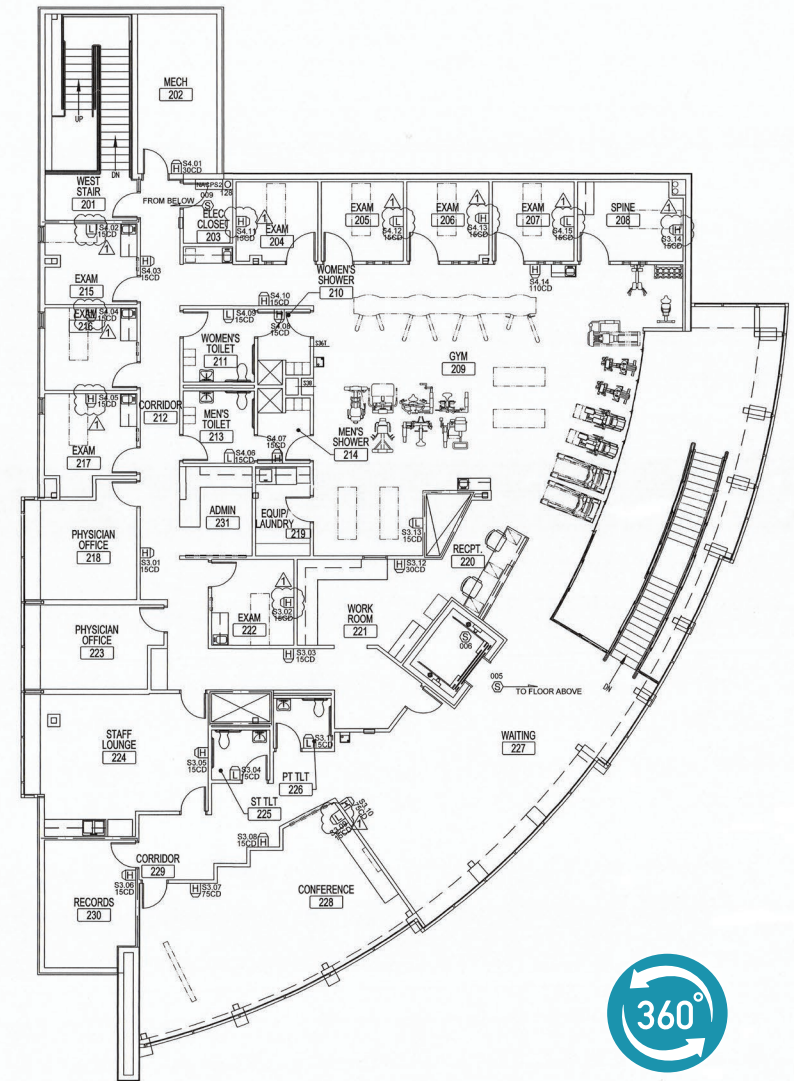
\*Subject to Use Permit as outlined in City of Phoenix Zoning Code Section 618 - R-5 Multifamily Residence District

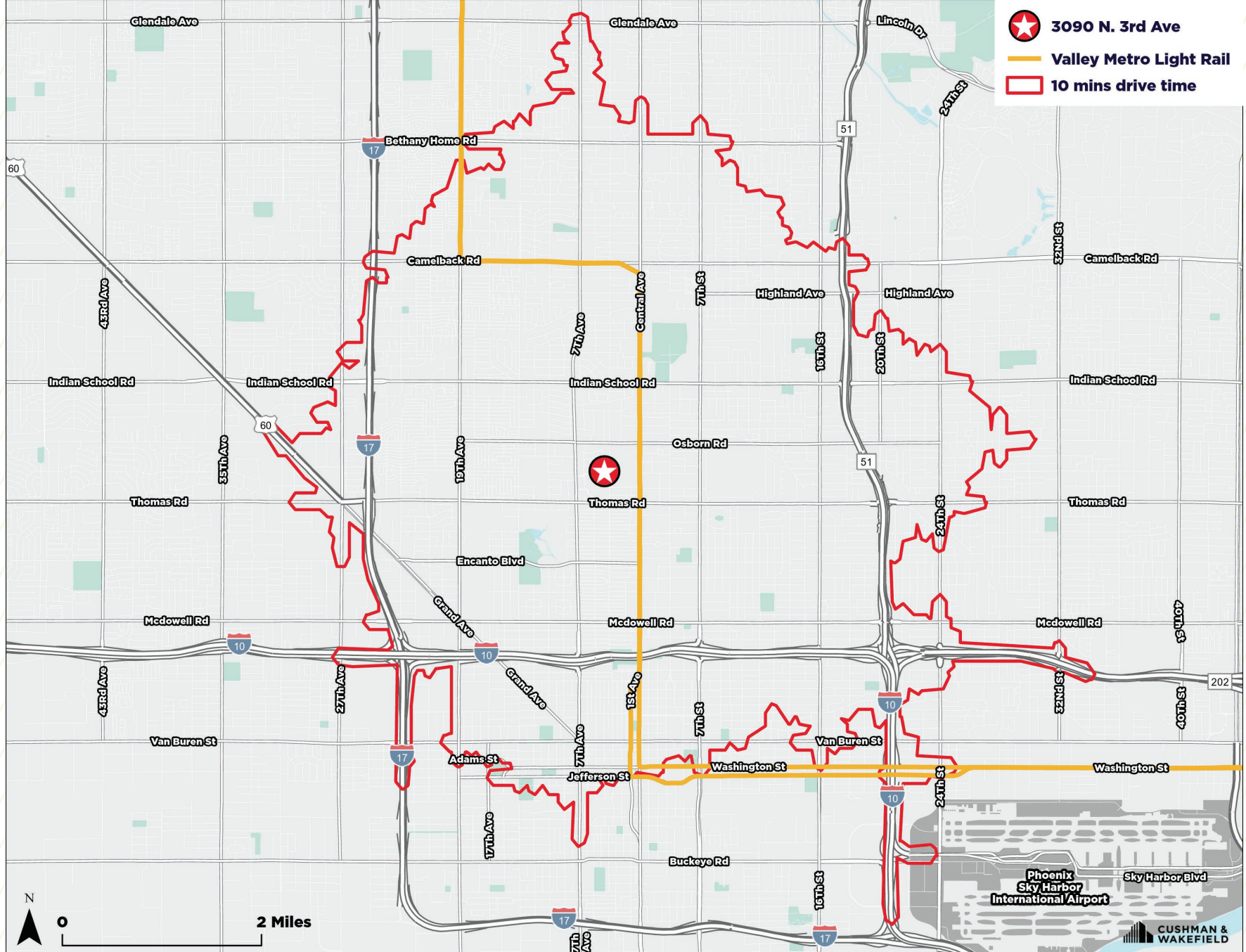
# Floor Plans

## First Floor



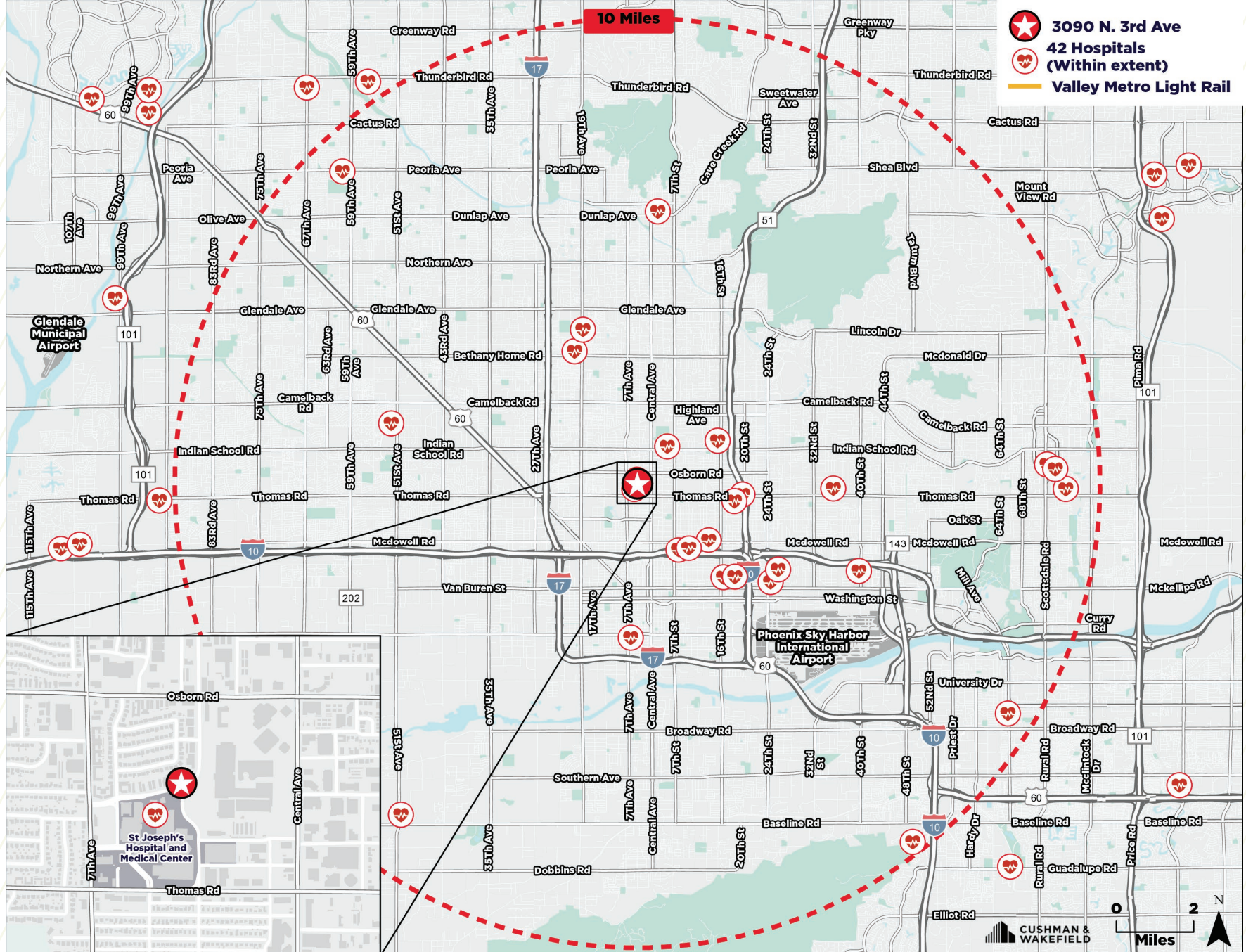
## Second Floor





# DRIVE TIME MAP - 10 MINUTES





# HOSPITAL MAP - 10 MILES

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## Demographics

	1 MILE	3 MILES	5 MILES
<b>2024 Population</b>			
Total Population	19,229	169,042	429,871
Median Age	36.3	34.6	34.0
<b>2029 Population</b>			
Total Population	21,629	182,171	444,240
Median Age	38.4	36.0	35.1
<b>2024 Household Income</b>			
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%
<b>2024 Average Household Income</b>	<b>\$108,235</b>	<b>\$93,451</b>	<b>\$96,362</b>
<b>2024 Housing</b>			
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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