

FOR SALE

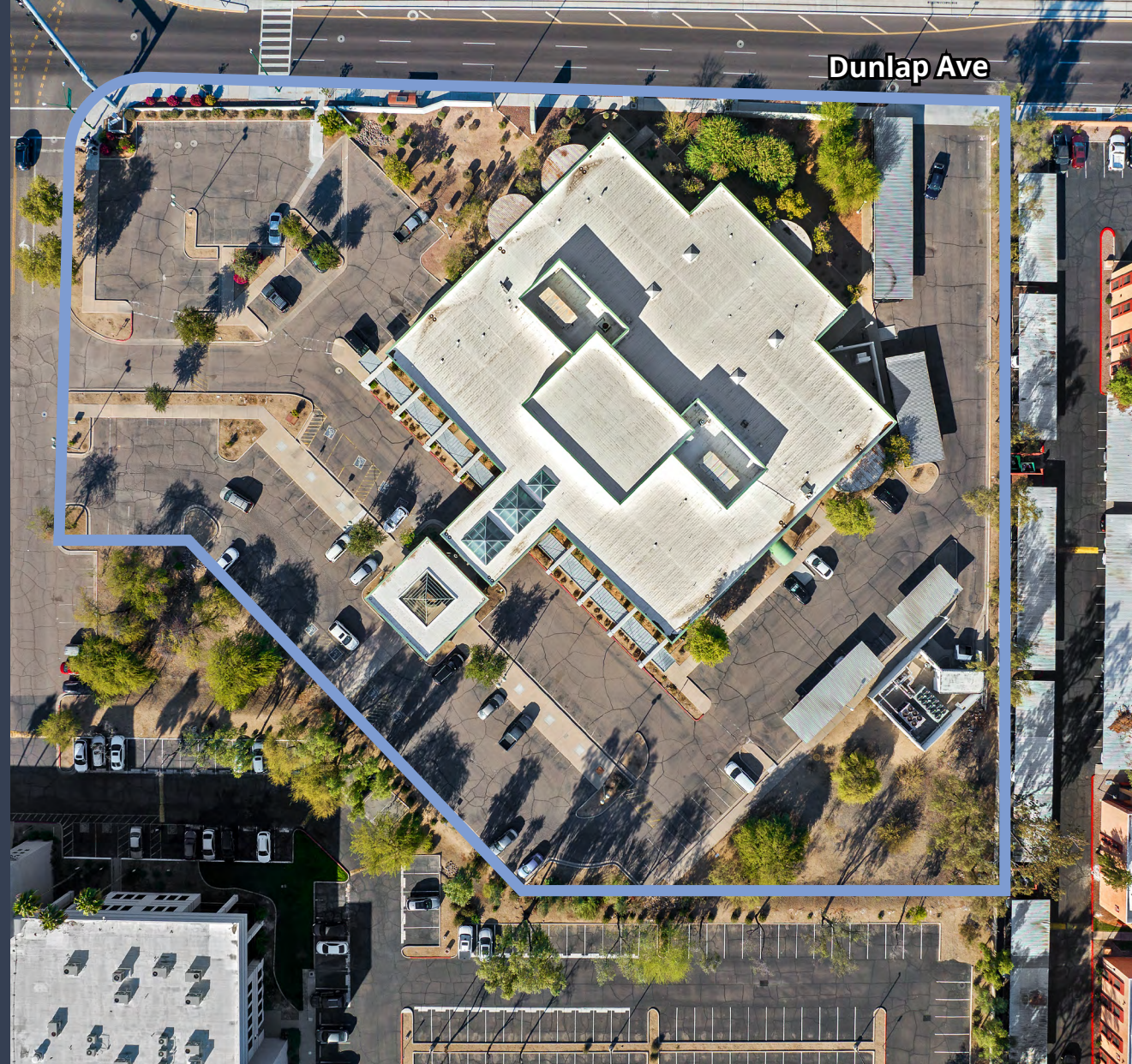
Dunlap Health Center

±3.66 acre
redevelopment
opportunity

2423 W Dunlap Ave
Phoenix, AZ 85021

2720 E Camelback Rd, Suite 150 Phoenix, AZ 85016

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**For further
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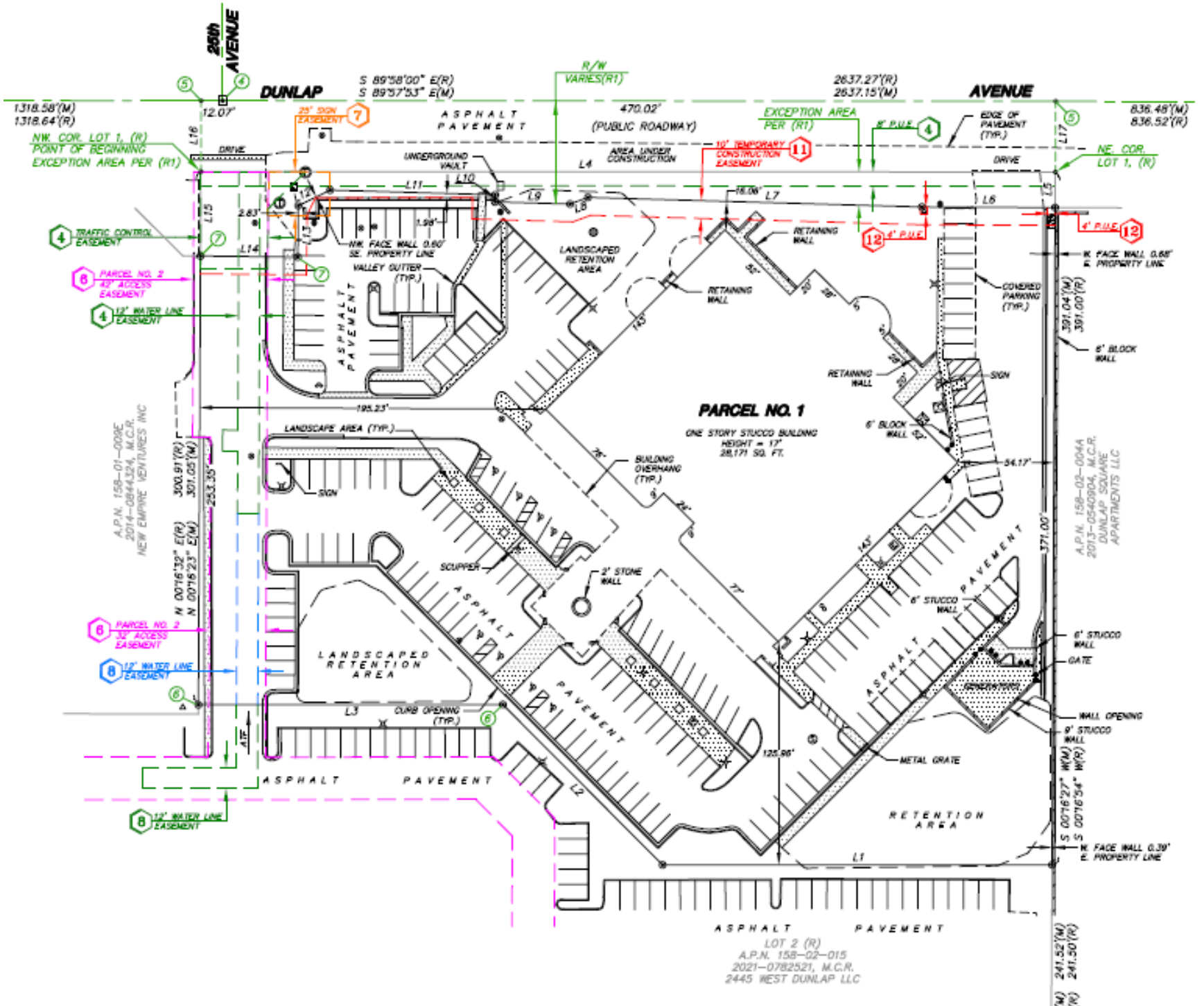
Valley Metro Light Rail station located within walking distance of the property at Dunlap Avenue and 25th Avenue.

Property overview

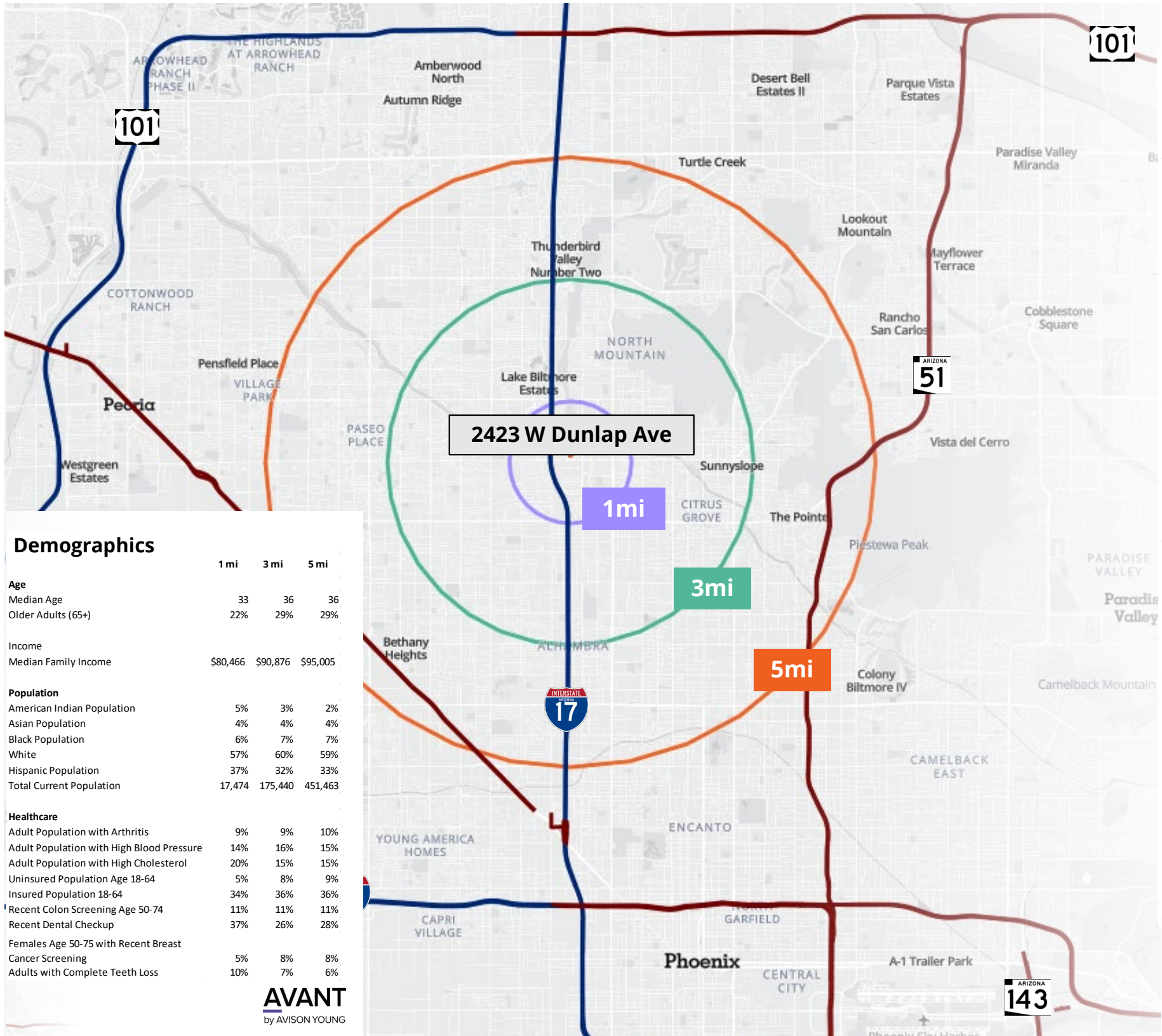
Size	±3.66 acre lot
Price	\$2,950,000
APN	158-02-014A
Zoning	C-0, Phoenix

Features

- Location is within the Northwest Phoenix submarket and is about 10 miles from downtown Phoenix.
- Great visibility and Dunlap Avenue frontage
- Interstate I-17 is less than 2 minutes west and Arizona state route 51 is 5 miles east.
- Less than 15 miles from Sky Harbor International Airport
- Metrocenter retail, restaurants, and shopping is located within a mile of the subject property.
- Development along Dunlap Ave is predominantly composed of single to mid-size offices and residential condominiums and apartment buildings with smaller scale offices and residential uses extending further east and west of Dunlap Ave.







2423 W Dunlap Ave

1mi

3mi

5mi

Demographics

	1 mi	3 mi	5 mi
Age			
Median Age	33	36	36
Older Adults (65+)	22%	29%	29%
Income			
Median Family Income	\$80,466	\$90,876	\$95,005
Population			
American Indian Population	5%	3%	2%
Asian Population	4%	4%	4%
Black Population	6%	7%	7%
White	57%	60%	59%
Hispanic Population	37%	32%	33%
Total Current Population	17,474	175,440	451,463
Healthcare			
Adult Population with Arthritis	9%	9%	10%
Adult Population with High Blood Pressure	14%	16%	15%
Adult Population with High Cholesterol	20%	15%	15%
Uninsured Population Age 18-64	5%	8%	9%
Insured Population 18-64	34%	36%	36%
Recent Colon Screening Age 50-74	11%	11%	11%
Recent Dental Checkup	37%	26%	28%
Females Age 50-75 with Recent Breast Cancer Screening	5%	8%	8%
Adults with Complete Teeth Loss	10%	7%	6%