

FREE STANDING MEDICAL OFFICE BUILDING FOR SALE



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EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$3,800,000
Price per Square Foot	311
Year Built / Renovated	1984 / 2014
Lot Size	.72
Zoning	R-3
Type of Ownership	Fee Simple
Elevator	1
Sub Type	Medical
Investment Type	Owner / User
Unit	1
Building Size	12,210 Sq Ft
Stories	2
Property Type	Medical Center
Address	370 E Virginia Ave, Phoenix AZ 85004
City Zoning	Phoenix
County	Marcopa

IDEAL USERS

Perfect for:

- Medical Office
- Clinic
- Office

OVERVIEW

The property is perfectly located in growing Downtown Phoenix, less than 1.8 miles from Banner University Medical Center, St Joseph Hospital, and Phoenix Children's Hospital. The building is also within a 2-mile radius of Abrazo Arizona Heart Hospital and Phoenix VA Health System. This superior location and custom build-out offer the practice a place to continue to grow in the years to come. The build-out consisted of additional exam rooms and a rehabilitation center.



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Demographics

370 E Virginia Ave	1 Mile	3 Miles	5 Miles
2020 Population	14,478	157,148	383,155
2025 Population	16,439	173,549	409,576
2030 Population (Projection)	17,363	182,357	427,219
Annual Growth 2020-2025	2.7%	2.1%	1.4%
Annual Growth 2025-2030	1.1%	1.0%	0.9%
2025 Households	8,740	77,817	162,019
2030 Households (Projection)	9,251	81,934	169,567
Average Household Income	\$110,487	\$89,935	\$93,932
Median House Value	\$632,921	\$484,012	\$475,979
Median age	39.4	36.7	35.5
Employees	37,745	190,470	299,518
Businesses	5,832	21,339	32,503
Total Specified Consumer Spending	\$268.8 M	\$2.1B	\$4.7B
Traffic Counts			
West Bound Virginia Ave	2025		2,873
East Bound Virginia Ave	2025		1631



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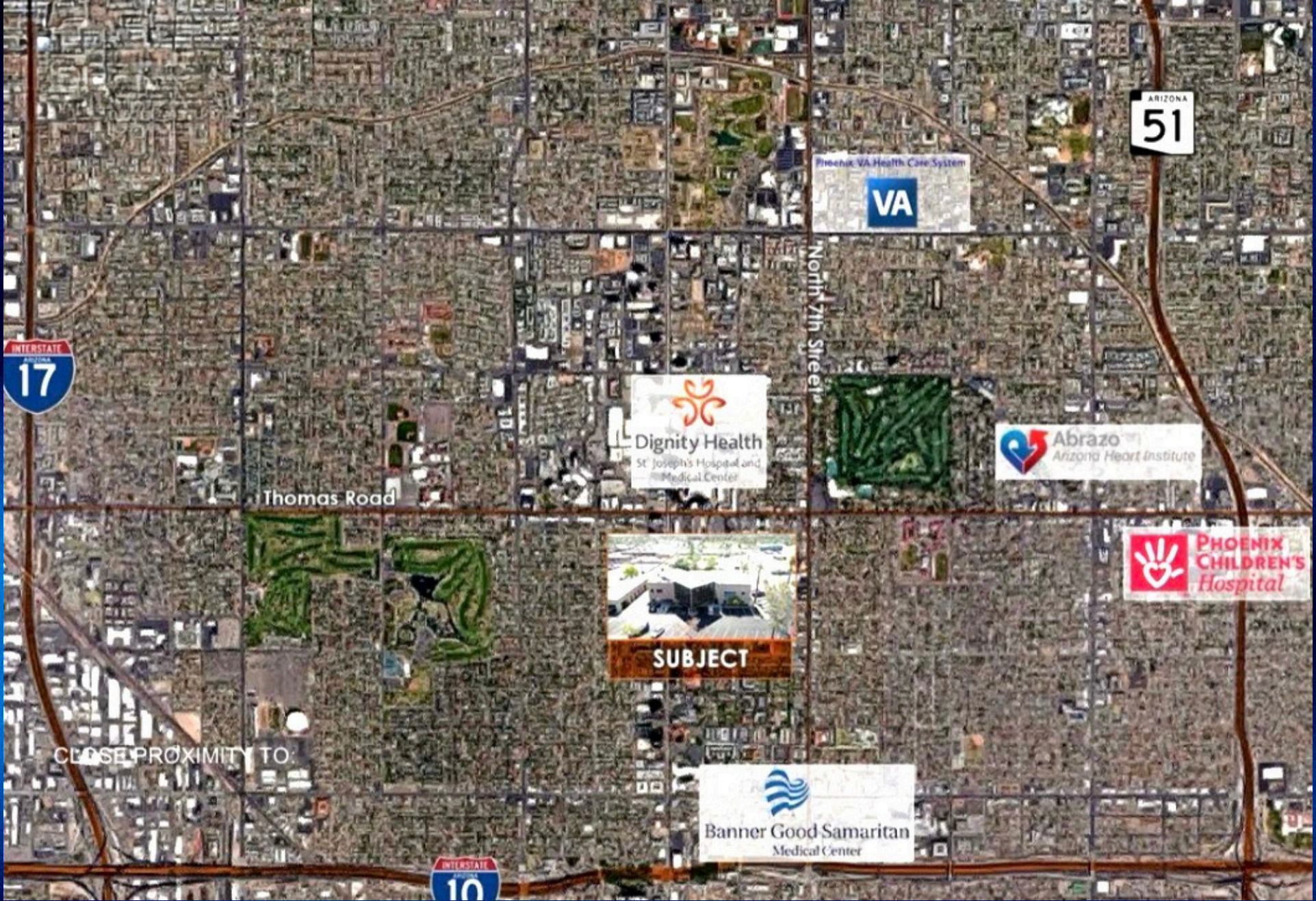
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