

Freestanding Medical Office Building FOR SALE

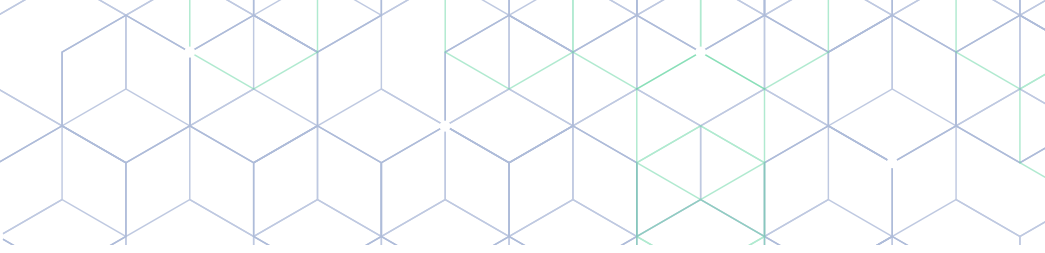
\$460,064 | \$44/SF



7236

7236 S Central Ave
Phoenix, AZ 85042

CBRE



Property Overview







7236 S Central Avenue in Phoenix, Arizona is a ±10,456 rentable square foot single story, single tenant, Class B medical office building located on a ±2.40 acre lot.

Positioned on a major thoroughfare, the property benefits from high visibility with soon to be access along the Valley Metro Rail. The site is nestled within the South Mountain Village and is within a designated Opportunity Zone. The existing interior improvements consist of clinical space, administrative office and a retail pharmacy.



Property Summary

Building Size	±10,456 SF
Year Built	1987
Zoning	C-3, City of Phoenix
Parcel #	114-14-003A
Lot Size	±2.4 acres
Parking Ratio	7/1,000 SF
Parking Type	Surface and covered canopy
Sale Price	\$460,064
Tenancy	Single

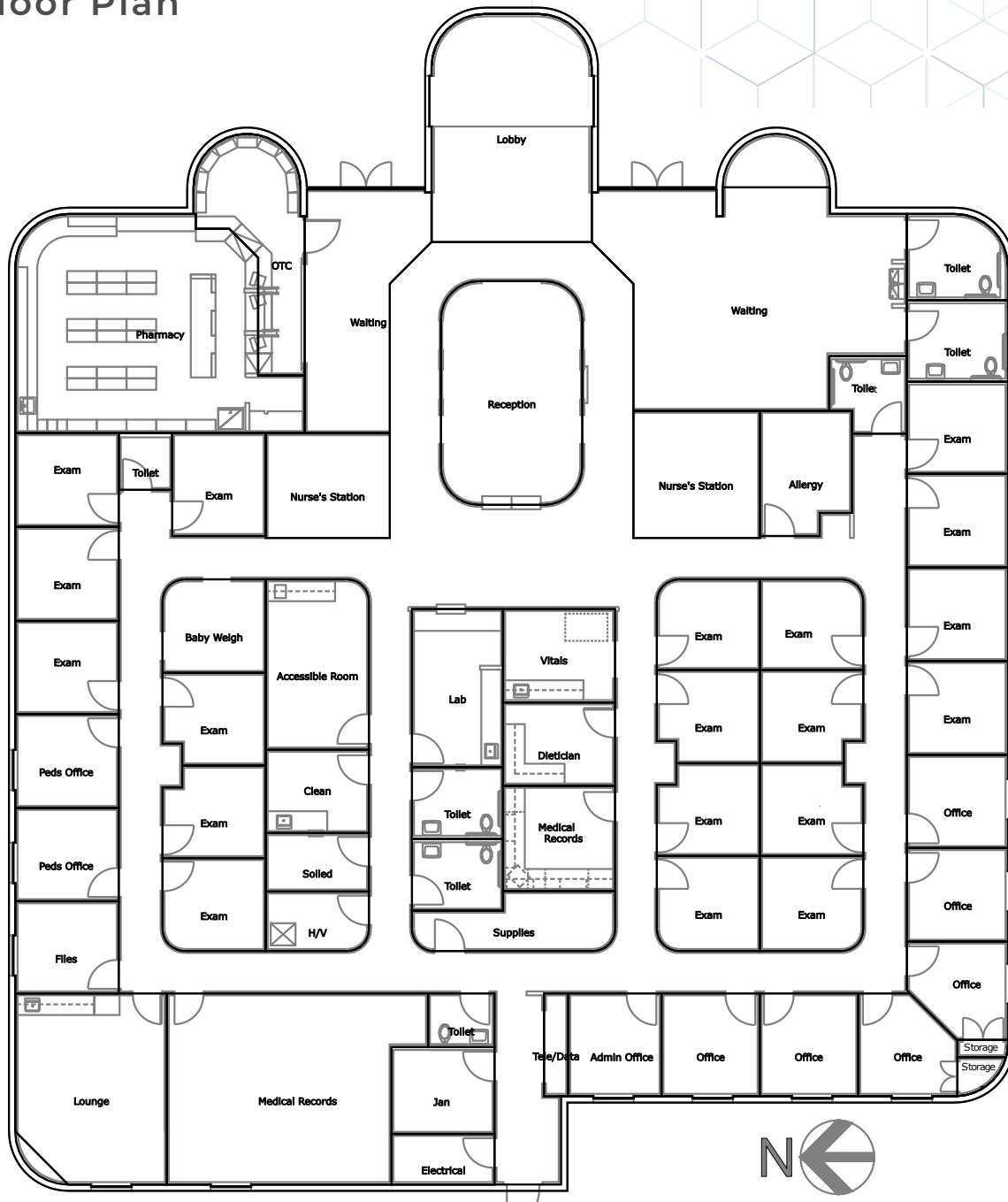
 SW Phoenix Submarket	 Zoning C-C, Phx	 Signage on Central Ave
 ±10,456 SF Net Rentable Area	 7/1,000 SF Parking Ratio	 1987 Year Built

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Floor Plan



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Interior



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Exterior



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Fremont Rd

7236 S Central Ave

DONCHO'S

CENTRAL MARKET
TORTAS EL LIMON
Hungry Howies

FOOD CITY

planet fitness

KFC

CHURCH'S

SONIC

Baseline Rd

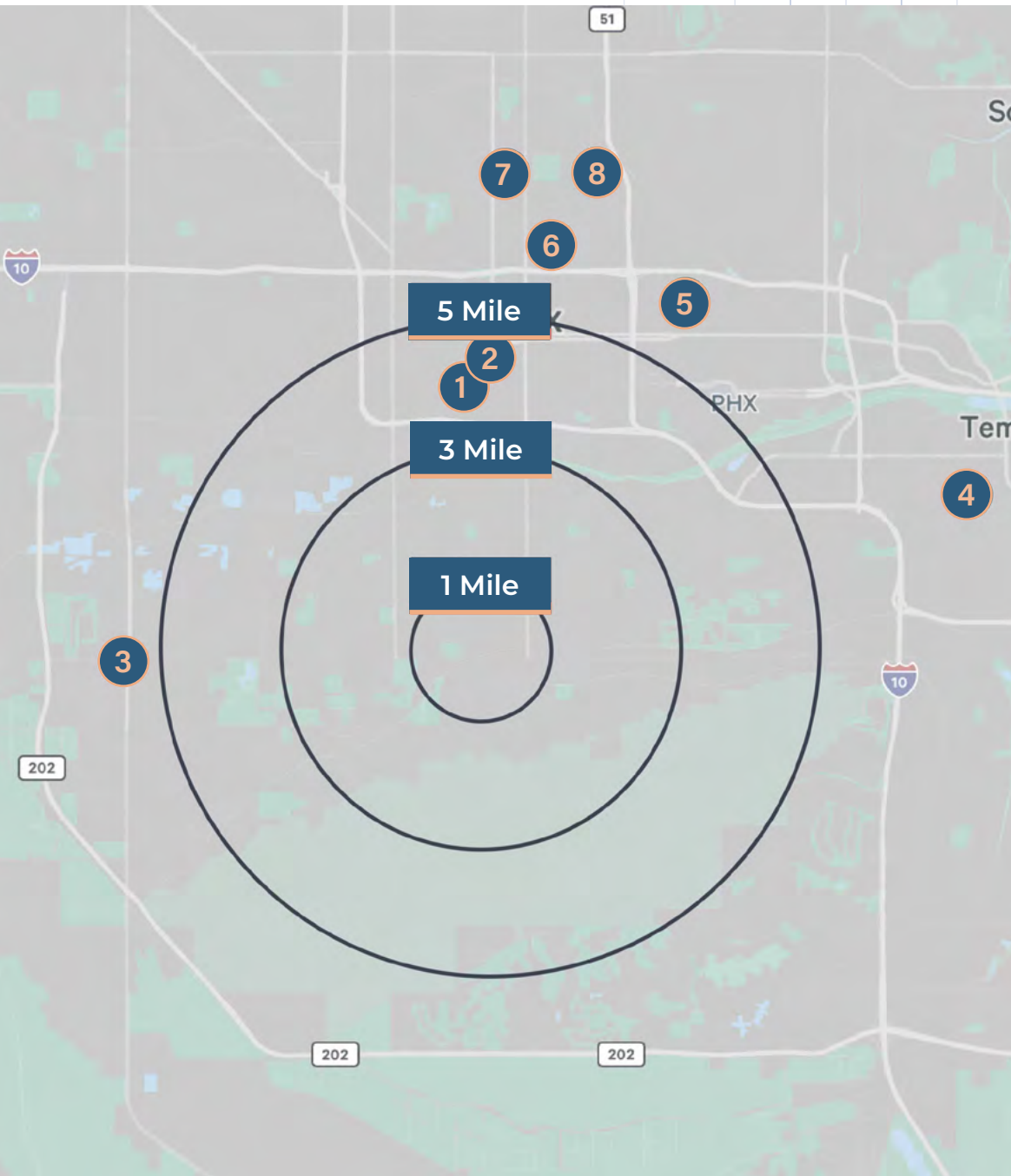
Central Ave

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Area Demographics



	1 Mile	3 Mile	5 Mile
Households	5,398	31,621	57,548
Population	17,897	102,889	187,615
Household Income	\$73,272	\$91,286	\$92,778
Businesses	312	1,475	6,181
Median Age	30.4	31.6	31.9

Nearby Medical Facilities

-  Phoenix Memorial Hospital
-  Sunkist Hospital
-  Dignity Health General Hospital
-  Tempe St. Luke's Hospital
-  Maricopa County Hospital
-  Select Specialty Hospital - Phoenix Downtown
-  St. Joseph's Hospital
-  Abrazo Heart Hospital

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C O N T A C T U S

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