

401 MEDICAL GATEWAY

9520 West Palm Lane, Phoenix



LOCATION

Centrally located between three hospital systems

- Abrazo West Campus, 188 beds – 5.7 Miles
- Banner Estrella Medical Center, 317 beds – 1 Mile
- Dignity St. Joseph’s Westgate Medical Center, 23 beds – 6.4 Miles

HIGHLIGHTS

- Unparalleled freeway visibility with ±110,000 VPD on the Loop – 101
- Freeway pylon signage and building signage available
- Immediate access to I – 10 and Loop 101 freeways
- Professionally managed and maintained

MEDICAL OR OFFICE

BUILDING SIZE: ±50,040 RSF

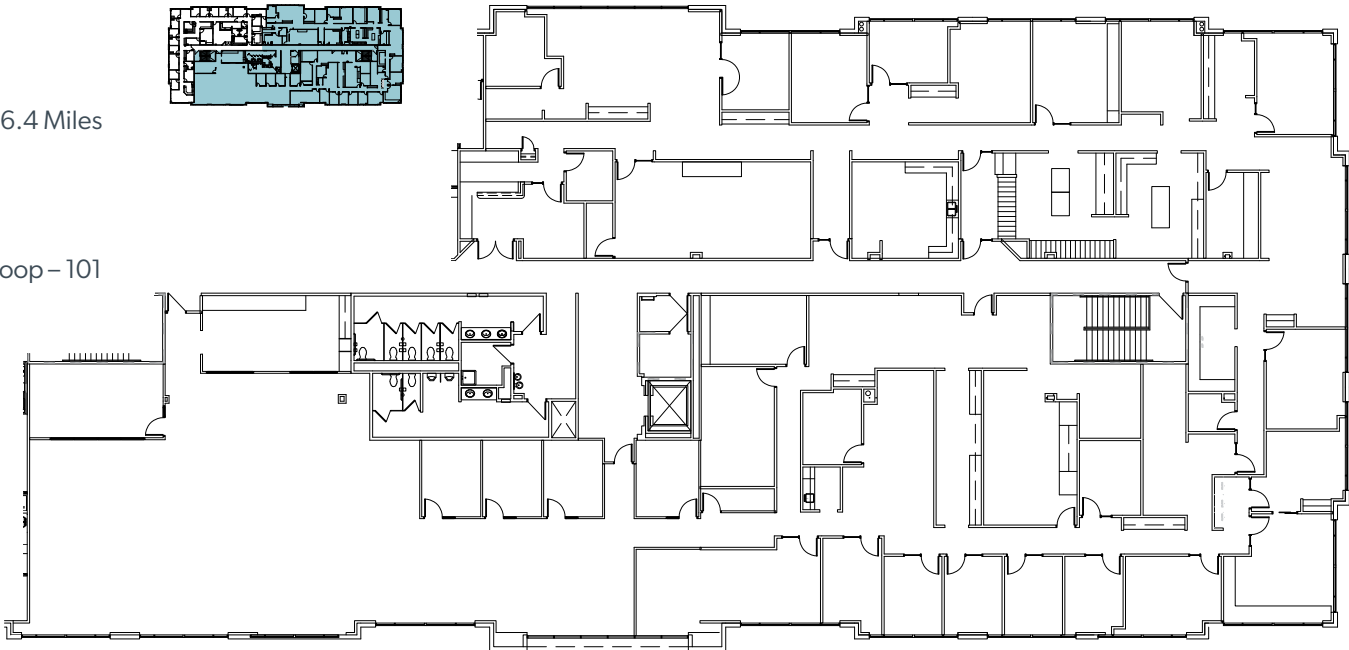
MEDICAL: ±2,500 SF to ±19,411 SF Divisible

OFFICE: Plug & play high density office space available

PARKING RATIO: Ample parking; covered and surface available

GENERATOR: Back up generator servicing the space

±2,500 SF TO ±19,411 SF DIVISIBLE

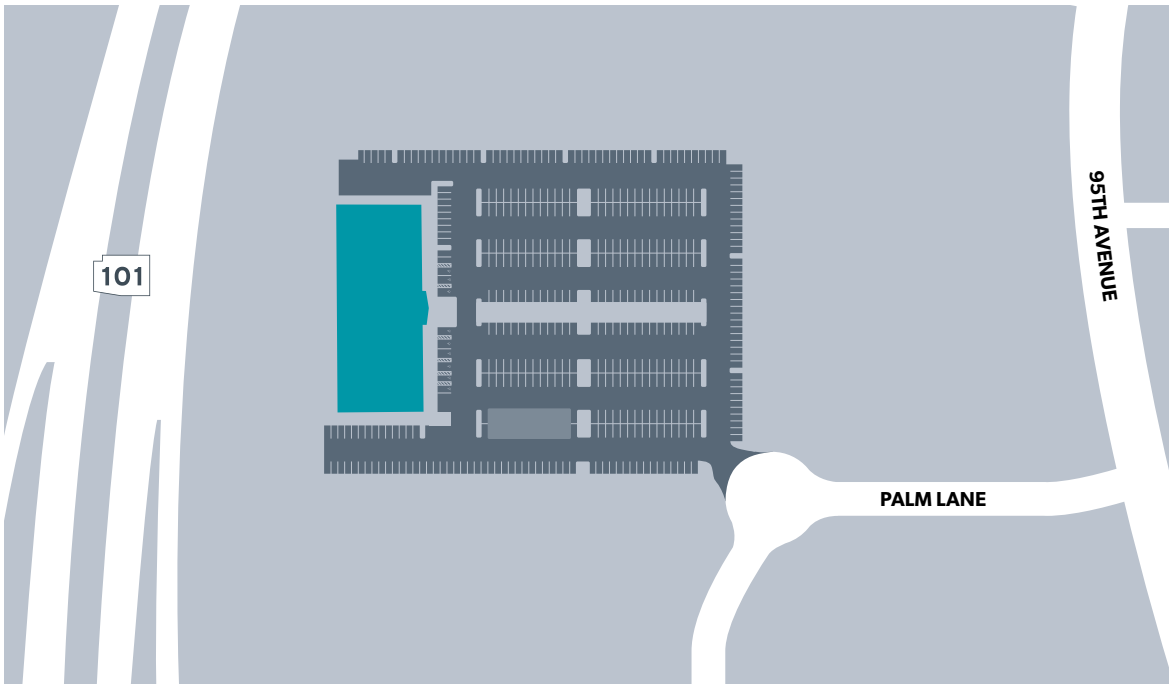


TENANTS



DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population (2020)	9,401	103,937	209,937
Pop Growth (2020-2025)	1.11%	1.52%	1.35%
Average Age	28.7	29.3	28.5
Median Household Inc	\$58,062	\$55,632	\$56,374
Av Houshold Size	3.90	3.80	3.97
Retail	95	452	741
Restaurants	40	158	254





TRANSWESTERN REAL ESTATE SERVICES



Cypress West
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