

# 401 MEDICAL GATEWAY

9520 West Palm Lane, Phoenix



TRANSWESTERN REAL ESTATE SERVICES

# 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 ±13,118 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

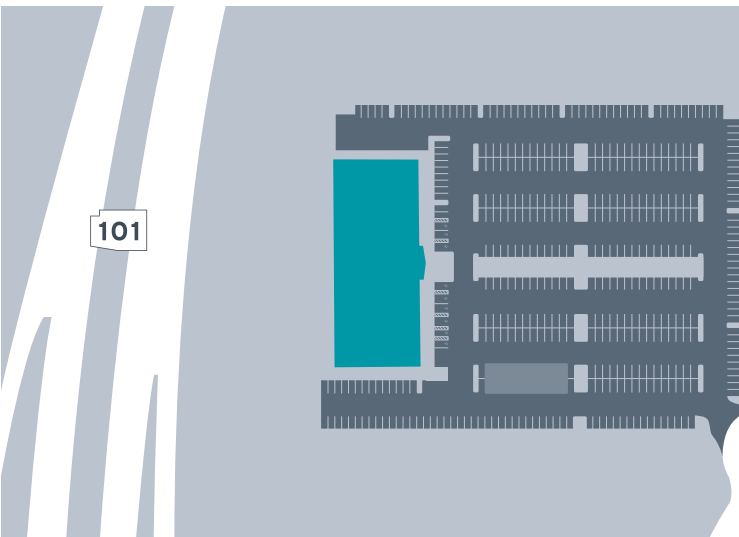
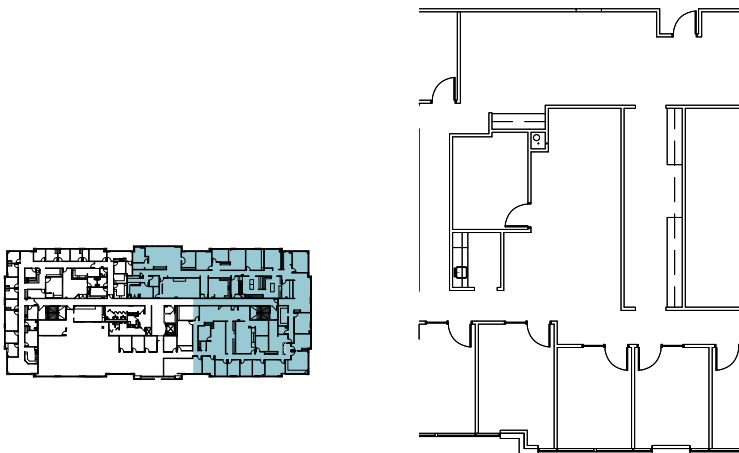
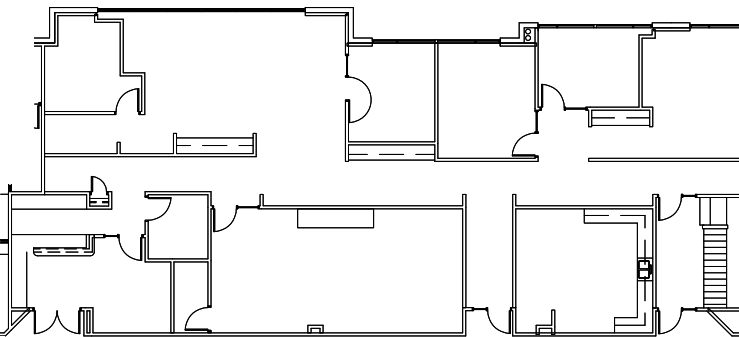
# TENANTS



# DEMOGRAPHICS

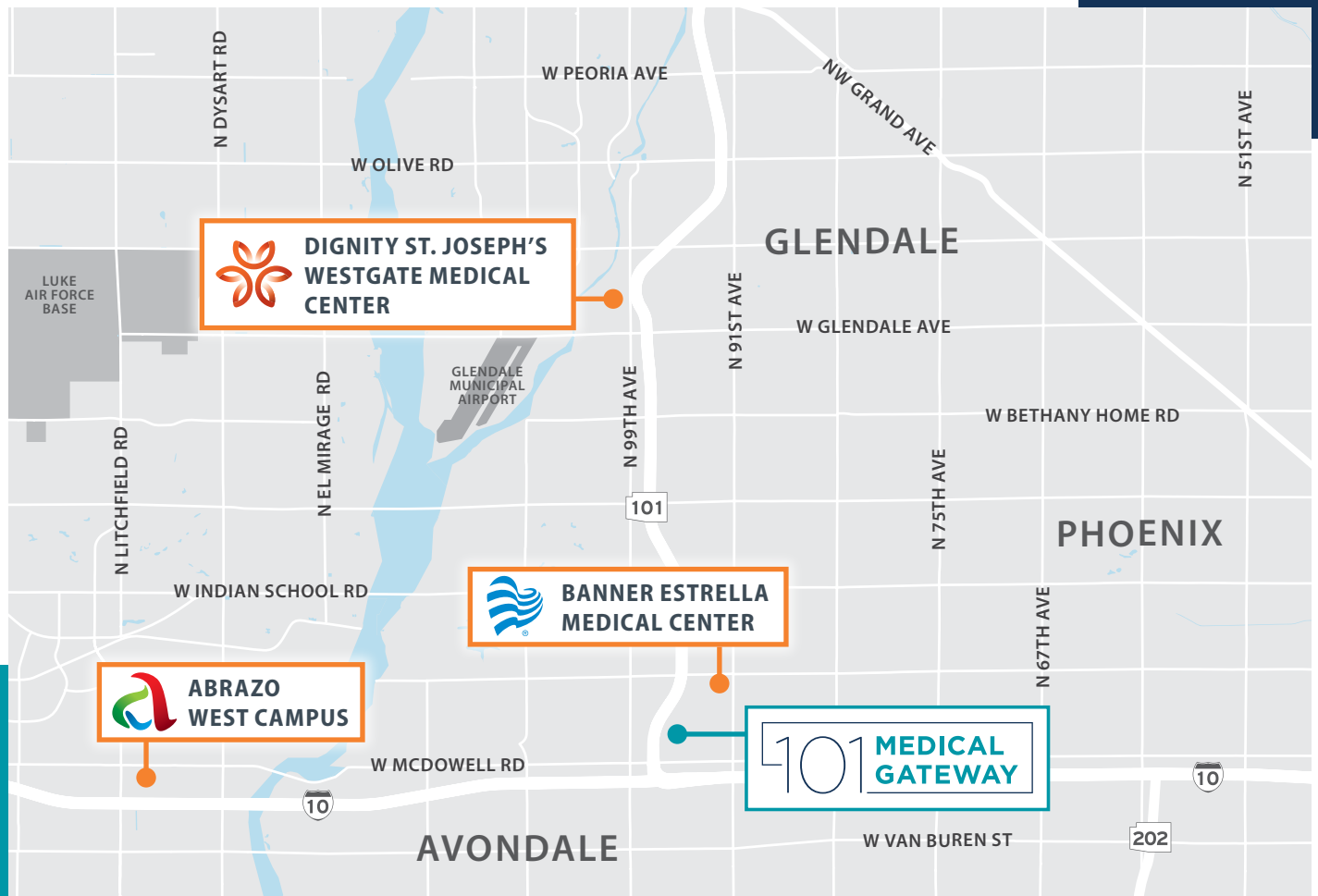
	1-MI	3-MI	5-MI
Total Population (2020)	9,401	103,937	209,937
Pop Growth (2020-2025 )	1.11%	1.52%	1.35%
Average Age	28.7	29.3	28.5
Median Household Inc	\$58,062	\$55,632	\$56,374
Avg Household Size	3.90	3.80	3.97
Retail	95	452	741
Restaurants	40	158	254

±2,500 SF TO ±13,118 SF D



VISIBLE





**TRANSWESTERN** REAL ESTATE SERVICES



**Cypress West**  
— PARTNERS —  
ACQUIRE - DEVELOP - MANAGE - LEASE

## Medical Leasing:

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