

Copper Basin II Offices

SUITE SIZE: ±3,485 SF | LEASE RATE: \$32.00 NNN + \$3.63 NNN'S

2474 E Hunt Hwy, Suite 10, San Tan Valley, AZ 85143



**Medical Office Suite
Available For Sublease**

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Property Summary

Available	Suite 10
Suite Size	3,485 SF
Lease Rate	\$32.00 NNN + \$3.63 NNN's
Address	2474 E Hunt Hwy San Tan Valley, AZ 85143
Building Size	13,883 SF
Year Built	2008 (Renovated 2015)
Zoning	SR
Signage	Building Signage Available



About the Property

Discover an exceptional opportunity at **Copper Basin II Offices**, perfectly positioned in the rapidly growing community of San Tan Valley. Suite 10 offers a highly efficient 3,485 SF medical office layout tailored for dedicated healthcare providers. The space is purposefully designed with clinical operations in mind, featuring a welcoming reception area, eight private exam rooms, a procedure room, an in-suite lab, a centralized nursing station, an executive office, a break room, and two restrooms.

The property sits adjacent to The Shops at Copper Basin, offering immense visibility and synergy within a high-growth retail and commercial corridor. San Tan Valley boasts a maturing suburban economy and a strong, family-oriented demographic that drives consistent, year-round demand for primary care and specialized wellness services. This suite represents a premier opportunity to establish or expand your medical practice in one of northern Pinal County's most dynamic trade areas.



Medical Office
Layout



E Hunt Hwy
Highway Frontage

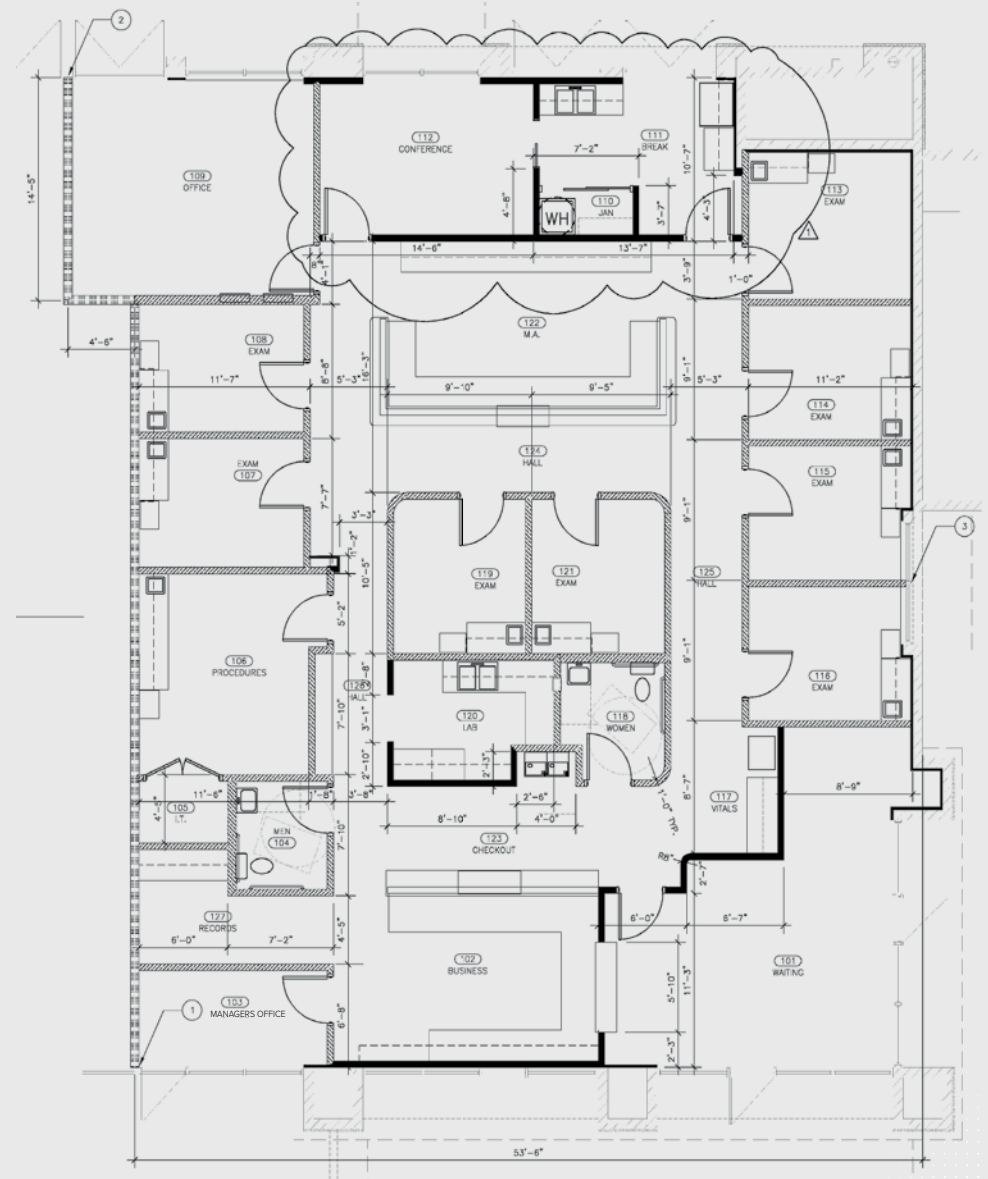
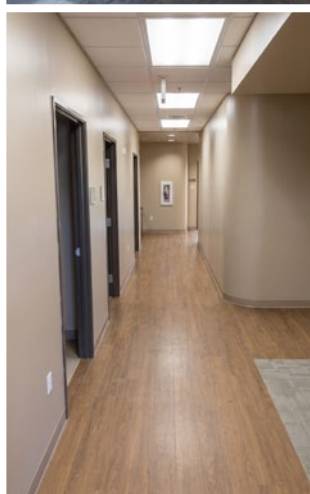


Ingress/Egress
E Hunt Hwy & E Copper Mine Rd

Suite 10

3,485 SF

- Reception
- Waiting Room
- 8 Wet Exam Rooms
- Procedure Room
- Lab
- Nurse Stations
- Provider Office
- Break Room
- 2 Restrooms
- Conference Room
- Managers Office



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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Site Plan

Adjacent to The Shops at Copper Basin

*All dimensions are approximate. This site plan is for illustrative purposes only and is not to scale.



LOOP
202



ARIZONA
24



SAN TAN RANCH

POWER RANCH



IRONWOOD CROSSING

QUEEN CREEK

GASTLEGATE



CHANDLER HEIGHTS

ENCANTERRA



SAN TAN VALLEY

SAN TAN HEIGHTS

SAN TAN MOUNTAIN
REGIONAL PARK



JOHNSON RANCH

SITE

COPPER BASIN

Location Overview

San Tan Valley / Queen Creek, Arizona

San Tan Valley has transformed from a sprawling bedroom community into a self-sustaining trade area and a powerful economic engine in northern Pinal County. The area's dynamic demographic growth is a magnet for commercial investment, supported by a maturing suburban economy with substantial depth in the healthcare and retail sectors. This powerful combination of expanding infrastructure, a growing labor force, and high demand for neighborhood services makes San Tan Valley a premier destination for residents and a highly compelling market for medical/general office users.

The community's success and desirability are built on several key pillars, including:

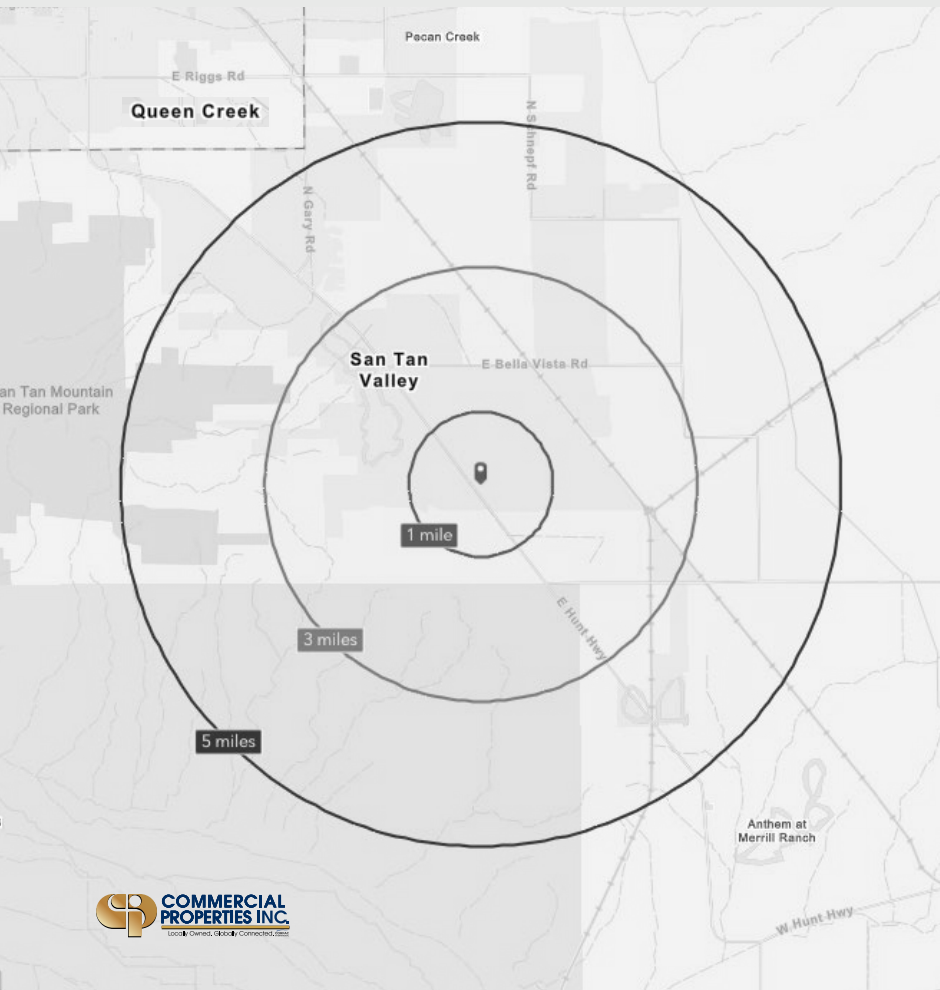
- Powerful demographic growth and a maturing suburban economy
- A stable, growing workforce with a 4.6% year-over-year increase in employment
- Family-oriented atmosphere fueled by expanding amenities and recognized community partnerships
- Tight retail environment with rising tenant sales and steady demand for neighborhood services

This unique blend of economic strength and community focus has not gone unnoticed, with San Tan Valley consistently earning top national rankings and accolades.



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	6,778	37,774	81,127
 Households	2,053	12,118	25,864
 Average Household Income	\$101,169	\$101,647	\$103,706



5 Mile Highlights

36.1

Median
Age

4.1K

Daytime
Employees

22%

Bachelor's Degree
or Higher

Strategic Positioning in a High-Growth Corridor

The surrounding community features strong, six-figure household incomes and exceptional residential stability, pointing to an affluent patient demographic with excellent private health insurance coverage potential. Additionally, the area's family-oriented demographic profile drives consistent, year-round demand for primary care, dental, and specialized family wellness services.

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For More Information,
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