

# THE VILLAGE AT SONORAN CANYON

2525 W CAREFREE HWY, BLDG 2, STE 108 | PHOENIX, AZ 85085

SALE PRICE: \$979,000 | LEASE RATE: \$32.00 NNN



**DENTAL/MEDICAL SUITE**  
Available For Sale & Lease

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 **COMMERCIAL PROPERTIES INC.**  
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# Property Summary

Address	2525 W Carefree Hwy, Bldg 2, Ste 108 Phoenix, AZ 85085
Business Park	The Village at Sonoran Canyon
Building Size	5,977 SF
Suite Size	2,157 SF
Year Built	2007
Zoning	C-O/M-O, City of Phoenix
Parking Ratio	5/1,000
Tenancy	Multiple



## About the Property

This is an excellent opportunity to lease a professional office suite at 2525 W Carefree Highway, Building 2, Suite 108 in Phoenix. Located within **The Village at Sonoran Canyon**, this 5,977 SF building offers a highly functional environment suitable for medical, dental, and other professional users seeking a strong presence in North Phoenix.

The property is strategically positioned within a well-established business park and is surrounded by complementary healthcare providers, including physical therapy, dental, orthodontic, and endodontic practices, creating a built-in referral network. The site is conveniently located approximately 1.2 miles from the I-17 Freeway and two miles from HonorHealth Sonoran Crossing Medical Center, providing excellent accessibility for both patients and staff. Nearby national retailers and neighborhood amenities further enhance visibility and convenience, making this an ideal location for healthcare practices looking to establish or expand in a growing North Phoenix corridor.



### Medical Corridor

Close to Other Healthcare Facilities



### I-17

Freeway Access



### Signage

Monument on W Carefree Hwy

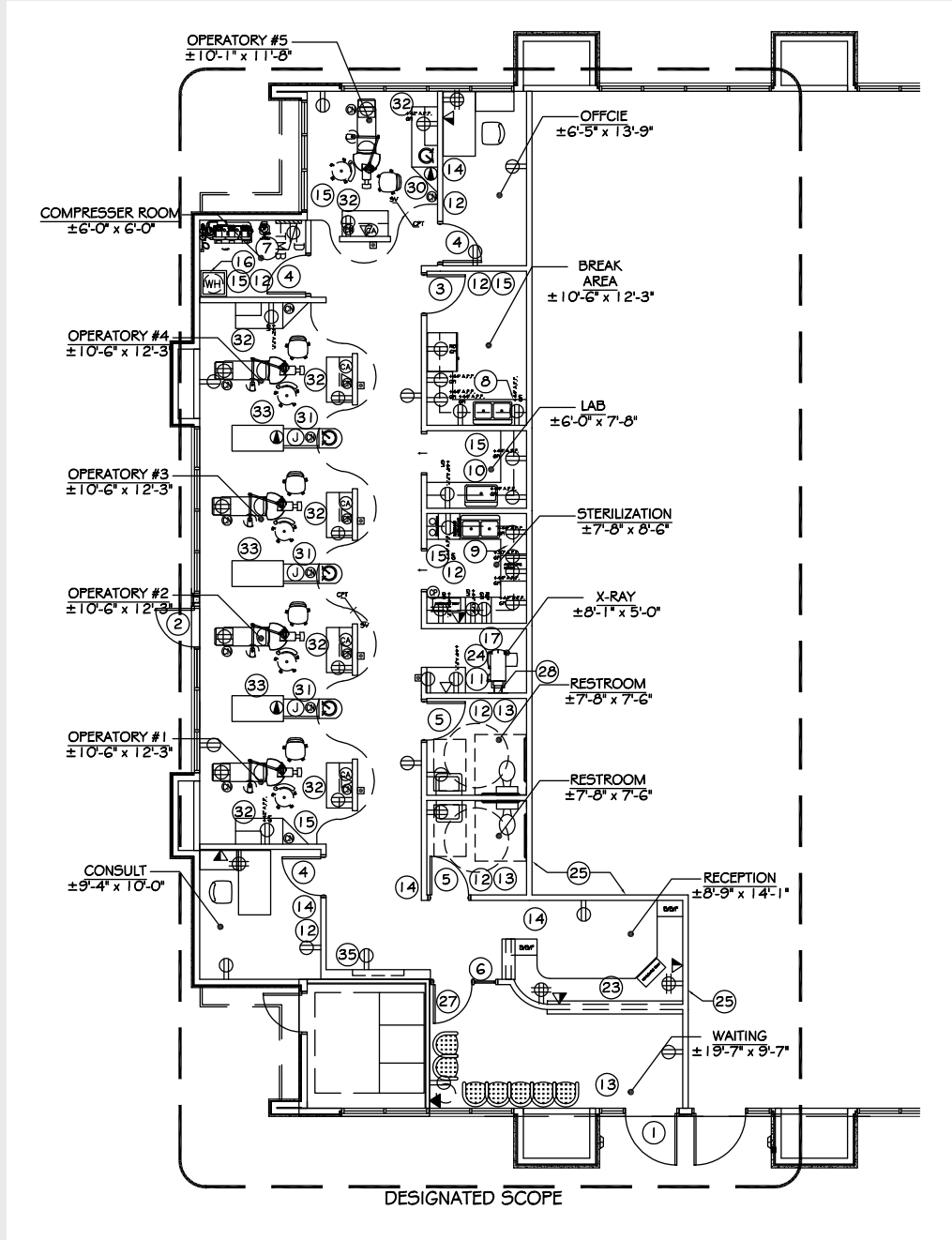
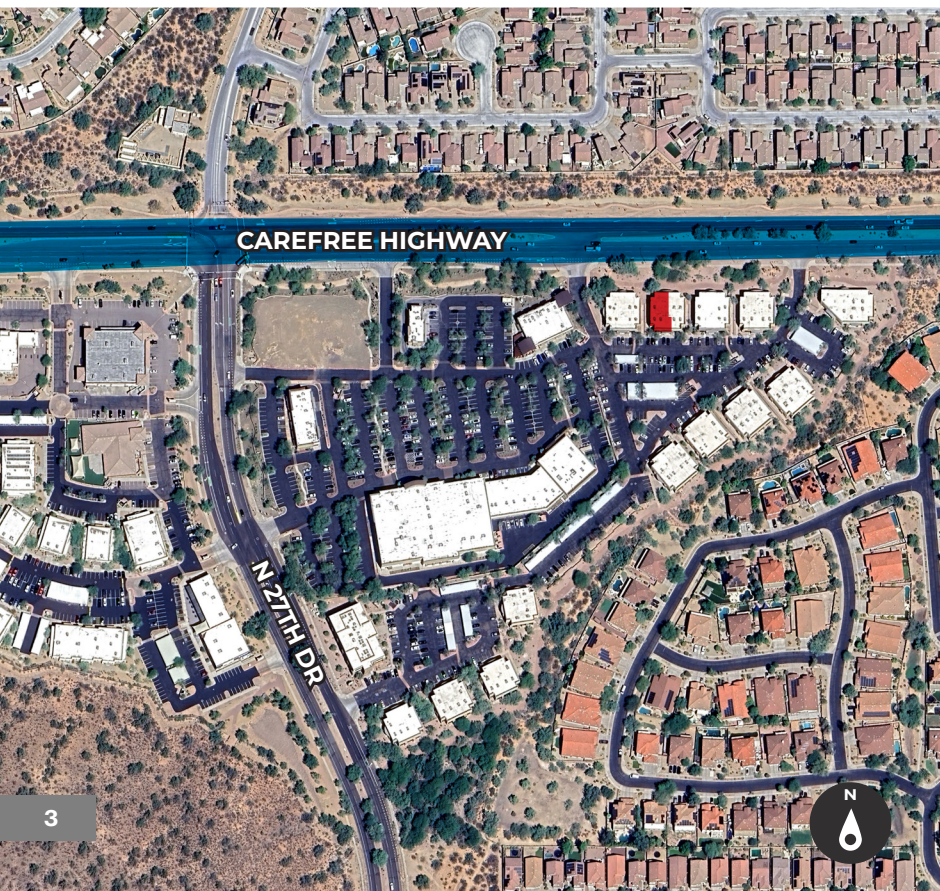
# Bldg 2, Ste 108

2,157 SF

\$32.00/SF/YR + \$5.37/SF/YR NNN

\$979,000 Sale Price

- 5 Operatories
- 2 Labs
- 2 Provider Offices
- X-Ray Room
- 2 Restrooms
- Reception
- Break Room
- Waiting Area
- Storage Room



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. 05 13 26







ANTHEM

**fray's** FOOD & DRUG STORES

**STARBUCKS** COFFEE

**DOLLAR TREE**

**Bank of America**

**CHASE**

**K**

**CCV**

**Freddy's** STEAKBURGERS

PIONEER LIVING HISTORY MUSEUM

BEN AVERY SHOOTING FACILITY

HALO VISTA DEVELOPMENT

LOOP 303

FUTURE DEVELOPMENTS

**COSTCO** WHOLESALE

**Residence INN** BY MARRIOTT

**COURTYARD** BY MARRIOTT

**tsmc**

**HONORHEALTH**  
SONORAN MEDICAL CENTER/HOSPITAL

INTERSTATE 17

CAREFREE HWY

**SITE**

**THE HOME DEPOT**

**Michaels** Where Creativity Happens™

**KOHL'S**

**SPROUTS** FARMERS MARKET

**chili's**

**FIRST WATCH** THE DAYTIME CAFE

**Bank of America**

**IN-N-OUT** BURGER

**McDonald's**

**Albertsons**

**ups**

**Auto Zone**

**STARBUCKS** COFFEE

**fray's** FOOD & DRUG STORES

# Location Overview

## Phoenix & Anthem - A Connected Regional Hub

As one of the fastest-growing major cities in the United States and the fifth-largest city nationwide, Phoenix stands as a dynamic economic powerhouse at the heart of the Southwest. With a diversified economy anchored by strong employment growth, expanding consumer demand, and a pro-business environment, Phoenix continues to attract leading employers, innovative startups, and national retail brands alike. Its strategic location, robust workforce, and broad investment support make the city an ideal destination for commercial and retail development.

Just north of Phoenix along the Interstate 17 corridor, Anthem, Arizona is an award-winning master-planned community that blends suburban living with access to metropolitan opportunities. Nestled against the base of Daisy Mountain, Anthem offers residents and visitors a unique mix of neighborhood charm, outdoor recreation, and retail amenities, including national brands, boutiques, and service-oriented businesses.

Together, Phoenix and Anthem create a compelling economic and lifestyle region. Anthem benefits from the broader Phoenix market's strong consumer base and connectivity, while offering a desirable environment for families, professionals, and growing businesses seeking quality of life without sacrificing access to major employment centers and retail demand.

### Phoenix, AZ

**#1** for Economic Development  
(Phoenix Business Journal, 2024)

**TOP 3** Cities for Economic Growth in the U.S.  
(Coworking Cafe, 2024)

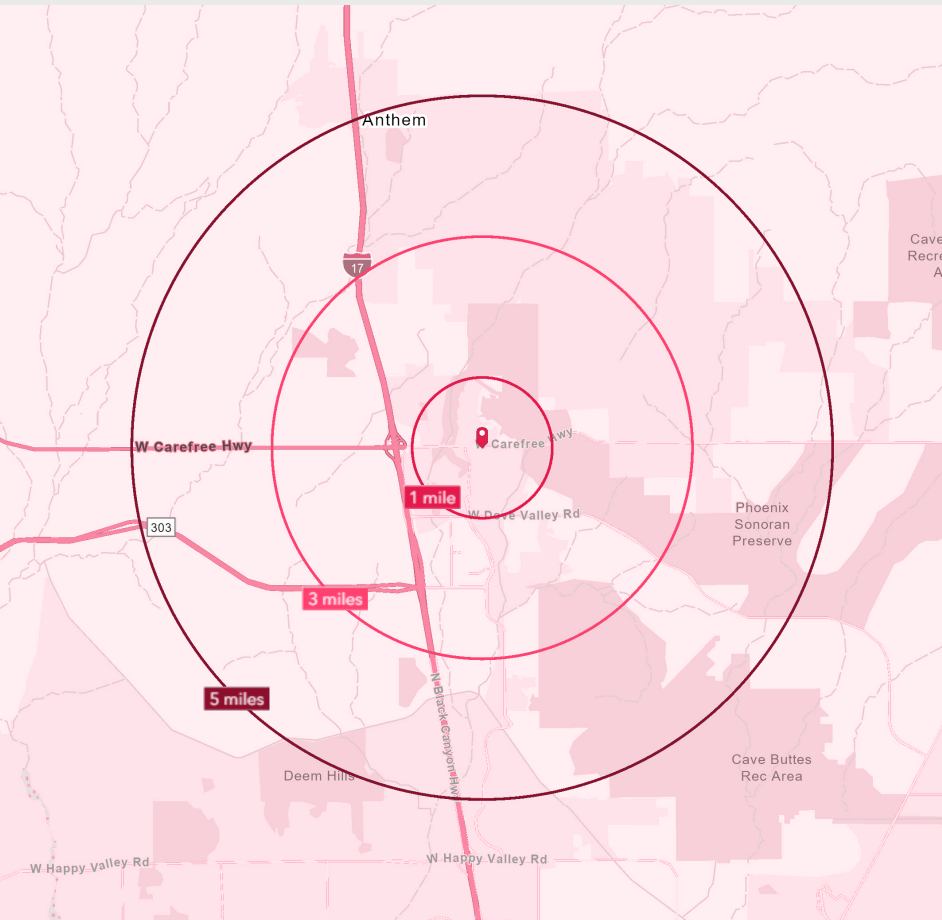
**#8** Most Preferred Market for Investors  
(CBRE, 2022)

**#14** Most EcoForward City  
(OpenDoor, 2023)



# Demographic Summary

	1 Mile	3 Mile	5 Mile
 <b>Population</b>	9,105	23,251	62,450
 <b>Households</b>	3,415	8,846	23,838
 <b>Average Household Income</b>	\$132,011	\$138,658	\$141,556
 <b>Median Home Value</b>	\$451,075	\$471,535	\$472,569



## 5 Mile Highlights

**41.6**  
Median  
Age

**11.4K**  
Daytime  
Employees

**44%**  
Bachelor's Degree  
or Higher

## A Stable Healthcare-Focused Office Corridor

The North I-17 office submarket provides a dependable, low-volatility environment well suited for medical and dental practices. With vacancy at 8.7%—below long-term averages—and no new office construction underway, the area offers limited competition and sustained demand. Market-rate rents aligned with the broader Phoenix metro support cost predictability, while modest inventory creates a more focused, community-oriented setting. Together, these factors make North I-17 an ideal location for healthcare providers seeking stability, patient retention, and long-term operational confidence.

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For More Information,  
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