

MEDICAL OFFICE CONDO AVAILABLE FOR SALE OWNER/USER OPPORTUNITY

\$765,000

SALE PRICE

\$23 SF/NNN

LEASE RATE

±2,178 SF

TOTAL SUITE SIZE

16515 S 40TH ST, STE 131 | PHOENIX, AZ 85048



PROPERTY DETAILS

- 2,178 SF - Class B Single Tenant Medical Office
- Built in 2005
- Layout Includes: Reception/Waiting Area, 8 Offices, Kitchen, 2 Restrooms
- Zoned C-T
- 4.17/1,000 Parking Ratio
- S 40th St Frontage
- Easy Access to Loop 202 Fwy
- Building Signage Available

contact :

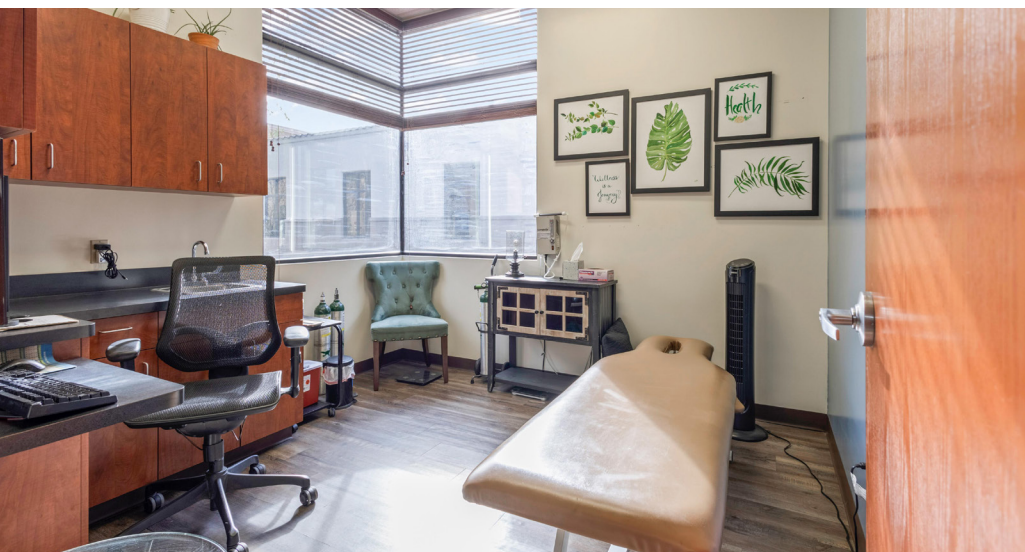


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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about 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.

05.27.26



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC

2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

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EXECUTIVE SUMMARY

Located at 16515 S 40th St in Phoenix, Arizona, this exceptional ±2,178 SF medical office condo offers a rare owner/user opportunity.

This exceptional ±2,178 SF medical office condo presents a highly desirable owner/user opportunity. Situated in a robust commercial corridor, this Class B single-tenant property is perfectly positioned for a medical, wellness, or professional practice looking to establish a strong presence in the market.

The suite is thoughtfully designed to accommodate high-quality patient care and efficient staff workflow, featuring a well-appointed interior that includes a welcoming reception and waiting area, a dedicated kitchen, and two easily accessible restrooms. The highly functional layout provides an optimized environment with 8 private offices, ensuring ample space for exam rooms, consultations, and administrative duties.

Zoned C-T, the space is highly adaptable for a wide variety of professional applications. Its prime location features highly visible S 40th St frontage alongside valuable building signage opportunities to maximize brand exposure. The property provides excellent accessibility with easy access to the Loop 202 Freeway and is supported by an accommodating 4.17/1,000 parking ratio, guaranteeing convenience for both staff and visiting patients. Surrounded by a thriving community with an average household income of \$144,878 within a one-mile radius, this property offers an outstanding foundation for business growth.



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PROPERTY HIGHLIGHTS

Built in 2005, the ±2,178 SF suite blends a professional medical layout with modern functionality.

Prime Phoenix Location

Centrally located in Phoenix with prominent S 40th St frontage. The property offers a distinct physical presence with highly convenient access to the Loop 202 Freeway. The surrounding area is rich with amenities, driving consistent daytime traffic to the immediate vicinity.

Turn-Key Medical Office

This Class B single-tenant medical office features ±2,178 SF of meticulously planned space. Built in 2005, the property offers a modern, professional aesthetic and a layout suitable for immediate operations, minimizing the need for extensive tenant improvements.

Functional & Private Layout

The interior floor plan is completely optimized for patient privacy, smooth operational workflow, and daily comfort. The suite consists of eight private offices that can easily serve as treatment rooms, alongside a spacious reception and waiting area to greet clients.

Exceptional Amenities

Designed for long workdays and high-volume practices, the suite includes a dedicated kitchen break area and two restrooms. Furthermore, dedicated building signage is available to effectively capture the attention of passing traffic.

Versatile Zoning & Use

Zoned C-T, the property demonstrates incredible versatility. Previously home to Active Lifestyle Chiropractic, the suite's existing infrastructure makes it a seamless fit for chiropractic, physical therapy, traditional medical clinics, or general professional office applications.

Convenient Parking

This location offers stress-free accessibility with a generous 4.17/1,000 parking ratio. This ensures that both staff and patients will always have reliable, immediate access to the building.



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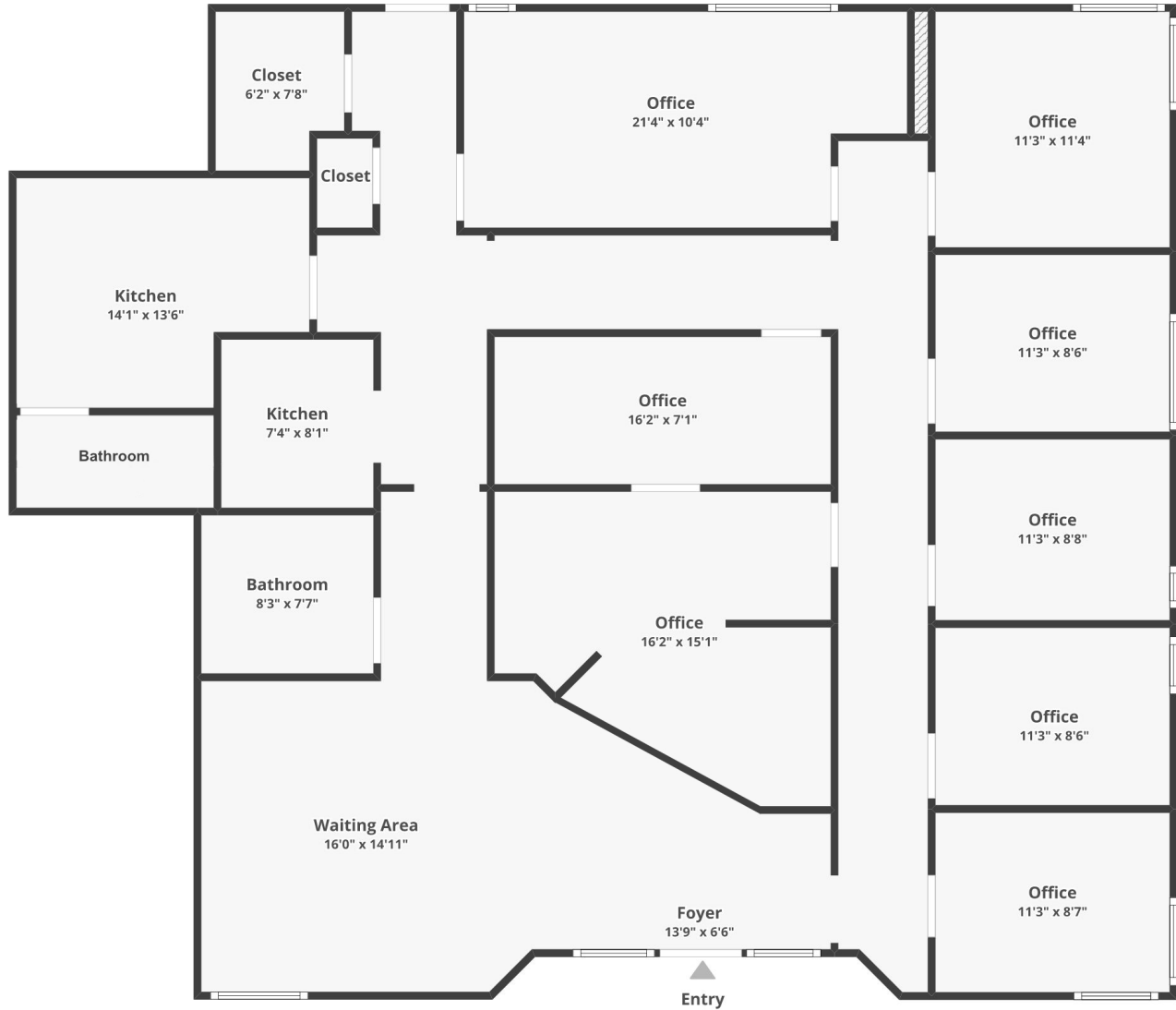
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FLOOR PLAN



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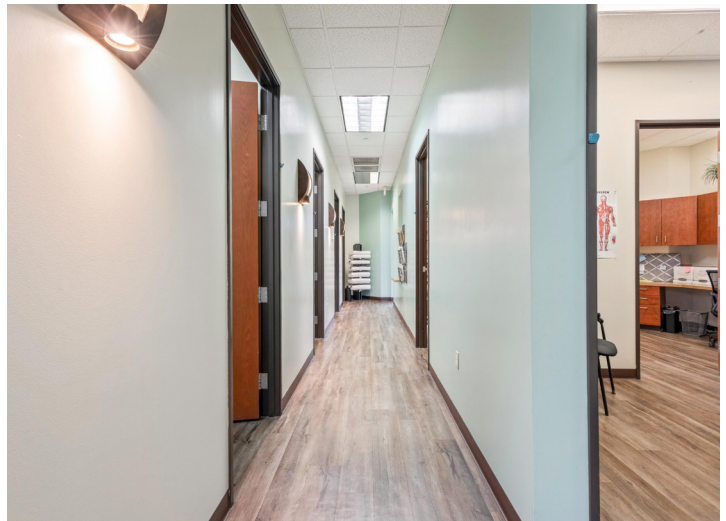
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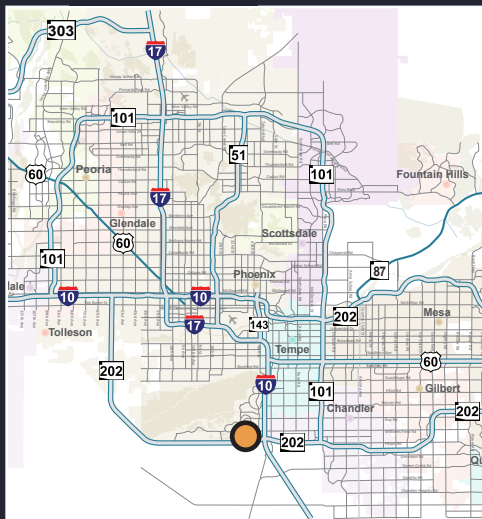
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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2025 Population	13,910	56,751	117,127
Median Age	40.9	40.6	41
Bachelor's Degree or Higher	42%	49%	51%
2025 Households	5,304	22,713	47,340
Renter Occupied HHs	1,949	9,448	18,580
Avg Household Income	\$144,878	\$136,365	\$137,845
Median Household Income	\$116,221	\$108,607	\$111,428
Median Home Value	\$499,461	\$569,405	\$567,266
Median Year Built	1992	1992	1992
Avg Household Size	2.5	2.5	2.4
Total Consumer Spending	\$207.7M	\$856.7M	\$1.8B
Daytime Employees	4,116	35,240	64,315
Businesses	789	3,362	6,126