



REYES  
DENTAL ARTS  
480-332-0745

# For lease ±1,200 sf medical office available Maryland Dental

6520 N 7th Ave | Phoenix, AZ 85013

**Get more  
information**

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# Property overview

6520 N 7th Ave is a centrally located, two-story medical office building positioned at the northeast corner of Maryland Avenue and 7th Avenue in Phoenix. The property offers convenient access to four major healthcare campuses, including Abrazo Central Campus, St. Joseph's Hospital & Medical Center (Dignity Health), Carl T. Hayden VA Hospital, and HonorHealth John C. Lincoln Hospital. Tenants benefit from dual ingress and egress along both 7th Avenue and Maryland Avenue. Situated in the heart of North Central Phoenix, the location is surrounded by a strong amenity base of nearby shops and restaurants, supported by favorable demographics.

- One exam room, two large procedure rooms, two offices, one restroom, and reception/waiting area
- 6.2/1000 parking ratio with twenty (20) covered reserved spaces available
- High visibility on the hard corner of 7th Ave and Maryland Ave
- Less than 2 miles away from Abrazo Central Campus without on-campus use restrictions

## Property Summary

Total project size	Two-story, 13,976 sf   multi-tenant
Lease type	Modified gross lease
Availability	Suite 3: ±1,200 sf
Year built	1986
Zoning	C-2
Parking	6.2/1,000 sf



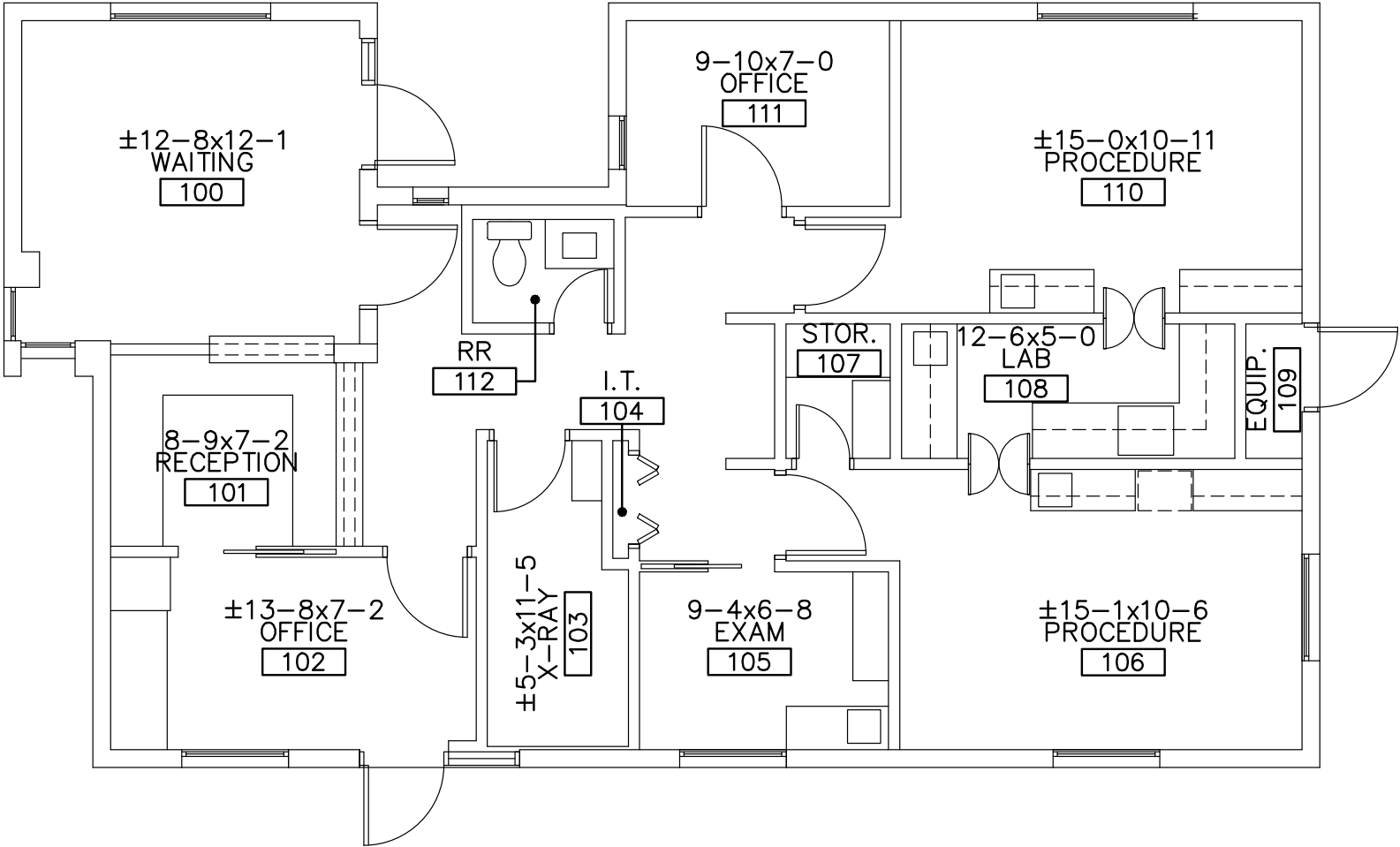
# Photos

For lease  
6520 N 7th Ave



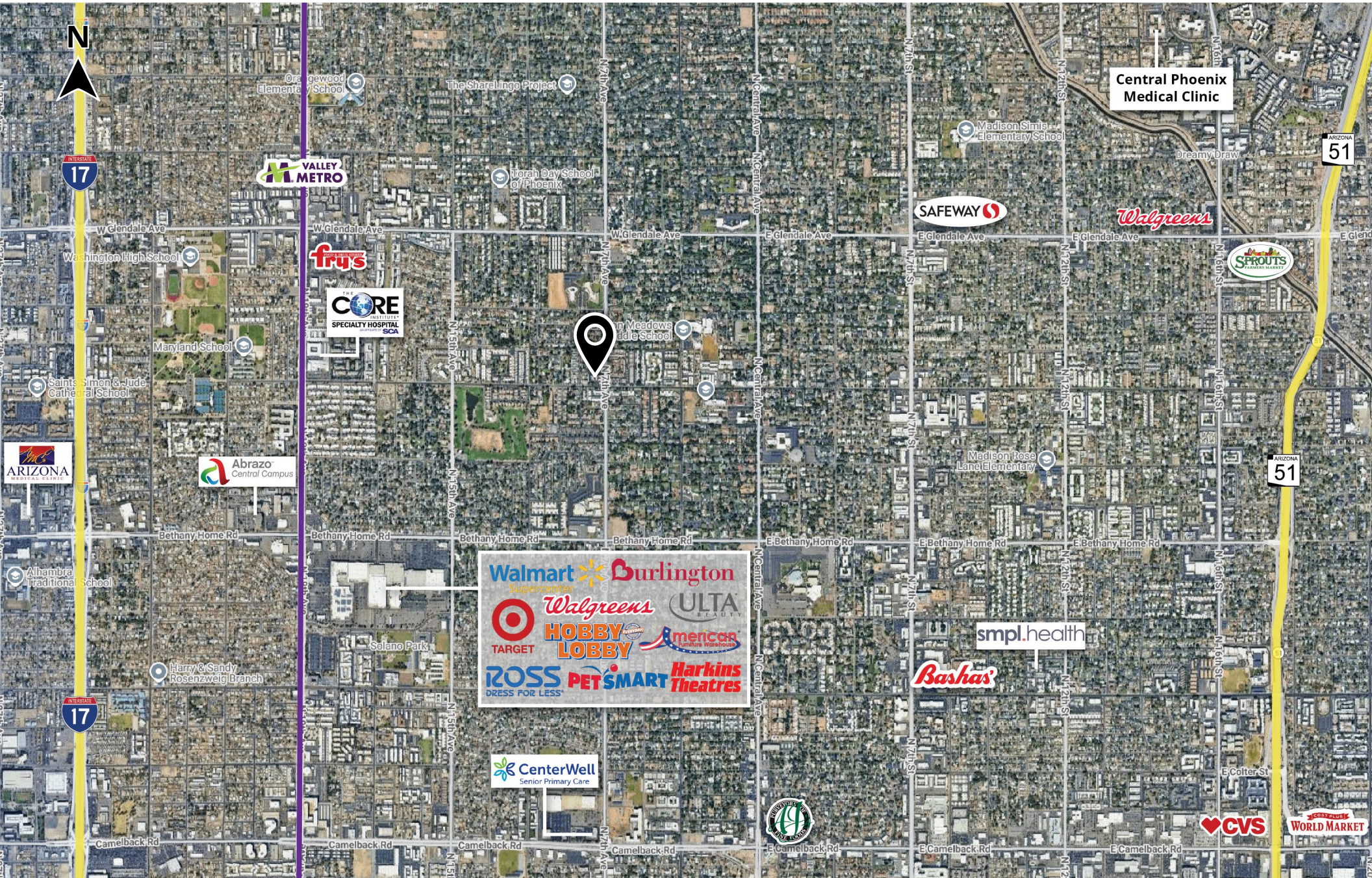
# Floor plan

For lease  
6520 N 7th Ave




# Trade area map

For lease  
6520 N 7th Ave



# Demographics

For lease  
6520 N 7th Ave

	1-mile	3-miles	5-miles
	<b>16,307</b>	<b>193,123</b>	<b>419,736</b>


Population

	1-mile	3-miles	5-miles
	<b>\$140,542</b>	<b>\$110,535</b>	<b>\$108,807</b>


Avg. HH Income

	1-mile	3-miles	5-miles
	<b>\$658,007</b>	<b>\$503,852</b>	<b>\$482,065</b>

Avg. Home Value


	1-mile	3-miles	5-miles
	<b>732</b>	<b>10,677</b>	<b>26,644</b>

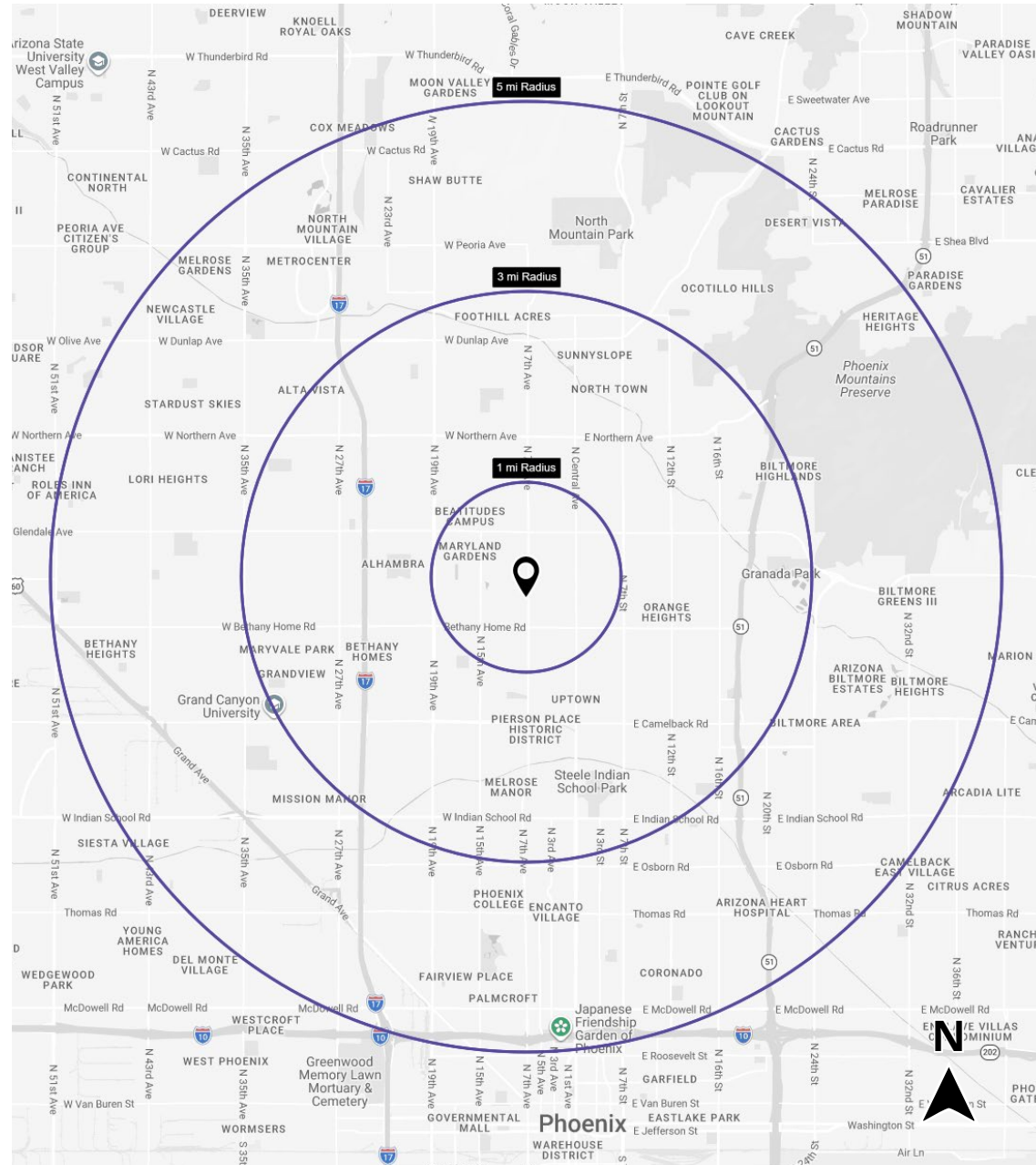
Total Businesses

	1-mile	3-miles	5-miles
	<b>4,278</b>	<b>80,354</b>	<b>228,231</b>

Daytime Employment

Travel Time 5-miles

	Travel to work in 14 minutes or less	<b>36,284 (16.1%)</b>
	Avg. minutes travel to work	<b>23.2</b>





# Get in touch

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