

FREE STANDING MEDICAL OFFICE BUILDING FOR SALE



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EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$3,800,000
Price per Square Foot	311
Year Built / Renovated	1984 / 2015
Lot Size	49,110 Sq Ft
Zoning (City of Phoenix)	R-5, R-I
Type of Ownership	Fee Simple
Elevator	1
Acre	1.12
Investment Type	Owner / User
Unit	1
Building Size	12,210 Sq Ft
Stories	2
Property Type	Medical Center
Address	370 E Virginia Ave, Phoenix AZ 85004
Parking Ratio	6.96:1000 Per SF
APN	118-45-078A 118-45-079 118-45-080 118-45-081
County	Marcopa

IDEAL USERS

Perfect for:

- Medical Office Major (Can be redeveloped into Multi-family)
- Clinic
- Office

OVERVIEW

This 1.12-acre property is perfectly located in growing Downtown Phoenix, less than 1.8 miles from Banner University Medical Center, St Joseph Hospital, and Phoenix Children's Hospital. The building is also within a 2-mile radius of Abrazo Arizona Heart Hospital and Phoenix VA Health System. This superior location and custom build-out give the practice a place to continue growing in the years to come. The build-out consisted of additional exam rooms and a rehabilitation center.



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Demographics

370 E Virginia Ave	1 Mile	3 Miles	5 Miles
2020 Population	14,478	157,148	383,155
2025 Population	16,439	173,549	409,576
2030 Population (Projection)	17,363	182,357	427,219
Annual Growth 2020-2025	2.7%	2.1%	1.4%
Annual Growth 2025-2030	1.1%	1.0%	0.9%
2025 Households	8,740	77,817	162,019
2030 Households (Projection)	9,251	81,934	169,567
Average Household Income	\$110,487	\$89,935	\$93,932
Median House Value	\$632,921	\$484,012	\$475,979
Median age	39.4	36.7	35.5
Employees	37,745	190,470	299,518
Businesses	5,832	21,339	32,503
Total Specified Consumer Spending	\$268.8 M	\$2.1B	\$4.7B
Traffic Counts			
West Bound Virginia Ave	2025		2,873
East Bound Virginia Ave	2025		1631



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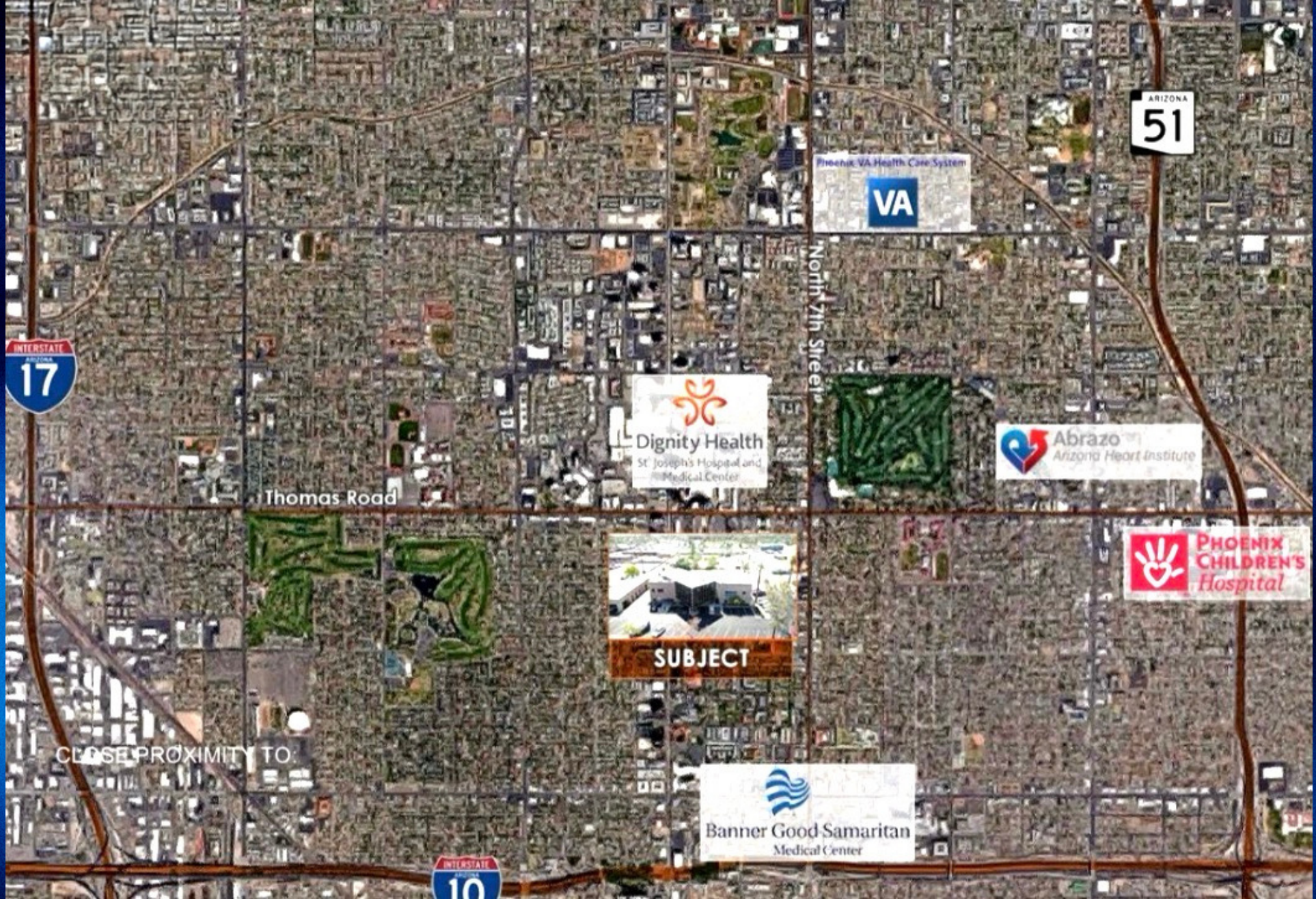
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