

FULLY BUILT OUT CLINICAL SPACE AVAILABLE FOR LEASE



# Foothills Health Center

4530 E Ray Rd | Phoenix, AZ 85044

**CBRE**

# Foothills Health Center

Thriving medical office park conveniently located in the upscale community of Ahwatukee with convenient access to I-10 and Loop 202.

## PROPERTY SUMMARY

<b>PROJECT SIZE</b>	±45,130 SF
<b>YEAR BUILT</b>	1994 / Renovated 2001
<b>PARCEL SIZE</b>	±7.20 acres
<b>PARCEL NUMBER</b>	301-58-901D
<b>ZONING</b>	C-2, Phoenix
<b>PARKING</b>	5.40/1,000 SF
<b>SIGNAGE</b>	- Highly visible sign fronting E Ray Rd - Prominent suite entrance signage - Directory signage available

### AVAILABLE IMMEDIATELY

<b>Suite 130</b>	±2,662 RSF
<b>Suite 178</b>	±3,825 RSF



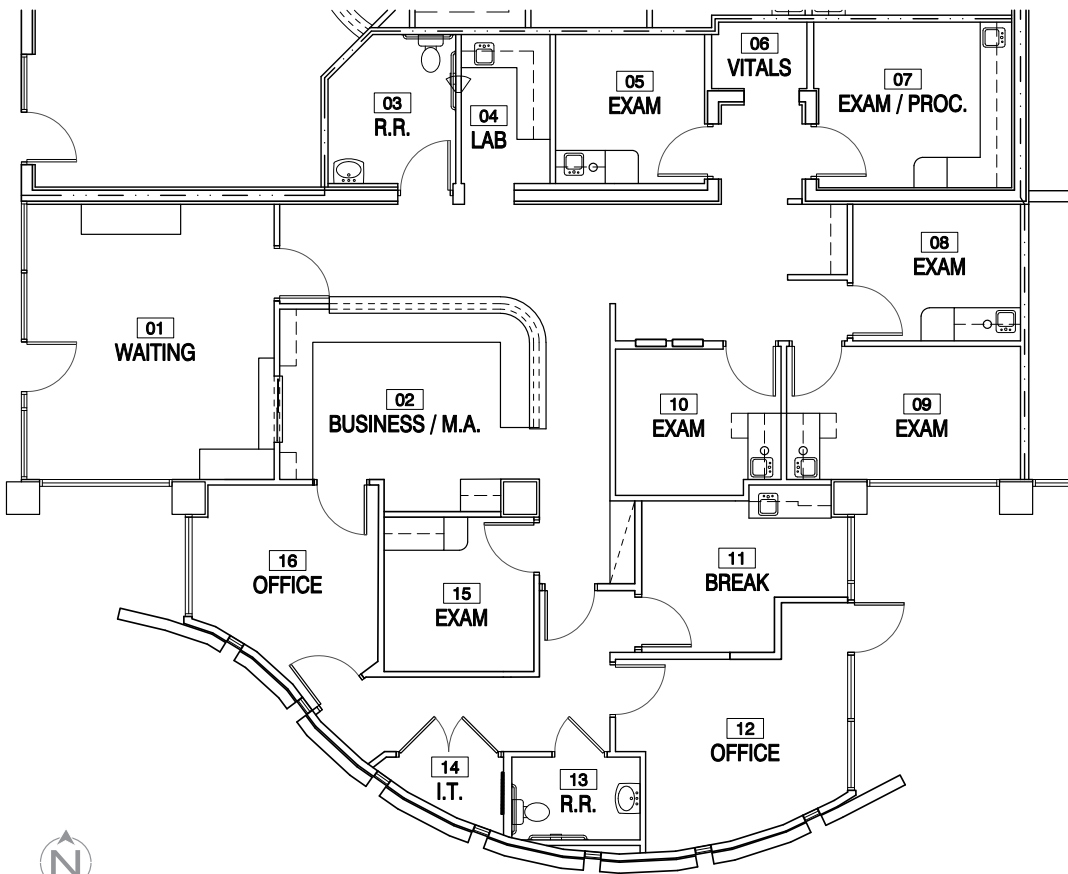
## PROJECT HIGHLIGHTS

- Significant tenant synergy from existing practices including: Imaging, Spine & Sports Medicine, Urology, Primary Care, and Pediatric Therapy
- Never look for a parking space again! Abundance of covered and surface-level parking available
- Quick, convenient exterior entrances for most suites
- Single-story garden suites with highly efficient layouts
- Well capitalized Landlord offering generous tenant improvements

# ±2,662 SF

Lease Rate: \$24.00 NNN

Suite 130 – Fully built out clinical space ready for immediate occupancy.



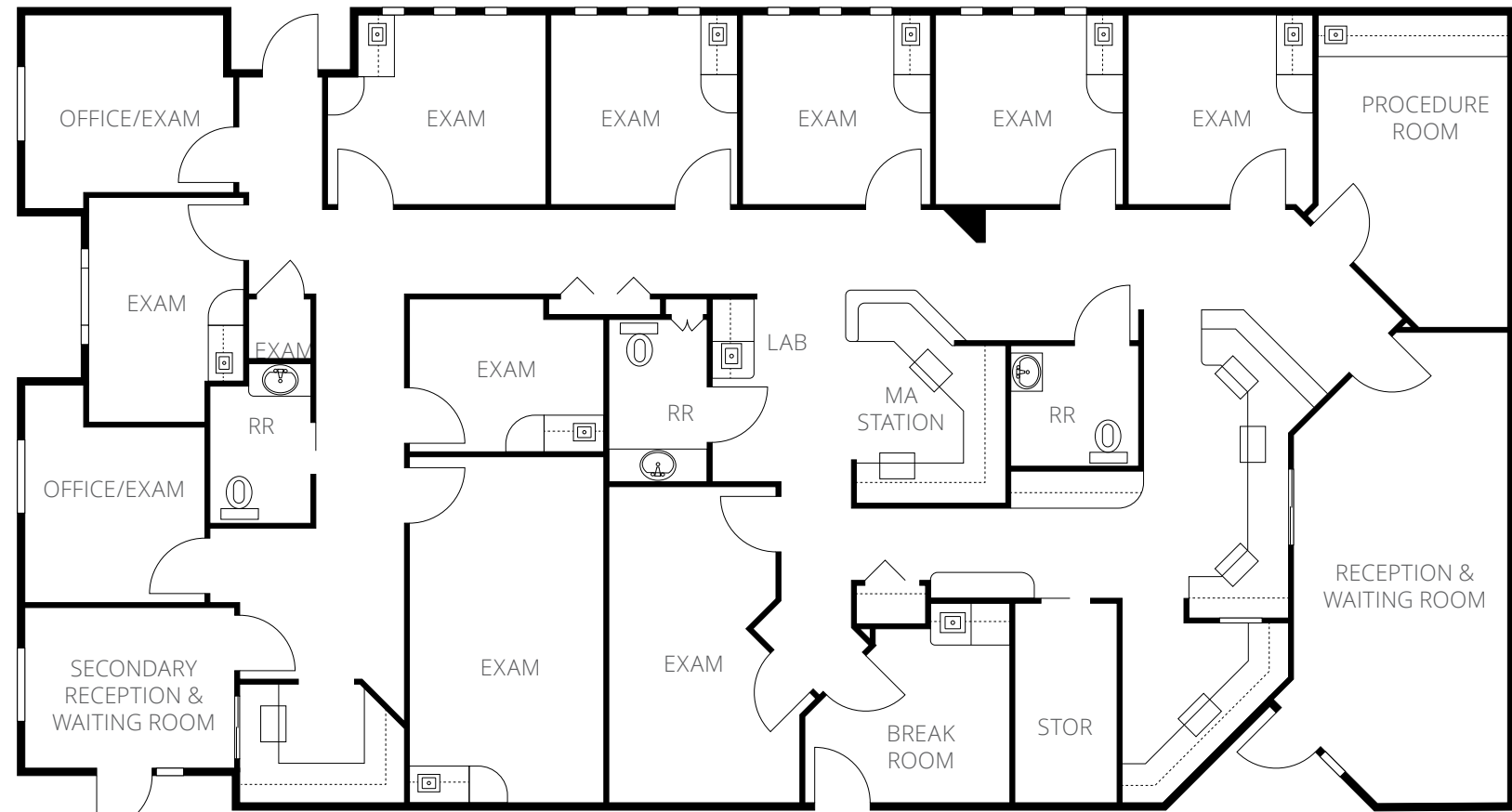
  
Not to Scale



±3,825 SF

Lease Rate: \$24.00 NNN

Suite 178 – Fully built out clinical space ready for immediate occupancy.

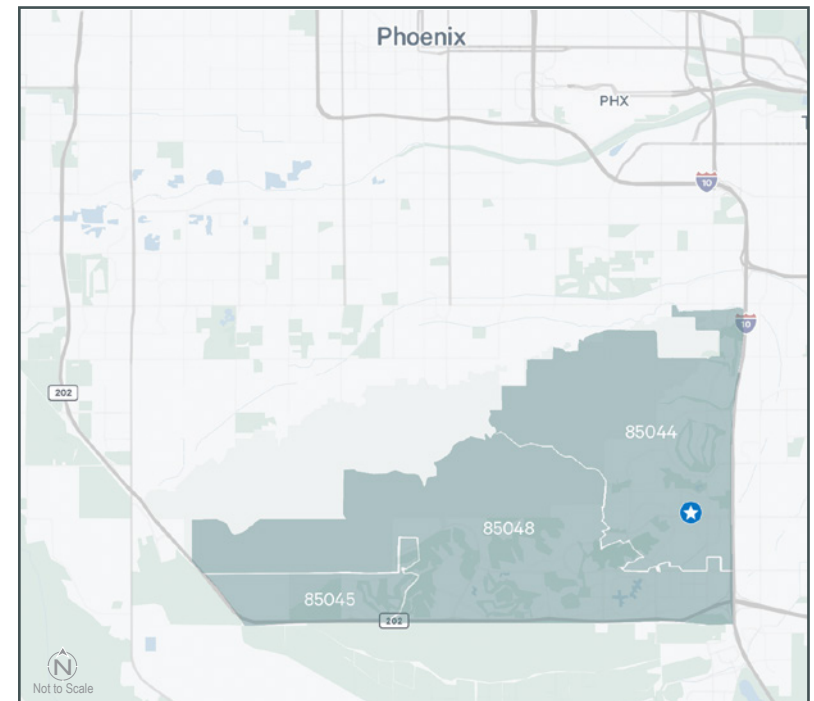


  
Not to Scale

# Outpatient Market

Service Line	2022 Volume	2027 Volume	2032 Volume	5 Yr Growth	10 Yr Growth	5 Yr Compound Annual Growth Rate (CAGR)
Cardiology	544	686	798	26.1%	46.6%	4.75%
Cosmetic Procedures	7,868	8,911	10,133	13.2%	28.8%	2.52%
Dermatology	254,005	280,493	316,486	10.4%	24.6%	2.00%
Endocrinology	6,156	6,625	6,998	7.6%	13.7%	1.48%
ENT	1,549	1,660	1,764	7.1%	13.9%	1.39%
Evaluation and Management	2,528	2,601	2,707	2.9%	7.1%	0.57%
Gastroenterology	108,552	125,298	140,672	15.4%	29.6%	2.91%
General Surgery	51,070	58,309	66,870	14.2%	30.9%	2.69%
Gynecology	1,333	1,485	1,621	11.4%	21.6%	2.19%
Lab	4,229	4,636	5,092	9.6%	20.4%	1.86%
Miscellaneous Services	239	257	285	7.6%	19.0%	1.49%
Nephrology	1,034	947	863	-8.5%	-16.6%	-1.75%
Neurology	3,858	4,161	4,468	7.8%	15.8%	1.52%
Neurosurgery	20,616	24,328	28,084	18.0%	36.2%	3.37%
Obstetrics	7,590	8,794	9,966	15.9%	31.3%	2.99%
Oncology	2,802	3,250	3,632	16.0%	29.6%	3.01%
Ophthalmology	67,056	78,929	91,477	17.7%	36.4%	3.31%
Orthopedics	3,537	4,320	5,087	22.2%	43.8%	4.08%
Pain Management	35,974	43,111	45,597	19.8%	26.8%	3.69%
Physical Therapy/Rehabilitation	3,549	3,509	3,476	-1.1%	-2.1%	-0.23%
Podiatry	74,709	81,293	89,369	8.8%	19.6%	1.70%
Psychiatry	492	586	663	19.0%	34.7%	3.53%
Pulmonology	132	144	152	9.1%	15.1%	1.76%
Radiology	1,853	2,027	2,230	9.4%	20.3%	1.81%
Spine	2,389	2,569	2,733	7.6%	14.4%	1.47%
Thoracic Surgery	3,917	4,647	5,405	18.6%	38.0%	3.48%
Trauma	1,853	2,027	2,230	9.4%	20.3%	1.81%
Urology	2,389	2,569	2,733	7.6%	14.4%	1.47%
Vascular	3,917	4,647	5,405	18.6%	38.0%	3.48%

The **Outpatient Market Scenario Planner (MSP)**, as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The table data is representative of the 3 Phoenix Area zip codes that surround Foothills Health Center.



# FULLY BUILT OUT CLINICAL SPACE AVAILABLE FOR LEASE

FOOTHILLS HEALTH CENTER | 4530 E RAY RD | PHOENIX, AZ



## Location Overview

- » High trafficked area adjacent to Ahwatukee Foothills Towne Center including major retailers such as Sprouts, Petco, Hobby Lobby, Target, Salad & Go and Starbucks.
- » Conveniently located near the intersection of the Interstate 10 and Loop 202.
- » Amenity rich area including restaurants, hotels, and shopping.



## Contact Us:



**PHILIP WURTH, CCIM**

+1 602 369 9261

philip.wurth@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

