

**2,639 SF Medical Office
FOR SALE OR FOR LEASE**



Property Highlights

- \$16/SF Modified Gross medical use
- Fully improved medical suite
- Perfect for 2-3 providers, general or specialty
- Move-in ready
- Immediate occupancy available

Area Amenities

- 2 minutes from Banner Desert and Cardon Children's Medical Centers.
- 2 minutes from Loop 101 & US-60



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Floor Plan



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Demographics & Traffic Counts

	3 Mile	5 Mile
Population (2018)	178,102	404,855
Projected Population (2023)	191,923	433,470
Households (2018)	73,090	157,669
Projected Households (2023)	78,678	169,165
Avg. Household Income (2018)	\$60,666	\$64,722
Projected Avg. Household Income (2023)	\$70,613	\$74,996
Median Household Income (2018)	\$45,313	\$48,833
Projected Median Household Income (2023)	\$51,409	\$54,170
Median Age (2018)	31.3 Years	30.9 Years
2018 Avg. Daily Traffic for E Southern Ave :	34,000 VPD	

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