

MOVE IN READY
MEDICAL AND GENERAL OFFICE SPEC SUITES
AVAILABLE FOR LEASE OR SALE

Managed by:

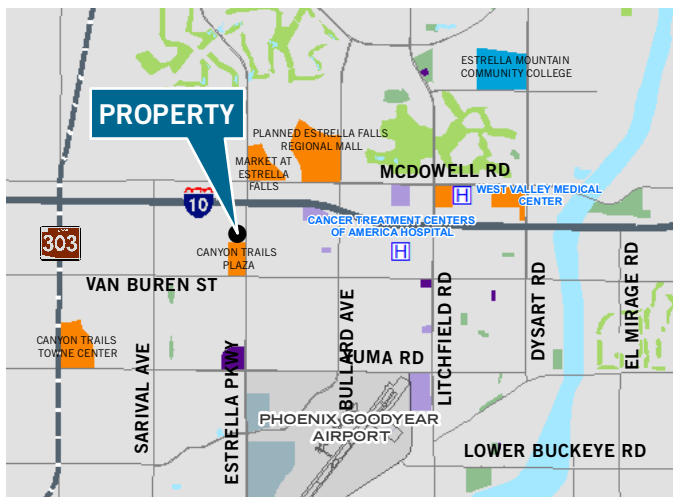


MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management



Canyon Trails Professional/Medical Office Center

700-750 North Estrella Parkway | Estrella Parkway & I-10 | Goodyear, Arizona



Property Features

- Modern Design - Total Project Size of $\pm 70,000$ SF
- Available Spaces Range From $\pm 1,148$ - $6,295$ SF
- 1/2 Mile South of I-10
- Near West Valley Hospital and Banner Estrella Hospital
- Well Amenitized (Starbucks, Walgreens, Subway, Panda Express, etc)
- Parking Ratio of ± 5.6 per 1,000 SF

For more information:

Melynn Wakeman
Associate Vice President
Healthcare Practice Group
+1 602 224 4476
melynn.wakeman@dtz.com

Tom Weinhold
Managing Director
Healthcare Practice Group
+1 602 224 4428
tom.weinhold@dtz.com

2375 E. Camelback Rd, Suite 300
Phoenix, Arizona 85016
ph: +1 602 954 9000 fx: +1 602 468 8588

www.dtz.com

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AVAILABLE SPACE

Building 700

- Suite 125: 1,227 SF (Medical Spec Suite)
- Suite 130: 2,660 SF (Medical Spec Suite)
- *Suites 125 & 130 are adjacent with possible 3,887 combined SF*
- Suite 140: 1,260 SF (Gray Shell)
- Suite 145: 1,148 SF (Gray Shell)
- **First Floor 6,295 SF Contiguous**
- Suite 200: 2,392 SF (non-adjacent to other suites)
- Suite 225: 1,227 SF (Gray Shell)
- Suite 230: 1,258 SF (Gray Shell)
- Suite 235: 1,402 SF (Gray Shell)
- Suite 240: 1,260 SF (Gray Shell)
- **Second Floor 5,147 SF Contiguous**

Building 750

- Suite 60: ±2,156 SF (Move-in Ready Medical Suite for Sale or Lease)

Building PAD - 740

- ±28,014 SF - Build-to-suit or for sale at \$40 per buildable foot

Gray Shell

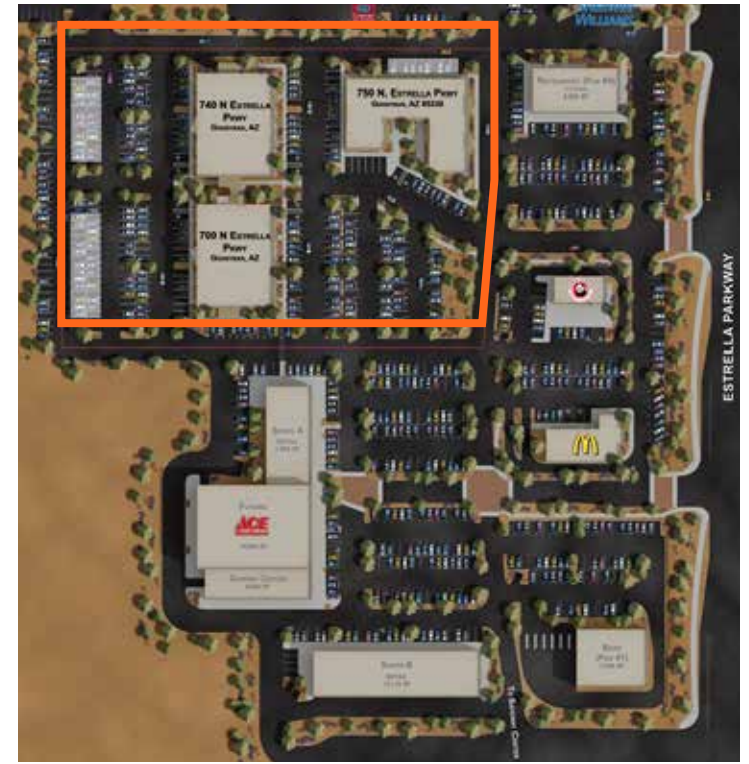
For Sale: \$109/SF
Medical \$18/NNN & General Office \$15/NNN

Medical Spec Suite

For Sale: \$185/SF
For Lease: \$18/NNN

Move-in Ready Medical Suite:

For Sale: \$177/SF
For Lease: \$18/NNN



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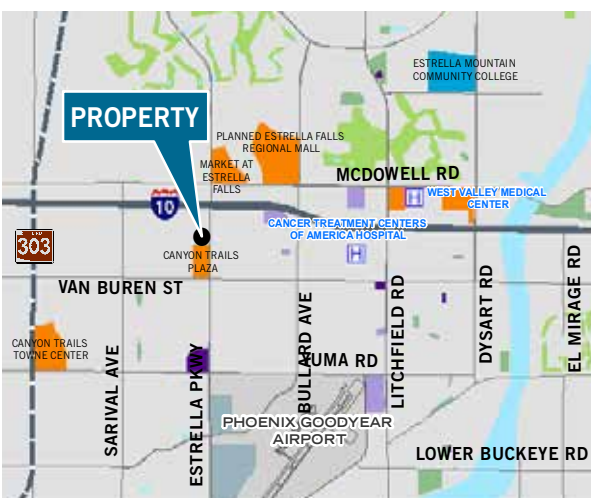
Adjacent Single-Story Building



Adjacent Two-Story Building

Fully Improved Building PAD Available

Canyon Trails Professional/Medical Office Center | 740 North Estrella Parkway | Goodyear, Arizona



Site Features

- Entitled for a ±28,014 SF two-story office building suitable for medical or professional user
- Build-to-Suit or For Sale at \$40 per buildable foot
- ±5.6 per 1,000 parking lot and other infrastructure already in-place
- Ideal location for the following:
 - Hospital Out Patient Center
 - Multi-tenant medical or professional office
 - Ideal Ambulatory Out Patient Center
 - Surgery Center
 - Wellness Center
 - Corporate Headquarters



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Demographics (2000-2017 with growth rates)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2000 Population	1,629	17,577	43,786
2010 Population	5,908	54,699	113,315
2012 Population	6,093	56,629	115,846
2017 Population	6,680	62,781	123,980
2000-2010 Annual Rate	13.75%	12.02%	9.98%
2010-2012 Annual Rate	1.38%	1.55%	0.99%
2012-2017 Annual Rate	1.86%	2.08%	1.37%
2012 Average Household Income	\$65,471	\$73,075	\$70,409
2017 Average Household Income	\$70,943	\$80,140	\$77,414
2012-2017 Annual Rate	1.62%	1.86%	1.92%



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