



TRANSWESTERN

REAL ESTATE
SERVICES



21250

21250



ABRAZO HEALTH MEDICAL OUTPATIENT BUILDING

NEW CLASS A MEDICAL OUTPATIENT SPACE FOR LEASE

21250 W ROOSEVELT STREET | BUCKEYE, ARIZONA

DEVELOPED BY



Cambridge

CONSTRUCTION COMPLETE!



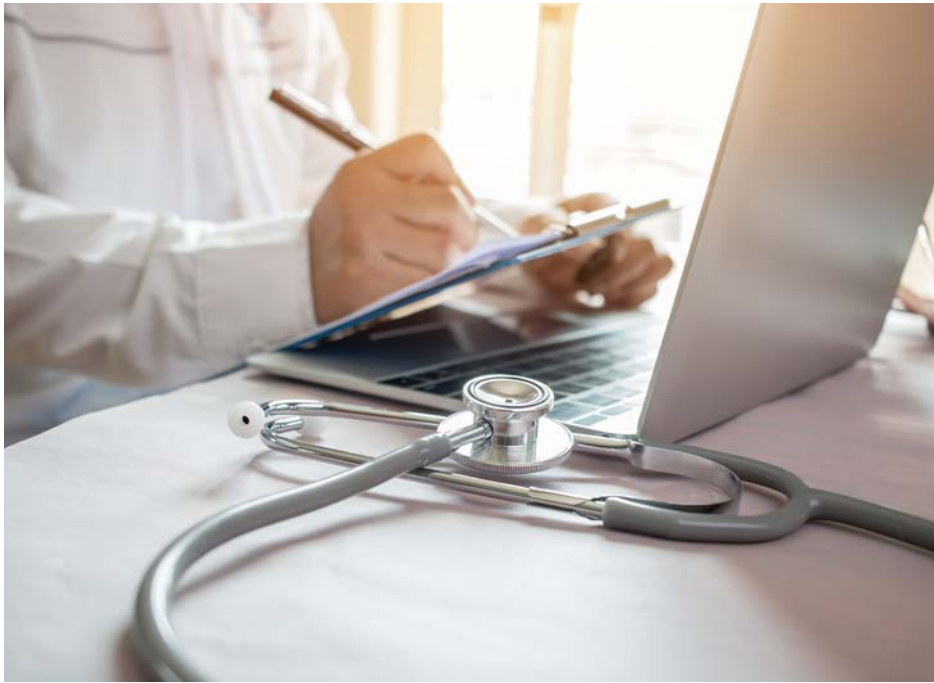
- **NEW CONSTRUCTION**

- **CONTIGUOUS TO ABRAZO'S FUTURE HOSPITAL EXPANSION**

FEATURES

- ±60,000 SF Class A medical office building
- Large, flexible floor plate - typically 20,000 SF
- 3-story state-of-the-art medical building
- Easy ingress/egress for patient parking at signalized light
- Freeway visibility





DEMOGRAPHICS

POPULATION

	1-MI	3-MI	5-MI
TOTAL POP 2024	4,105	49,820	90,801
POP GROWTH RATE (2024-2029)	2.7%	2.2%	2.3%
MEDIAN AGE	35.0	35.0	36.0

HOUSEHOLDS & INCOME

	1-MI	3-MI	5-MI
Total Households 2024	1,233	15,221	28,018
# of Persons Per HH	3.3	3.2	3.2
Average HH Income	\$151,768	\$115,430	\$117,262

BUSINESSES

	1-MI	3-MI	5-MI
Service-Producing Industries	64	393	721
Goods-Producing Industries	3	61	124





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