



TRANSWESTERN

REAL ESTATE
SERVICES



ABRAZO HEALTH MEDICAL OUTPATIENT BUILDING

NEW CLASS A MEDICAL OUTPATIENT SPACE FOR LEASE

21250 W ROOSEVELT STREET | BUCKEYE, ARIZONA

CONSTRUCTION COMPLETE!

DEVELOPED BY



Cambridge



PROPERTY HIGHLIGHTS

BUILDING NAME:	Verrado MOB
ADDRESS:	21250 W Roosevelt St SWC @ I-10 & Verrado Way
SIZE:	±60,000 SF
STORIES :	3
TYPICAL FLOOR PLATE:	20,000 SF

FEATURES

- Class A medical office building
- Large, flexible floor plate
- State-of-the art medical building
- Easy ingress/egress for patient parking at signalized light
- Freeway visibility

- **NEW CONSTRUCTION**
- **CONTIGUOUS TO ABRAZO'S FUTURE HOSPITAL EXPANSION**
- **FREEWAY VISIBILITY**

Specialties Needed:

- Primary Care
- Internal Medicine
- Imaging
- Urology
- Cardiovascular
- Endocrinology
- Neurology
- Ear, Nose, Throat
- Gastrointestinal
- Physical Therapy
- Pain
- Orthopedic





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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