

NEW CLASS A MEDICAL OUTPATIENT SPACE FOR LEASE

21250 W ROOSEVELT STREET | BUCKEYE, ARIZONA

CONSTRUCTION COMPLETE!

DEVELOPED BY





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

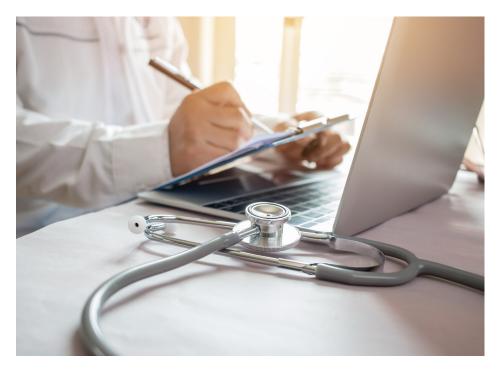
- NEW CONSTRUCTION
- CONTIGUOUS TO ABRAZO'S FUTURE HOSPITAL EXPANSION
- FREEWAY VISIBILITY

Specialties Needed:

- Primary Care
- Internal Medicine
- Imaging
- Urology
- Cardiovascular
- Endocrinology

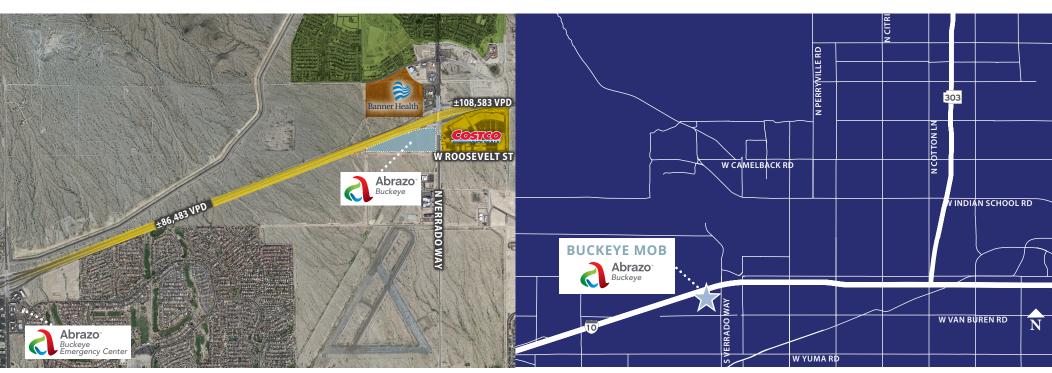
- Neurology
- Ear, Nose, Throat
- Gastrointestinal
- Physical Therapy
- Pain
- Orthopedic





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 & INSOME	1-MI	3-MI	5-MI
HOUSEHOLDS & INCOME	1-1011	3-1011	3-1011
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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Leasing Information:

Vince Femiano

Kevin Smigiel

Kathleen Morgan

Andrew Olivet

TRANSWESTERN REAL ESTATE SERVICES

transwestern.com