

AVONDALE HEALTHCARE CORRIDOR

PARK 10

MEDICAL CENTER



CUSHMAN &
WAKEFIELD

FOR LEASE OR SALE

WWW.PARK10AVONDALE.COM

OPEN FOR BUSINESS Q3 2018



NW CORNER OF I-10 & 103RD AVE | AVONDALE | ARIZONA

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HEALTHCARE & RETAIL



PAD A ±1.65 AC | PAD B ±2.67 AC | MEDICAL BUILDING ±87,320 SF





OWNERSHIP

- PADs Available to build along McDowell Road
- Percentage Ownership for Physician Tenants signing a 10 year lease

LEASE OPTIONS

- \$24.00 NNN
- TI Contribution
 - \$40/SF on 5 year lease
 - \$50/SF on 7 year lease
 - \$60/SF on 10 year lease
 - Turn-Key Suites

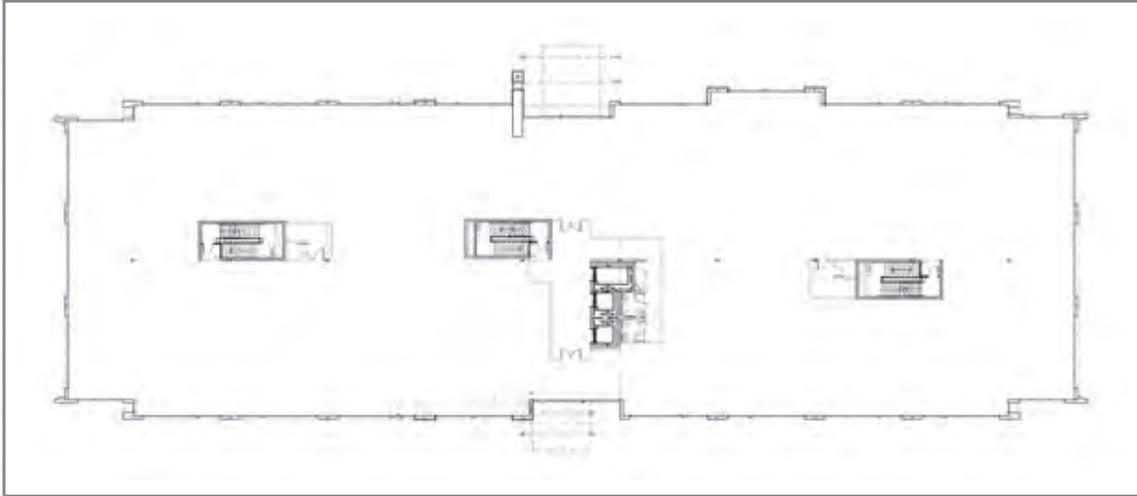
SIGNAGE OPPORTUNITIES

- Building Sign Bands Available
- Pylon Sign Offers Excellent Visibility & Exposure
- Multiple Advertisers can take advantage of the Digital Billboard Advertising

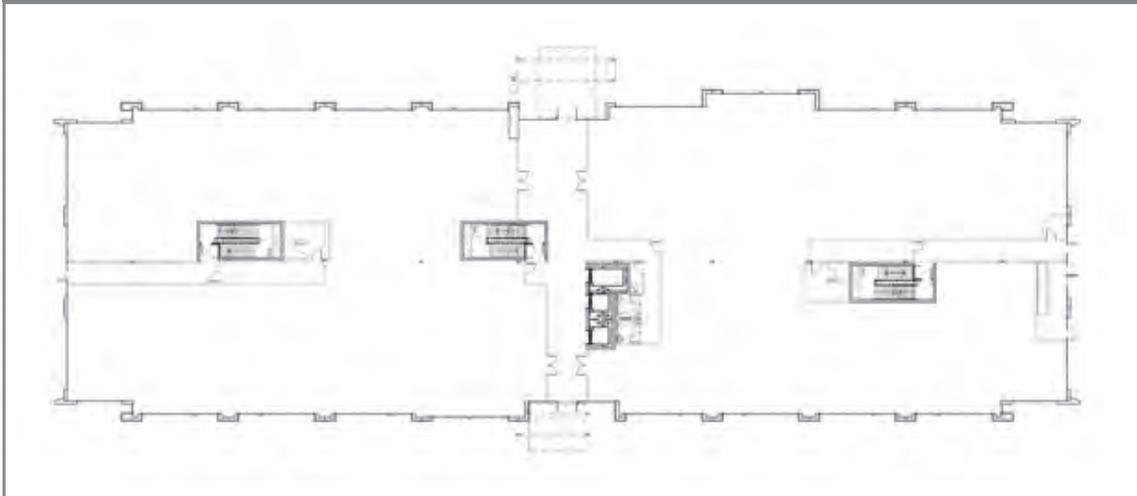


FLOORPLANS

1ST FLOOR | ±30,076 SF



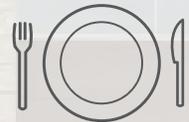
2ND & 3RD FLOORS | ±30,096 SF



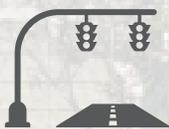
±150,000 VEHICLES
PER DAY ON I-10



SIGNAGE: DIGITAL FREEWAY
BILLBOARD, BUILDING,
& MONUMENT



MAIN EVENT ENTERTAINMENT,
RETAIL, & RESTAURANTS
ON-SITE



LIGHTED INTERSECTION
& EASY FREEWAY ACCESS



UNRESTRICTED
MEDICAL OFFICE

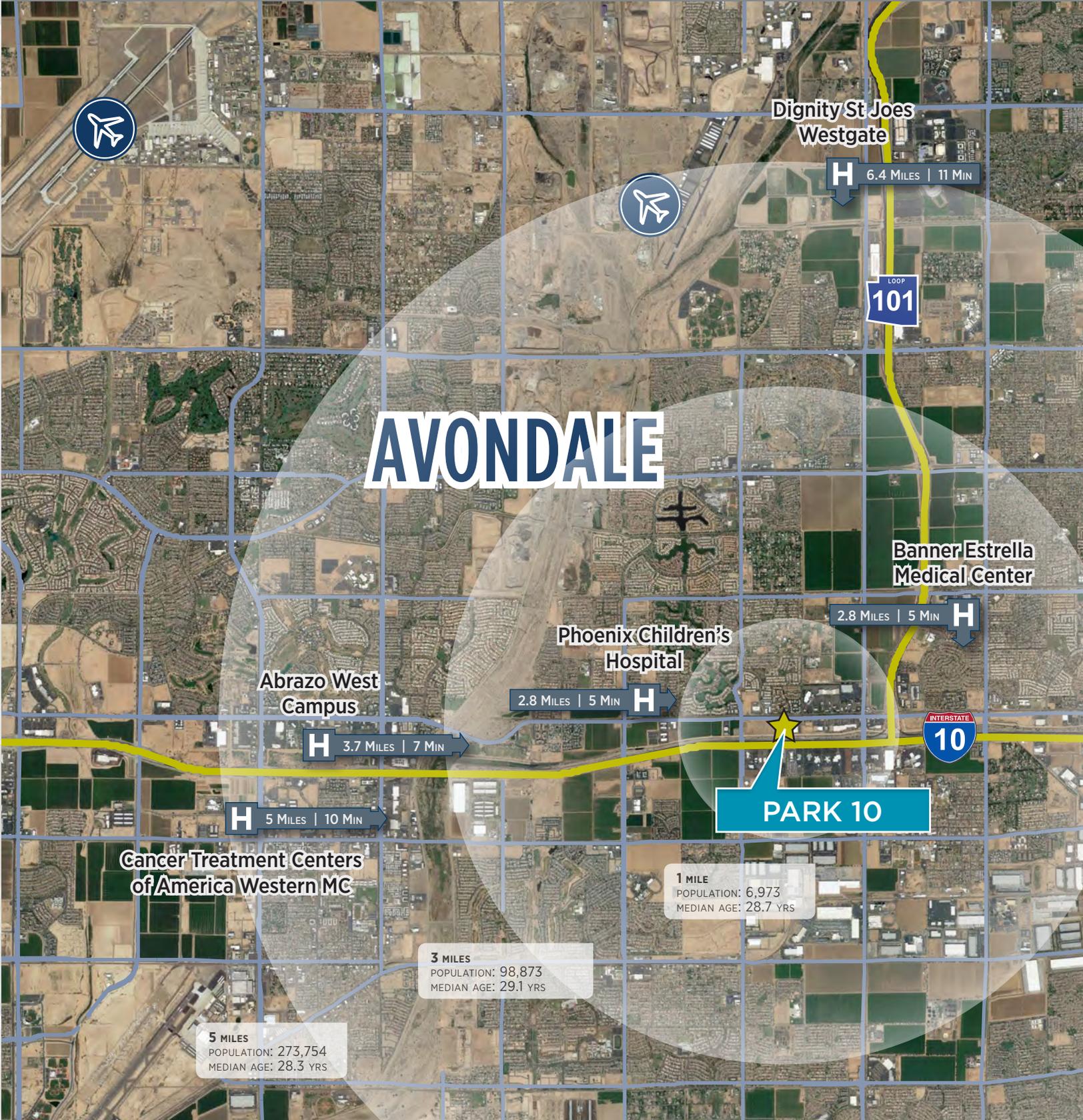


Parked FOR 100%
MEDICAL OFFICE USAGE



Park 10 Medical Center is being developed to provide support to the significant medical facilities of the Southwest Valley.

NW CORNER OF I-10 & 103RD AVE | AVONDALE HEALTHCARE CORRIDOR



ABRAZO WEST CAMPUS

Abrazo West Campus (formerly West Valley Hospital) was established in 2003 and today serves the greater Southwest Valley as a Level 1 Trauma Center and Emergency Department with 188 licensed beds, 900 employees, 525 affiliated physicians, and over 100 volunteers. Abrazo West Campus specializes in orthopedics, obstetrics, complete cardiovascular care, and women's diagnostic services.

Abrazo West Campus is part of the Abrazo Community Health Network. Part of the greater Tenet Healthcare companies, Abrazo is comprised of five acute care hospitals, Arizona Heart Hospital, and emergency centers in Buckeye and Peoria.



13677 W McDOWELL RD
GOODYEAR, ARIZONA 85395



2014 Women's Choice
Award for Emergency Care

- Level 1 Trauma Center & ED
- Heart and Vascular Care
- Cardiac Technologies (Non-Invasive)
- Cardiopulmonary & Rehabilitation Care

DA VINCI® ROBOTIC ASSISTED SURGERY



BANNER ESTRELLA



9201 W THOMAS ROAD
PHOENIX, ARIZONA 85037

Banner Estrella Medical Center was built in 2005 in west Phoenix to meet the health care needs of a growing West Valley community. A full-service medical campus, the 305 all-private bed hospital offers an array of medical services, including heart care, emergency services, general surgery, weight loss surgery, medical imaging, orthopedic surgery and a comprehensive maternity services program.

Banner has received Magnet® recognition from the American Nurses Credentialing Center for excellence in nursing. This designation is a testament to the innovative, safe and thoughtful care of the professional nurses, and the service they provide patients every day. Banner Estrella also offers and encourages the use of complementary therapies, such as pet therapy, aromatherapy, spiritual care, Reiki Therapy and classes on relaxation techniques.

Banner's second patient tower opened in March 2014 and, upon full built-out, adds 144 beds to the campus. It also expanding surgical, obstetrical, imaging and doubles the size of the hospital's Emergency department.

- Cardiac Services
- General Surgery
- Orthopedics
- Ambulatory Care
- Women & Infants Services



CANCER TREATMENT CENTER

WESTERN REGIONAL MEDICAL CENTER

CTCA at Western Regional Medical Center (Western) is a modern 210,000-square-foot facility located in Goodyear, Arizona and formally opened its doors on December 29, 2008.

Western opened as a hospital focused on integrative care and clinical research in the fight against cancer. Through 2015, Western expanded their services through earning the Joint Commission Gold Seal of Approval for Lung Cancer Certification, as well as acquiring the Hologic Selenia Dimensions 3D Mammography system and Affirm breast biopsy guidance system. Robotic Surgery was also expanded with the daVinci Surgical System providing alternatives to both open surgery and laparoscopy.

Approval to join the NRG Oncology Group aids Western's abilities in participating in clinical research and trials. New equipment also provides a more targeted and precise radiation treatment for patients. Developments in plastic surgery for patients recovering from the effects of cancer have also been greatly expanded.



Winner of Arizona Business Magazine's Healthcare Leadership Award for Hospital of the Year



14200 W CELEBRATE LIFE WAY
GOODYEAR, ARIZONA 85338

Accreditations:

- The Joint Commission
- National Accreditation Program for Breast Centers (NAPBC)
- Quality Oncology Practice Initiative (QOPI®) Certification Program
- Commission on Cancer (CoC), a quality program of the American College of Surgeons (ACS)



PHOENIX CHILDREN'S HOSPITAL

AVONDALE CAMPUS / SW VALLEY CENTER



1665 N AVONDALE BLVD
AVONDALE, AZ 85392

Phoenix Children's Urgent Care – Southwest Valley Center offers advanced pediatric only urgent care in the evenings and weekends in a brand new, state-of-the-art 35,355 square foot medical building. PCH Southwest Valley Center is complimented by the Pediatric Specialty offices open weekdays from 8:00am to 5:00pm.

Phoenix Children's Hospital (PCH), originally founded in 1983, currently operates 465 licensed beds in a freestanding campus with six Centers of Excellence. PCH is the largest pediatric group in Arizona with more than 1,000 pediatric specialists on its Medical Staff.

Phoenix Children's Hospital is affiliated with the University of Arizona College of Medicine – Phoenix, and provides pediatric healthcare training for medical students. PCH also partners with Maricopa Integrated Health System (MIHS) for a combined medical/pediatric residency program. PCH also collaborates with Dignity Health and Mayo Clinic to provide best care in specialties related to cardiology, neurology, hematology/oncology, and organ transplant.

Specialty Services:

- Dermatology
- Developmental Pediatrics
- Diabetes Education Classes
- Endocrinology
- Gastroenterology
- Hematology / Oncology
- Infusion Services
- Laboratory On-Site
- Nephrology
- Neuro-Psychology Evaluation & Testing
- Neurology
- Orthopaedics & Sports Medicine
- Psychiatry
- Pulmonology
- Radiology (X-Ray, Ultrasound, Fluoroscopy)
- Rehabilitation
- (Occupational, Physical, Speech)
- Urology



- U.S. News and World Report, Best Children's Hospital
- Leapfrog Group's Top Children's Hospitals
- Joint Commission's Gold Seal of Approval

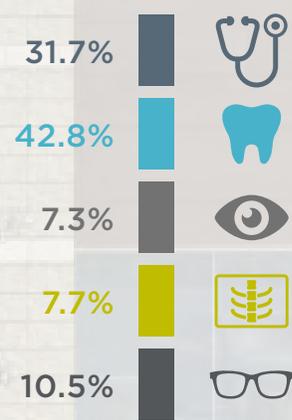
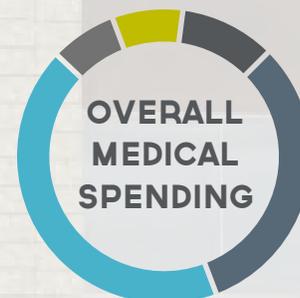
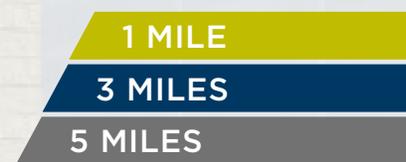
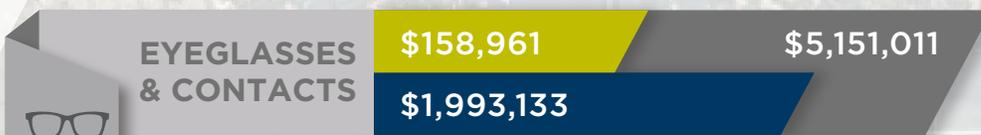
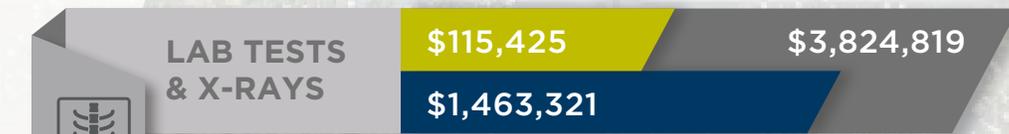
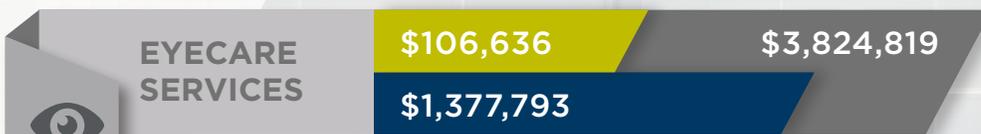
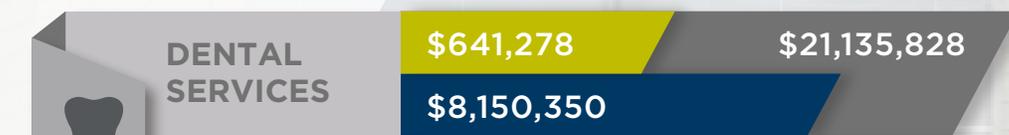


DEMOGRAPHICS

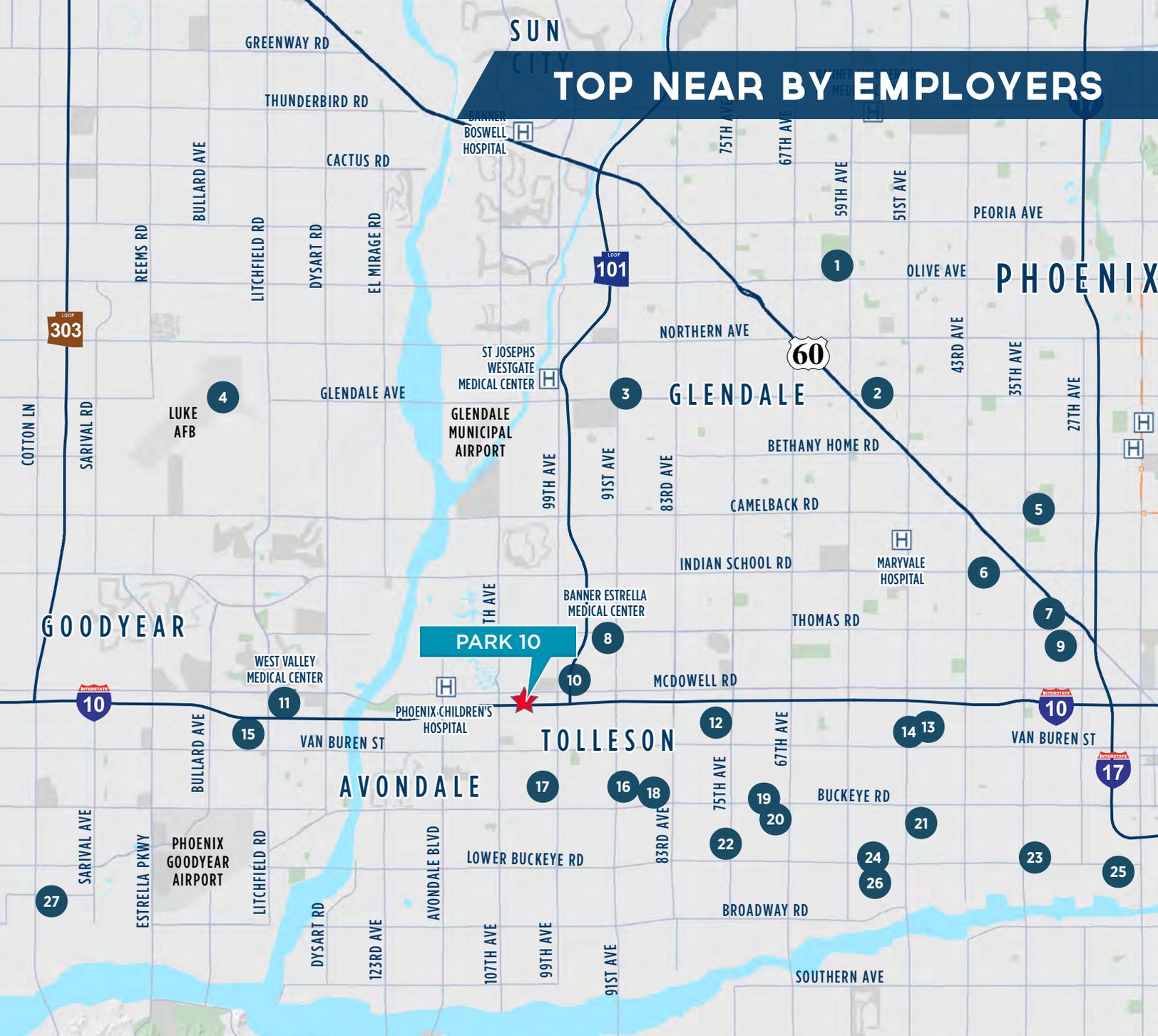
	1 MILE	3 MILES	5 MILES
POPULATION	6,973	98,873	273,754
MEDIAN AGE	28.7	29.1	28.3
HOUSEHOLDS	2,315	29,692	83,794
AVERAGE HOUSEHOLD INCOME	\$65,065	\$62,724	\$61,126
MEDIAN HOME VALUE	\$172,791	\$149,291	\$143,010
TOTAL HEALTHCARE EXPENDITURES	\$9,591,551	\$121,358,276	\$315,109,304

SOURCE: ESRI, US BLS 2016

AVONDALE SPECIALTY SPENDING



TOP NEAR BY EMPLOYERS



PARK 10

- | | | | | | |
|---|-----------------------------------|----|-------------------------------------|----|-------------------------------|
| 1 | MARICOPA COUNTY COMMUNITY COLLEGE | 10 | SARGENT LUNDY LLC | 19 | CAFE VALLEY INC |
| 2 | ACE BUILDING MAINTENANCE CO | 11 | ABRAZO HEALTHCARE | 20 | AMAZON |
| 3 | HUMANA INC | 12 | AMAZON | 21 | AMAZON |
| 4 | US DEPARTMENT OF THE AIR FORCE | 13 | UNITED STATES POSTAL SERVICE | 22 | SWIFT TRANSPORTATION CO INC |
| 5 | GRAND CANYON UNIVERSITY | 14 | STATE OF ARIZONA | 23 | COUNTY OF MARICOPA |
| 6 | KENYON PLASTERING INC | 15 | CANCER TREATMENT CENTERS OF AMERICA | 24 | STITCH FIX |
| 7 | UNITED PARCEL SERVICE INC | 16 | JBS PACKERLAND TOLLESON | 25 | TRANSDEV |
| 8 | BANNER HEALTH | 17 | ATLAS RETAIL SERVICES | 26 | MARSHALLS DISTRIBUTION CENTER |
| 9 | SHAMROCK FOODS COMPANY | 18 | PAPA JOHNS SALADS PRODUCE INC | 27 | AMAZON |

NEARBY AMENITIES

WITHIN
1 MILE



- COSTCO WHOLESALE**
- Harkins Theatres**
- ROSS DRESS FOR LESS**
- BED BATH & BEYOND**
- Marshalls**
- PETCO**
- DSW**
- CARRABBA'S ITALIAN GRILL**
- GameStop**
- Bank of America**
- Starbucks**
- SUBWAY**
- Yogurtland**
- COLD STONE**
- Village Inn**
- KNEADERS**
- Poibelly**
- Chick-fil-A**
- native**
- McDonald's**
- Peter Piper**
- YOGI GRILL**
- Cafe Rio**
- DISCOUNT TIRE**

PARK 10

GATEWAY PAVILIONS

GATEWAY CROSSING

- Youfit**
- FIREHOUSE SUBS**
- HONEYBAKED**
- Sprint**

- Ruby Tuesday**
- HOMWOOD SUITES BY HILTON**
- Culver's**
- Hilton Garden Inn**

- BEST BUY**
- OLD NAVY**
- HOBBY LOBBY**
- CHIPOTLE**
- menchie's**
- Guitar Center**
- Comerica**
- CG**
- smash burger**
- Tanera**
- CLAIM JUMPER**
- ISLANDS**
- PIELOGY**
- Cane's**

- CVS**
- planet fitness**
- Jack in the box**

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