

101

MEDICAL GATEWAY II

9520 W PALM LANE, PHOENIX

24,000 SF, Two-Story, Class A Medical Building

 **Kidder
Mathews**



Cypress West
— PARTNERS —
ACQUIRE • MANAGE • LEASE



Conceptual Rendering

STRATEGIC LOCATION

101 Medical Gateway is strategically located one half mile from banner Estrella Medical Center and offers a quick two-minute drive to the West Loop 101 and I-10 freeways, providing easy access to housing, entertainment, and retail amenities. Over 900,000 SF of retail and 5 hotels are conveniently located within one mile of the project.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Total Population:	9,164	114,263	325,401
Pop. Growth 2018-2023:	7.40%	8.02%	8.00%
Average Age:	30.30	31.90	31.40
Median Household Inc.:	\$57,200	\$50,850	\$52,266
Average Household Size:	3.40	3.40	3.50



12,000 SF Contiguous Ground Floor Space



Physician Investment Available



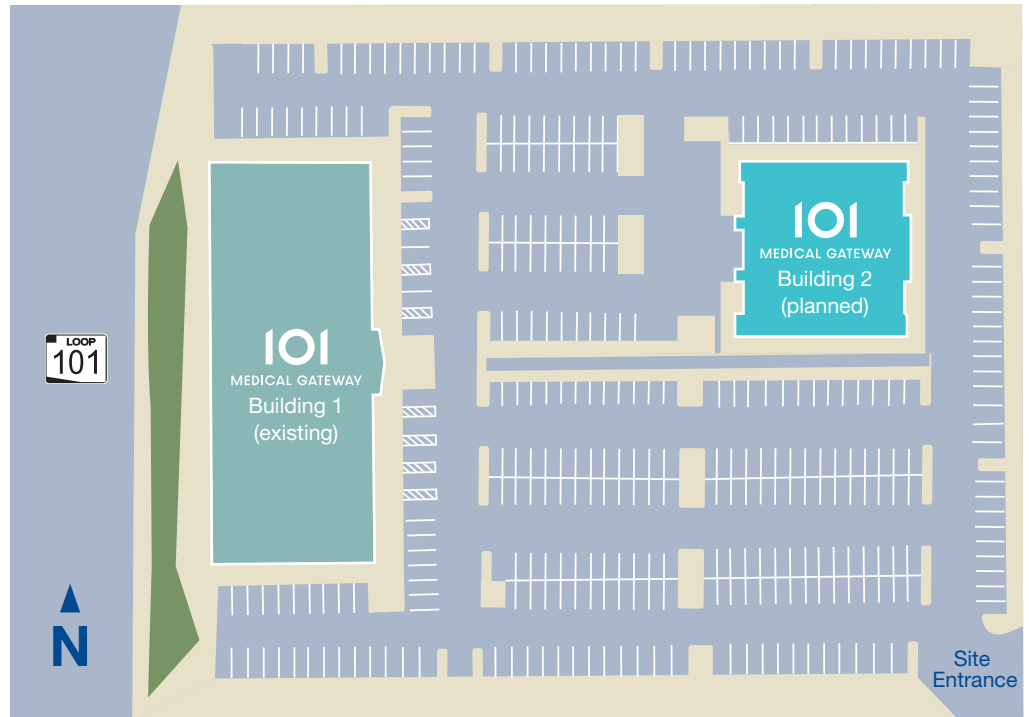
No Use Restrictions

24,000

RENTABLE
SQUARE FEET

5 / 1,000

PARKING
RATIO



GATEWAY PAVILLIONS



DESERT SKY CROSSROADS



101 MEDICAL GATEWAY



GATEWAY CROSSINGS



DESERT SKY ESPLANADE



km Kidder Mathews

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