



BELLAGIO
REAL ESTATE

EARLL PROFESSIONAL PLAZA

202 E EARLL DR UNIT 360 PHOENIX, AZ 85012

FOR
SALE



(602)427-5653

(480)287-0180

info@bellagioplaza.com



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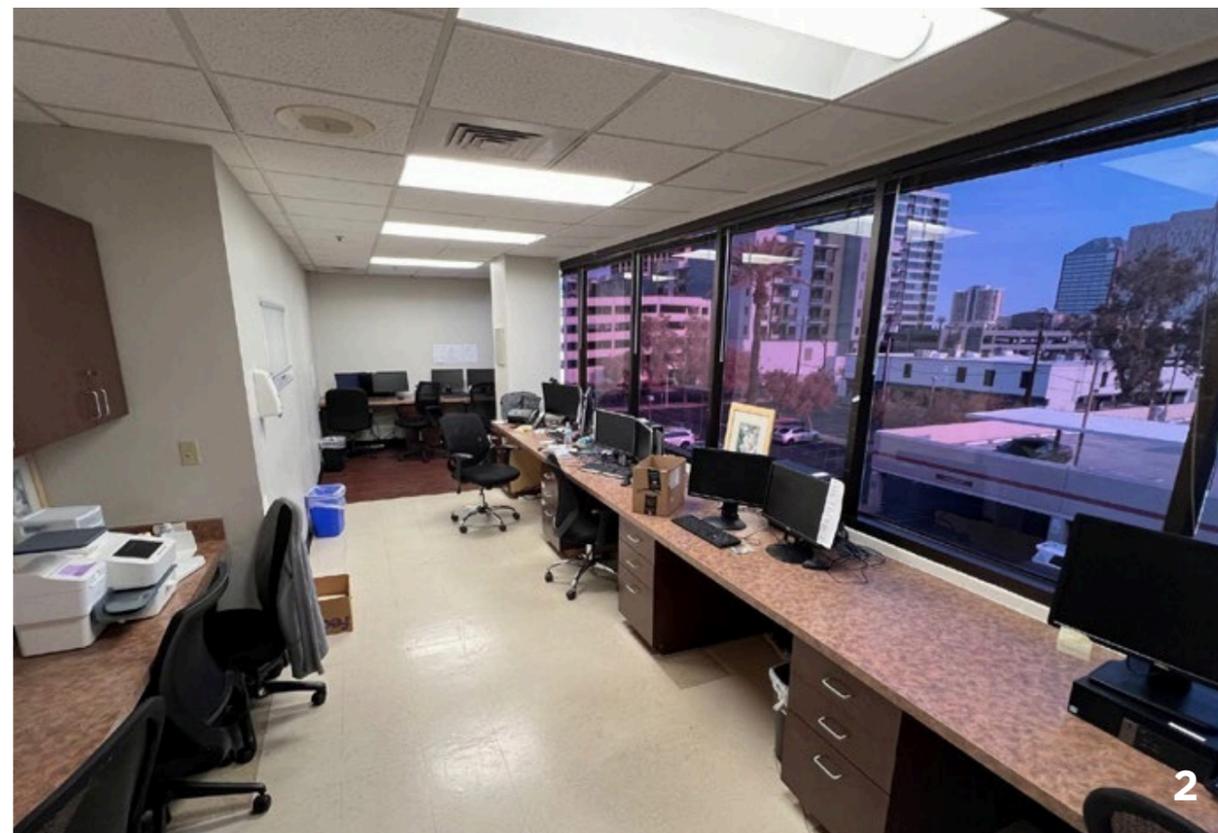
OFFERING DETAILS



PROPERTY TYPE	Office
SALE PRICE	\$8,415,714 (\$714.42/PSF)
SUITE 360	±11,782 SF
ZONING	R-5
PARCEL	118-34-643

PROPERTY HIGHLIGHTS:

- 7% Cap 5-Year NNN Medical Lease Which Shall Commence Upon Close of Escrow
- Well-Established Vascular Practice
- Attractive Mid-Town Phoenix Location
- Easy Access to the Light Rail, SR-51, Loop 101, & Loop 202
- Many Desirable Retail Amenities in the Immediate Vicinity
- Close Proximity to Numerous Hospitals
- Parking Garage and Surface Parking Available
- ± 32 Wet Exams
- Outdoor Balconies
- Building & Monument Signage Available



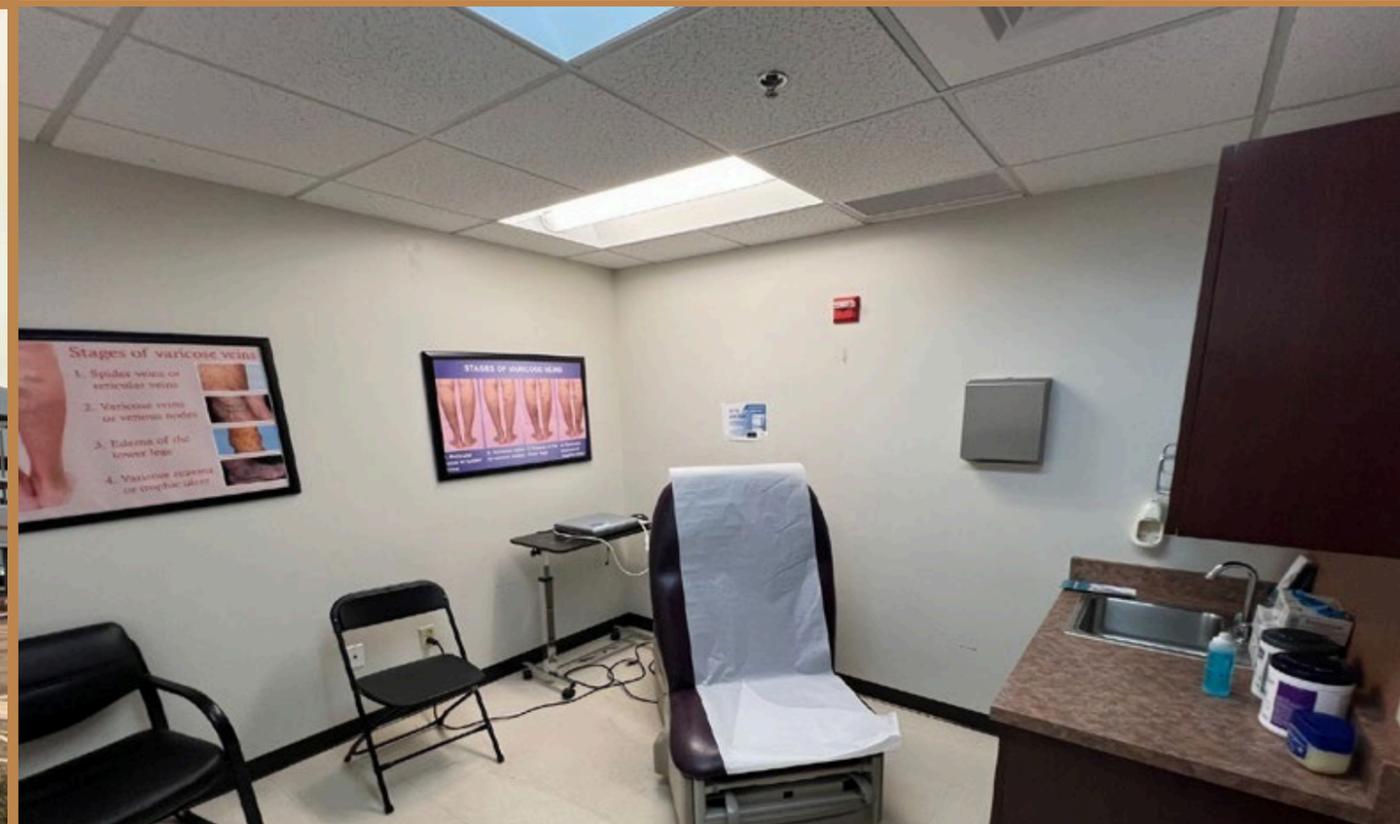
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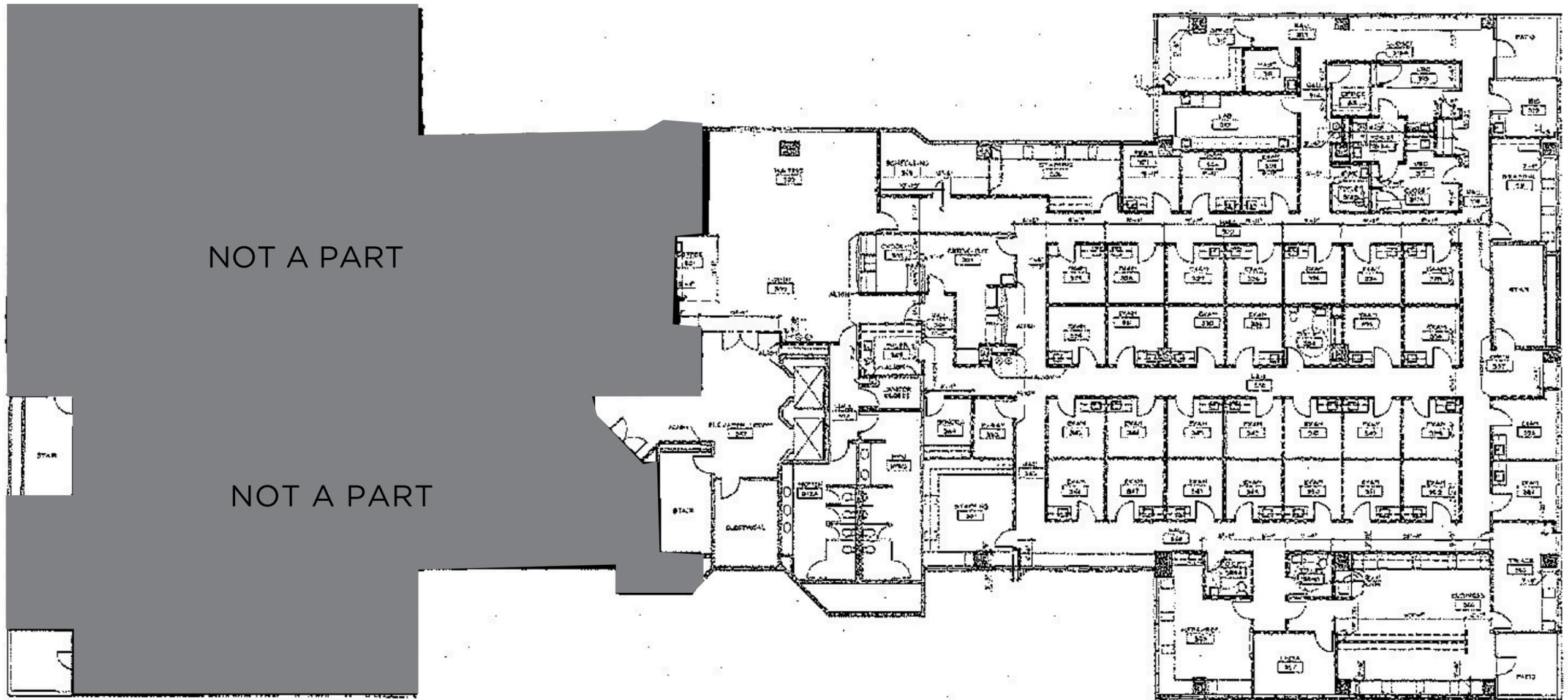
PROPERTY PHOTOS



FLOOR PLAN



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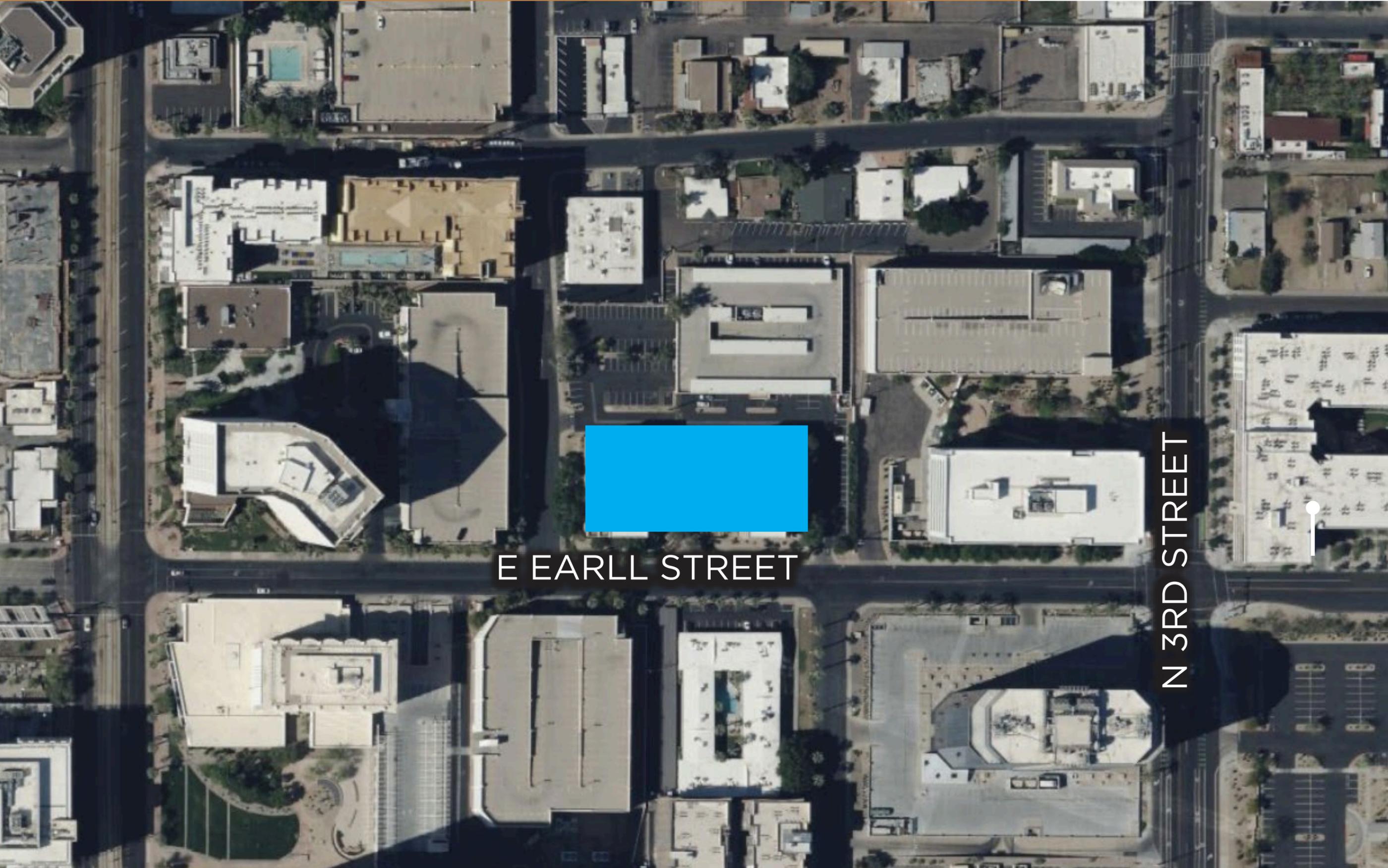
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AERIAL OVERVIEW



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E EARLL STREET

N 3RD STREET

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DEMOGRAPHICS



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POPULATION

	1 MILE	3 MILES	5 MILES
2023	17,167	128,775	374,883
2028	17,435	129,744	380,145



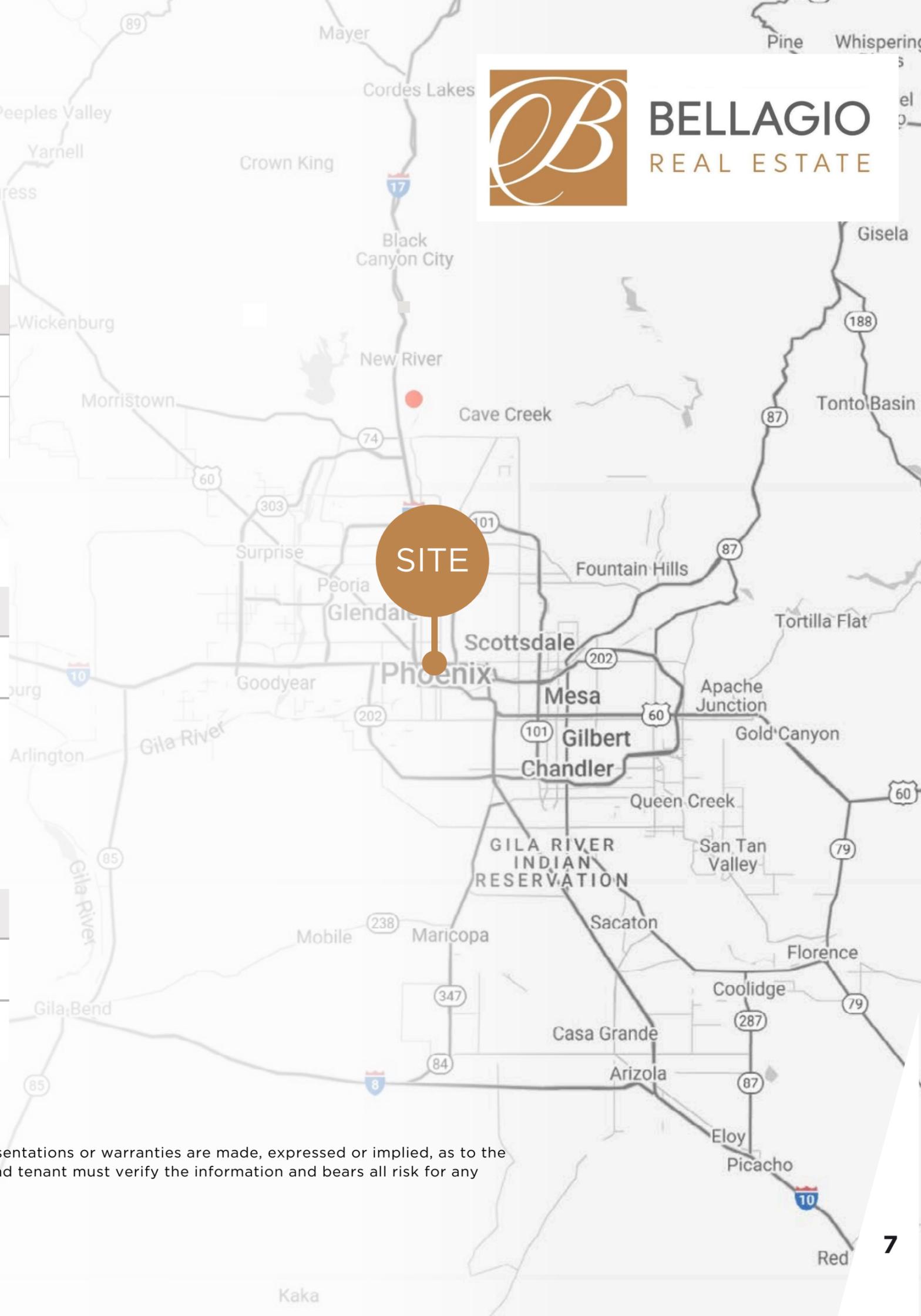
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	6,120	46,040	131,656
2028	6,254	46,596	133,868



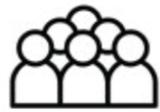
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$133,078	\$114,353	\$101,912
MEDIAN	\$92,233	\$95,730	\$82,322



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PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



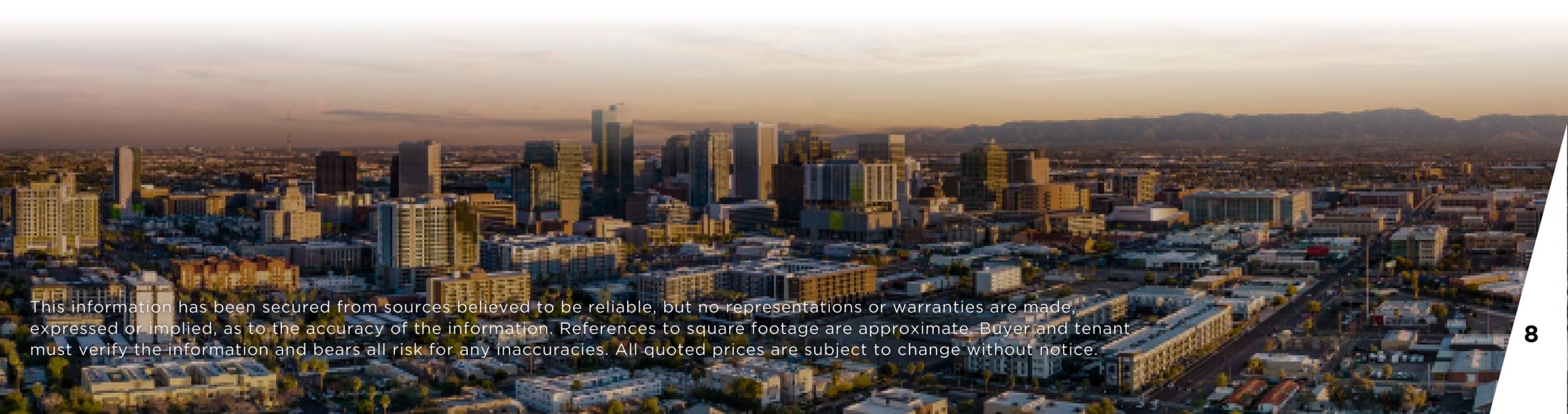
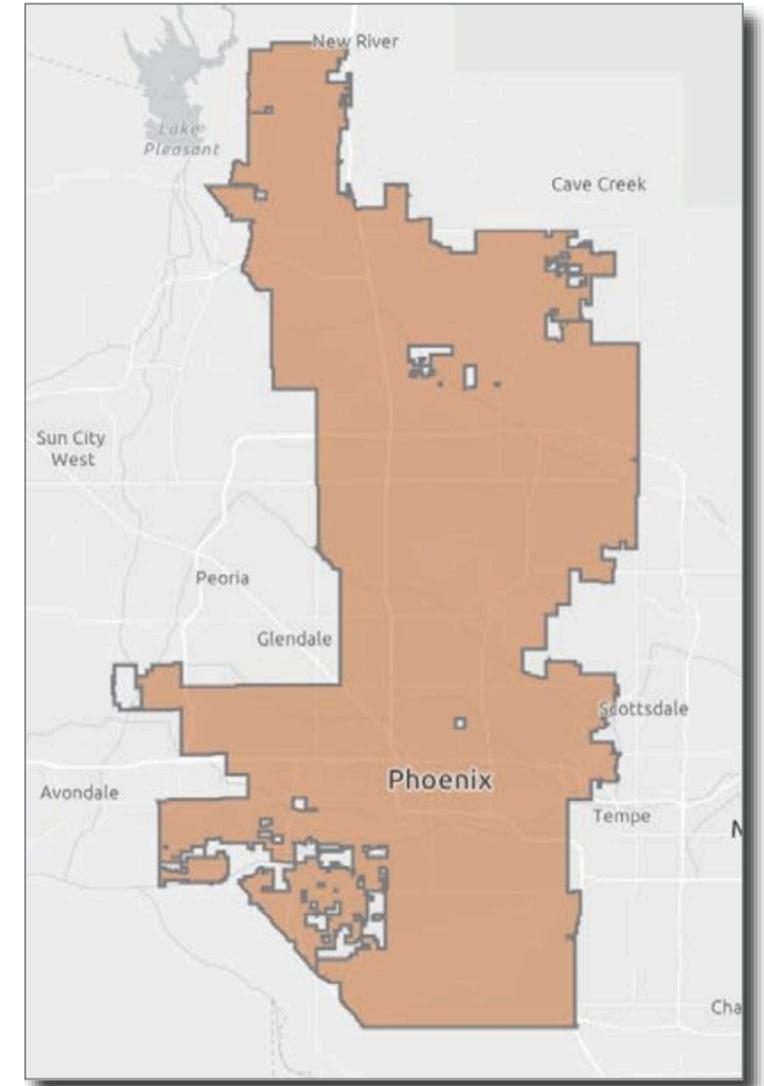
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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