IntegrityCRE

Commercial Healthcare Real Estate Specialists



BUCKEYE MEDICAL PLAZA

865 S. Watson Rd, Ste 209
Buckeye AZ 85326

Where a Handshake STILL MEANS SOMETHING.

INTERGITYREALTY4U.COM

PROPERTY OVERVIEW

PROPERTY	Buckeye Medical Plaza
ADDRESS	865 S. Watson Rd. Buckeye AZ 85326
AVAILABILITY	Suite 209- Last remaining suite.
SIZE	4,049 RSF
LEASE RATE	$37 / RSF
NNN EXPENSES	$16 PSF, Includes Electric & Janitorial
TI ALLOWANCE	$100 / RSF
RENT ABATEMENT	6-12 Months FREE RENT depending on term
PARKING	Ample Parking
SIGNAGE	Monument Sign





Modern Design ± 48,000 RSF Class A Medical Office

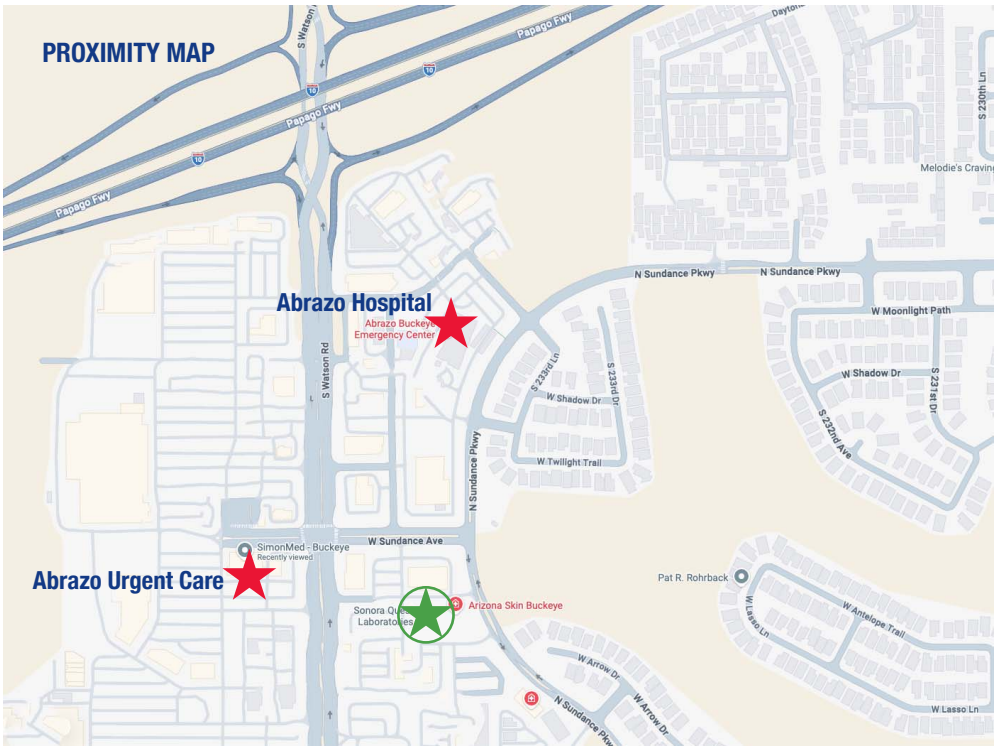
INTEGRITY INSIGHT

A RAPIDLY GROWING COMMUNITY WITH A WORKFORCE READY TO WORK CLOSER TO HOME

Buckeye has experienced extraordinary growth, increasing from just 6,537 residents in 2000 to approximately 119,000 residents, while remaining only 16% built out. At full buildout, the community is projected to exceed 1 million residents. That growth is creating significant demand for healthcare services closer to home.

Today, 92% of Buckeye's resident workforce works outside the community, representing a substantial pool of skilled workers who may prefer employment closer to where they live. Employers in Buckeye also have access to a 1.45 million labor force, with more than 1 million workers within a 45-minute commute - creating a compelling opportunity for healthcare providers seeking both a growing patient base and access to a strong regional workforce.

PREMIER WEST VALLEY LOCATION



IMMEDIATE ACCESS TO I-10 FREEWAY

Excellent visibility and convenient regional access for patients and providers

EXPANDING HEALTHCARE CORRIDOR

Existing and future Banner and Abrazo facilities strengthen Buckeye as a growing healthcare destination.

GROWING DEMOGRAPHICS

Rapid population growth is creating expanding demand for local healthcare services

AREA AMENITIES

RESTAURANTS
HOTELS
RETAIL
BANKING
FITNESS
TRANSPORTATION

TENANT ROSTER

- Internal Medicine
- Physical Therapy
- Pain Medicine
- Cardiology
- Autism Center
- Podiatry
- Oral Surgery
- General Dentistry
- Dermatology
- Lab

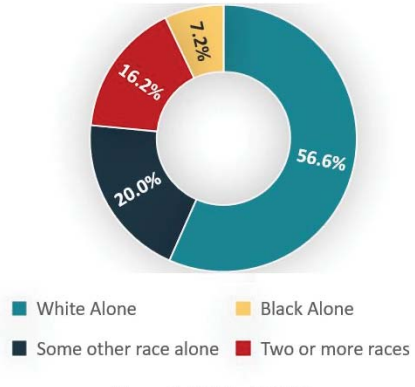
Income

81.1% of residents have a household income over $50,000



Race/Ethnicity

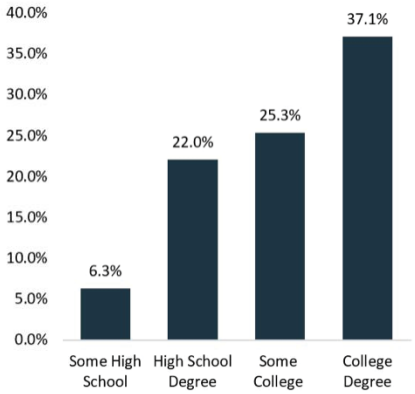
Buckeye offers a diverse and growing population



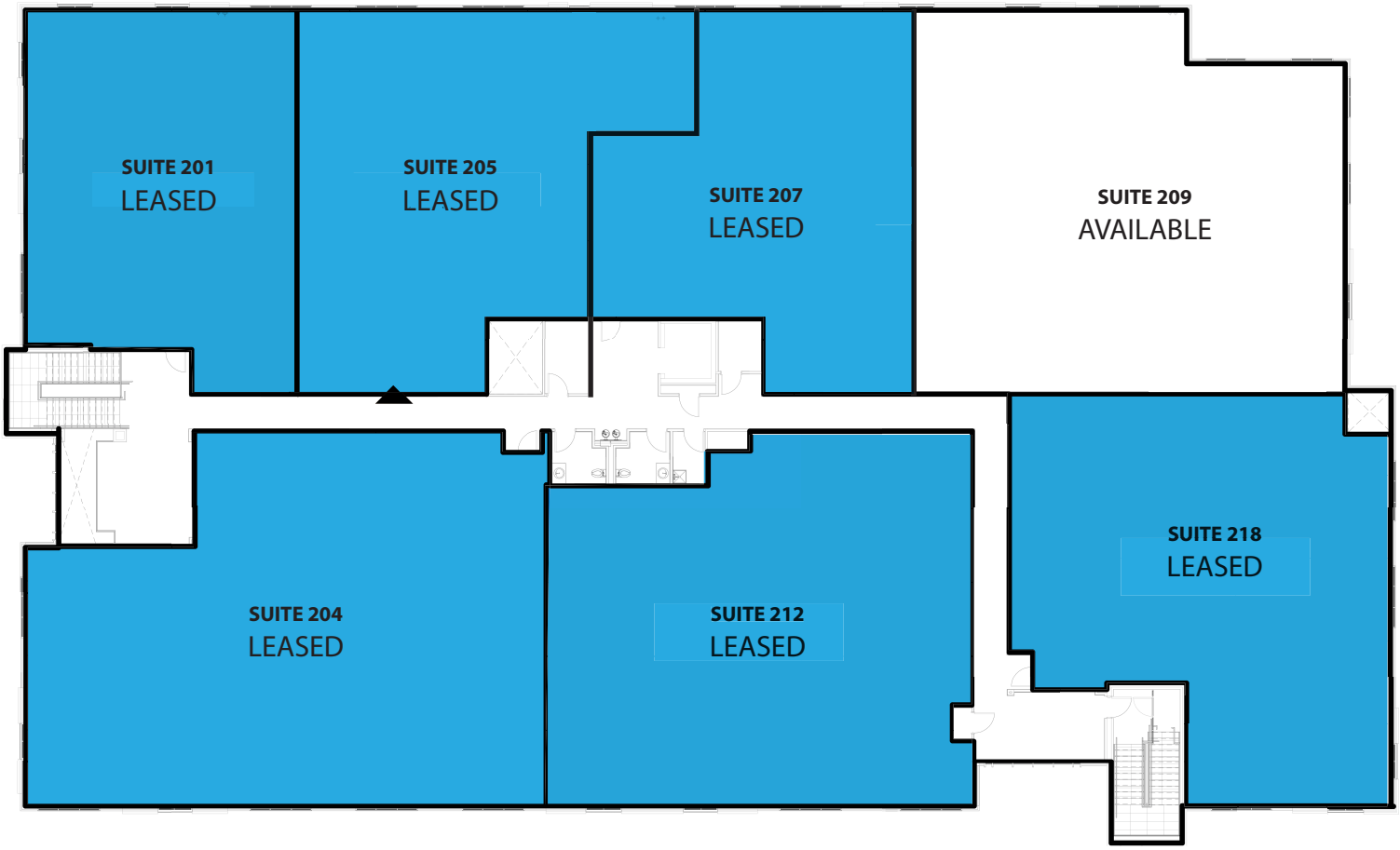
Hispanic Origin: 38.8%

Educational Attainment

Over 62.4% of residents have a form of college education



FLOORPLAN



#6 Best
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(ELITE PERSONAL FINANCE)

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MOST PARKLAND PER CAPITA OF ANY CITY IN METRO PHOENIX (AZ REPUBLIC)

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(NERD WALLET)

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FOR INCOME EQUALITY
(HOMEAREA.COM)

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"Where a Handshake Still Means Something"

SCAN ME

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