



# LILAC OFFICE PLAZA

1805 N. Scottsdale Road | Tempe, Arizona 85288

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HEALTHCARE PARTNERS





# PROPERTY OVERVIEW

Suite: 120

Availability: ±4,900 SF

Lease Rate: Contact Broker

Total GBA: ±10,305 SF

Year Built: 1994

Lot Size: ±0.83 AC (36,155 SF)

Zoning: CCS, Tempe

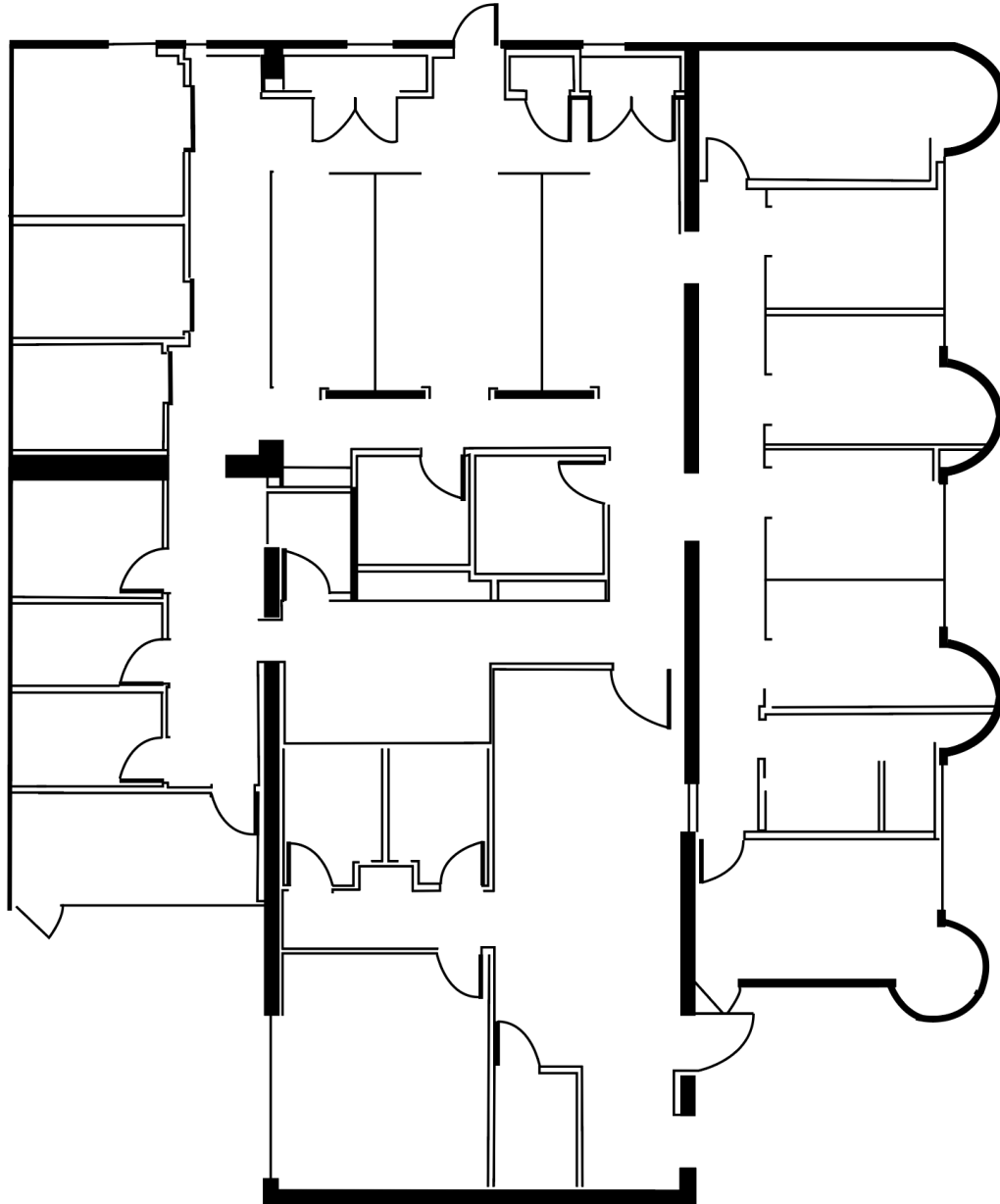
Traffic Counts: **Scottsdale Road: 33,633 VPD**  
**McKellips Road: 13,952 VPD**



## HIGHLIGHTS

- **Newly Remodeled** with high-end finishes, and sophisticated electrical, security, and IT infrastructure
- **Space Features:**
  - Reception area and a large waiting room, 3 offices, 7 exam rooms, 4 restrooms, a break room, two classrooms/ conference rooms, a lab, a med room, and a large open MA area
- **Great Scottsdale Road Location:**
  - Less than 10 minutes from **HonorHealth Scottsdale Osborn Medical Center**
  - Less than a mile from the 202 Red Mountain Freeway, and just over two miles from the 101
  - **Monument Sign with Scottsdale Road Frontage**
- Split Floor Plan, Ideal for Multiple Providers
- Abundant Covered Parking

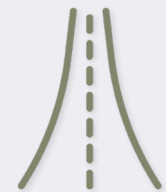
# FLOOR PLAN: $\pm$ 4,900-square-feet



ZONED CCS,  
CITY OF TEMPE



ABUNDANT COVERED  
PARKING



LOCATED NORTH OF  
LOOP 201, AND LOOP 201  
INTERCHANGE



# PROPERTY PHOTOS





# PROPERTY PHOTOS





Camelback Mountain

SCOTTSDALE  
*Fashion Square*

HONORHEALTH™

HONORHEALTH SCOTTSDALE  
OSBORN MEDICAL CENTER

**LESS THAN A 10 MINUTE DRIVE**

A 337-bed, full-service Scottsdale area hospital that is considered a leader in the fields of ICU, trauma, critical care, orthopedics, neurosurgery, and more.

CIRCLE K



**McKellips Road: 13,952 VPD**

**Scottsdale Road 33,633 VPD**

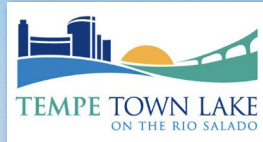
FOOD  
CITY

**PROPERTY**



# AERIAL VIEW - South Facing

· TEMPE ·  
MARKETPLACE



ASU Arizona State University

marina heights  
State Farm

202

Scottsdale Road 33,633 VPD

PROPERTY



# AERIAL MAP *Tempe, Arizona*





# DEMOGRAPHICS *1, 3, 5 MILE RADIUS OF SITE*

## 2023 SUMMARY (SitesUSA)

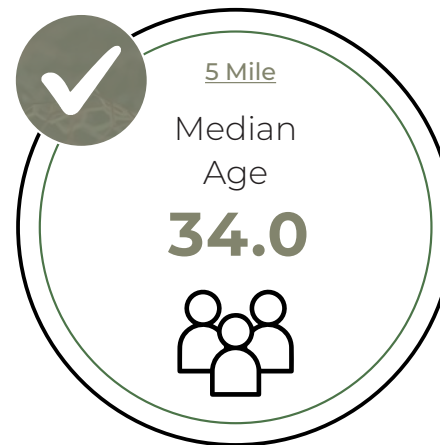
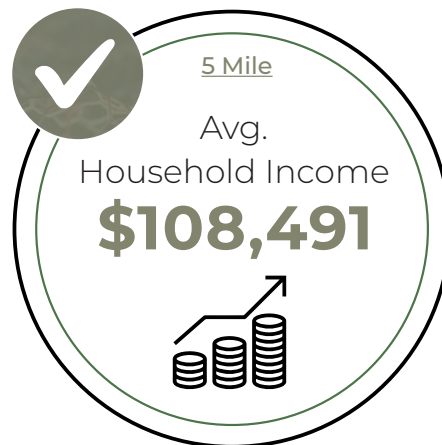
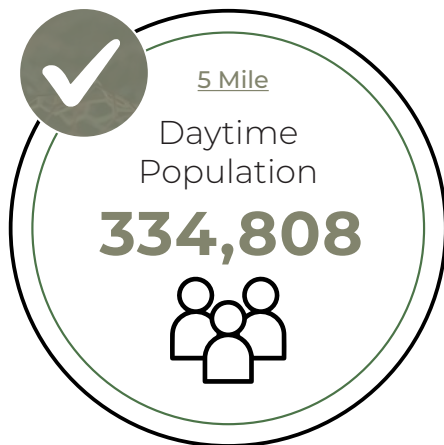
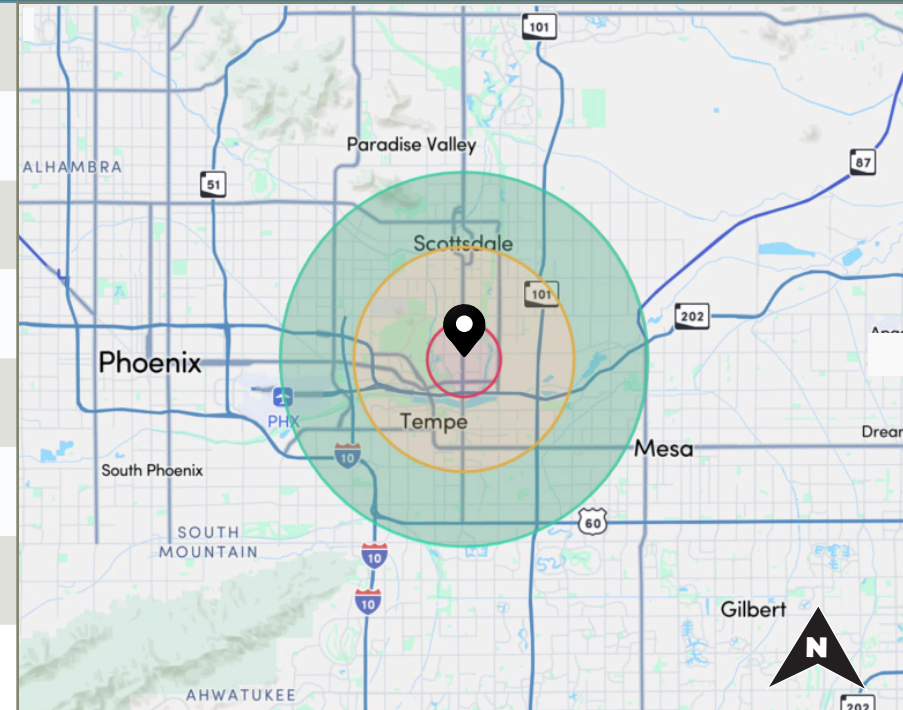
1 Mile

3 Mile

5 Mile

## DEMOGRAPHIC RADIUS RINGS

Daytime Population:	20,117	131,114	<b>334,808</b>
Estimated Population:	14,459	124,335	314,061
2028 Proj. Residential Population:	16,000	138,062	340,307
Average Household Income:	\$110,937	\$91,463	<b>\$108,491</b>
Health Care Expenditure:	\$41.75M	\$333.11M	\$890.76M
Median Age:	33.2	31.6	<b>34.0</b>
Housing Units:	7,195	66,355	<b>157,277</b>
Total Households:	6,609	60,804	144,185







M | T HEALTHCARE PARTNERS



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