

MOUNTAIN HEART MEDICAL BUILDING

2000 S. Thompson Street, Flagstaff, AZ 86001

your name here

2000



MEDICAL OFFICE BROKERS

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**MOUNTAIN
HEART
MEDICAL
BUILDING**



PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

*Suite 305, 2000 S. Thompson Street,
Flagstaff, AZ 86001*

YEAR BUILT

1998

RENTABLE AREA

25,149 Sq. Ft.

MOUNTAIN HEART MEDICAL BUILDING

2000 S. Thompson
Street Flagstaff, AZ
86001

PROPERTY OVERVIEW

Key Property Highlights

- Includes former accredited sleep lab
- 27 exam rooms and clinical layout
- Large PT suite with separate entrance
- Patient-friendly single-story design
- Oversized backup generator for operational continuity
- Capacity for future surgical suite conversion



MOUNTAIN HEART MEDICAL BUILDING

2000 S. Thompson Street, Flagstaff, AZ 86001



PROPERTY DETAILS

2000 S. Thompson Street is a ±25,149 SF single-story medical office building purpose-built for healthcare delivery and ideally suited for specialty practices, outpatient procedures, and multi-disciplinary medical groups.

Originally developed for medical use and previously operated as an accredited sleep lab, the property includes infrastructure that significantly reduces occupancy costs and development timelines for healthcare users seeking immediate functionality with long-term adaptability.

Located in West Flagstaff, the building offers strong regional accessibility, patient convenience, and proximity to established healthcare providers.

With appropriate ceiling clearances, patient discharge circulation, and backup power infrastructure already incorporated, the property presents a unique opportunity for users considering outpatient surgery suites, procedure rooms, expanded imaging, or higher-acuity specialty care environments.

PROPERTY
PHOTOS



MOUNTAIN HEART MEDICAL BUILDING

2000 S. Thompson Street, Flagstaff, AZ 86001

PROPERTY PHOTOS

MOUNTAIN HEART MEDICAL BUILDING

2000 S. Thompson Street, Flagstaff, AZ 86001



PROPERTY
PHOTOS



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PROPERTY
PHOTOS

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PROPERTY
PHOTOS



MOUNTAIN HEART MEDICAL BUILDING

2000 S. Thompson Street, Flagstaff, AZ 86001

AREA LOCATION
MAP



MOUNTAIN HEART MEDICAL BUILDING

2000 S. THOMPSON STREET, FLAGSTAFF, AZ, 86001

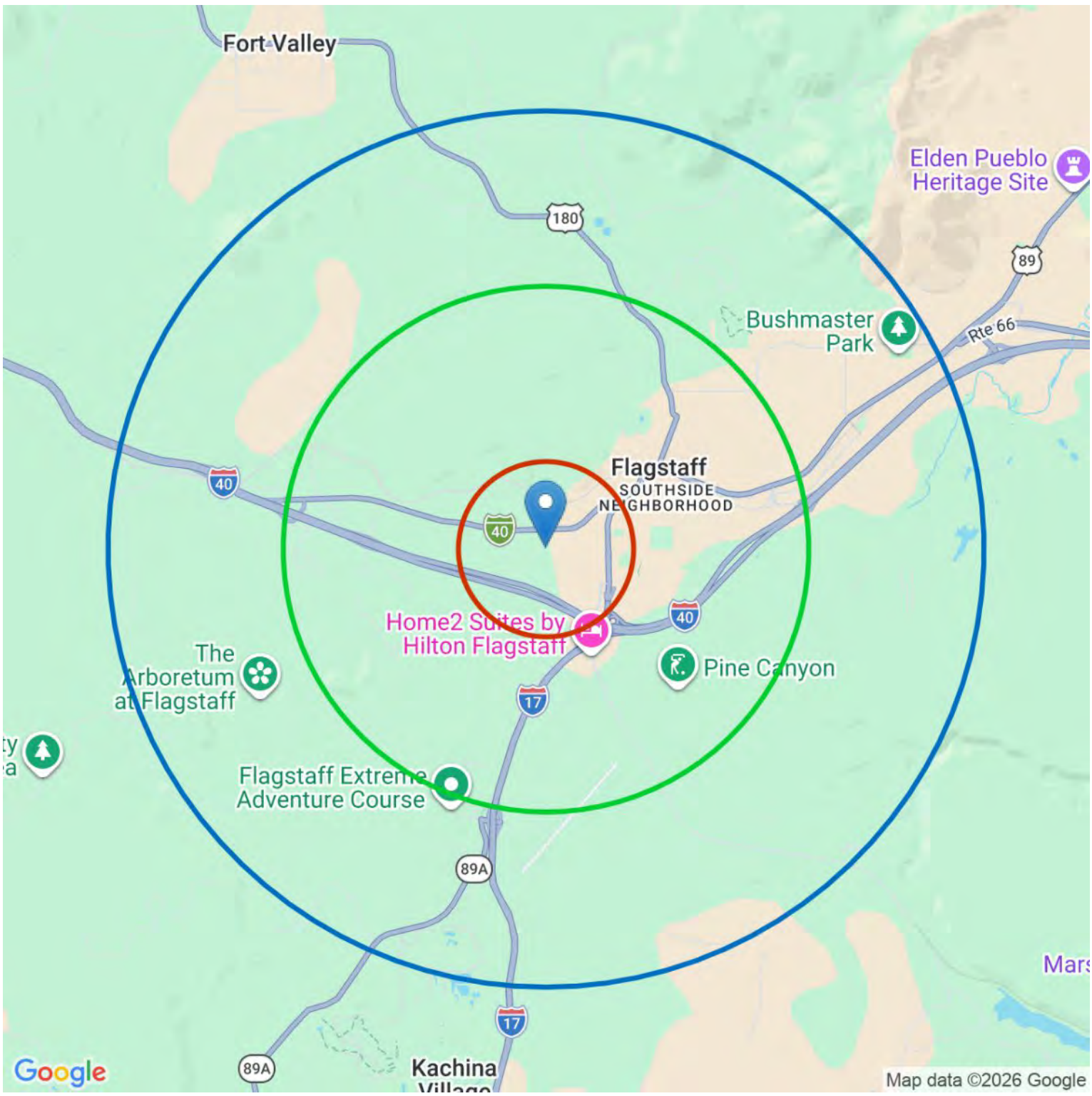
AERIAL ANNOTATION MAP



Mountain Heart Medical Building

2000 S. Thompson Street, Flagstaff, AZ, 86001

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

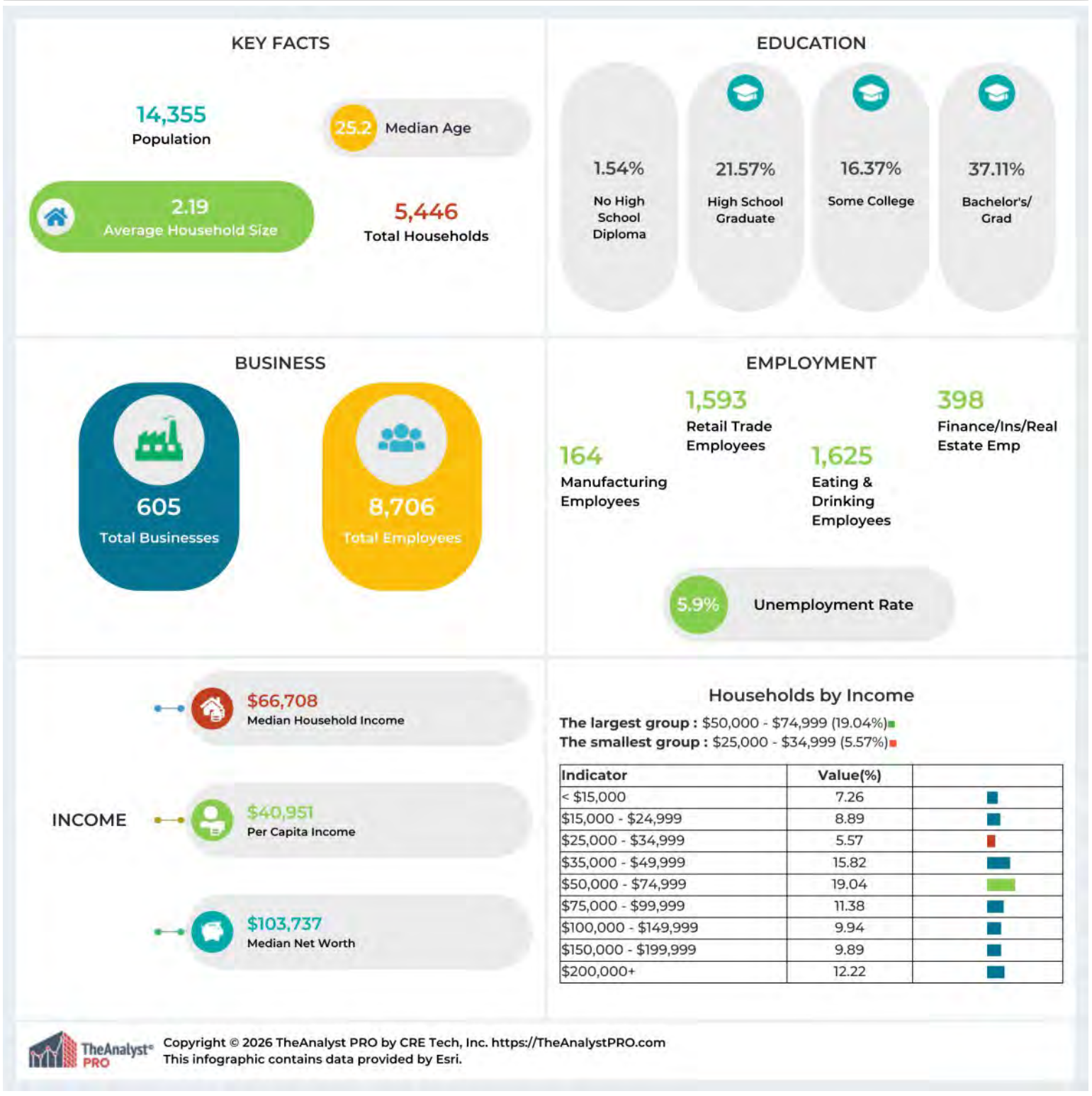


MOUNTAIN HEART MEDICAL BUILDING

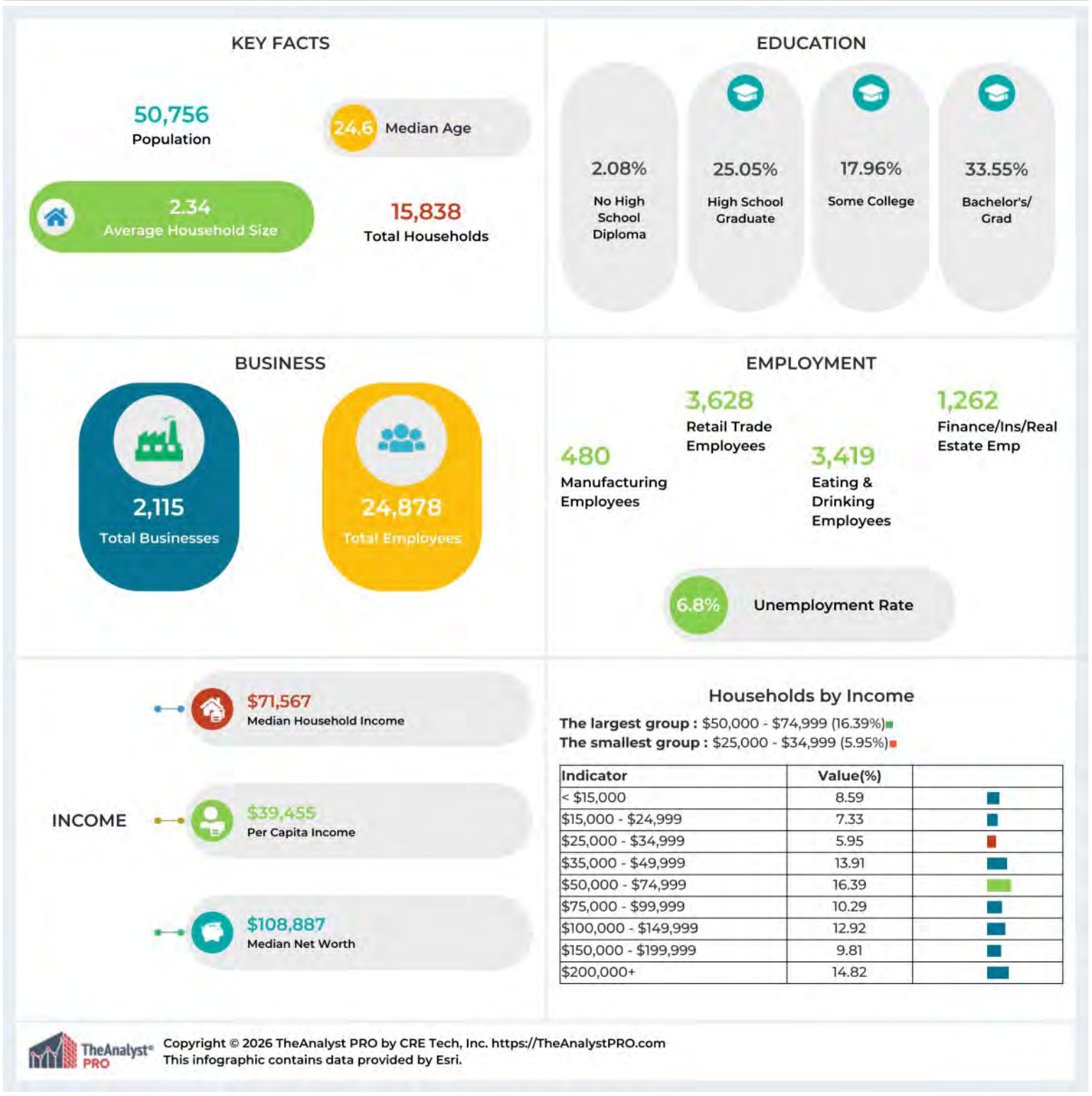
2000 S. Thompson Street, Flagstaff, AZ, 86001



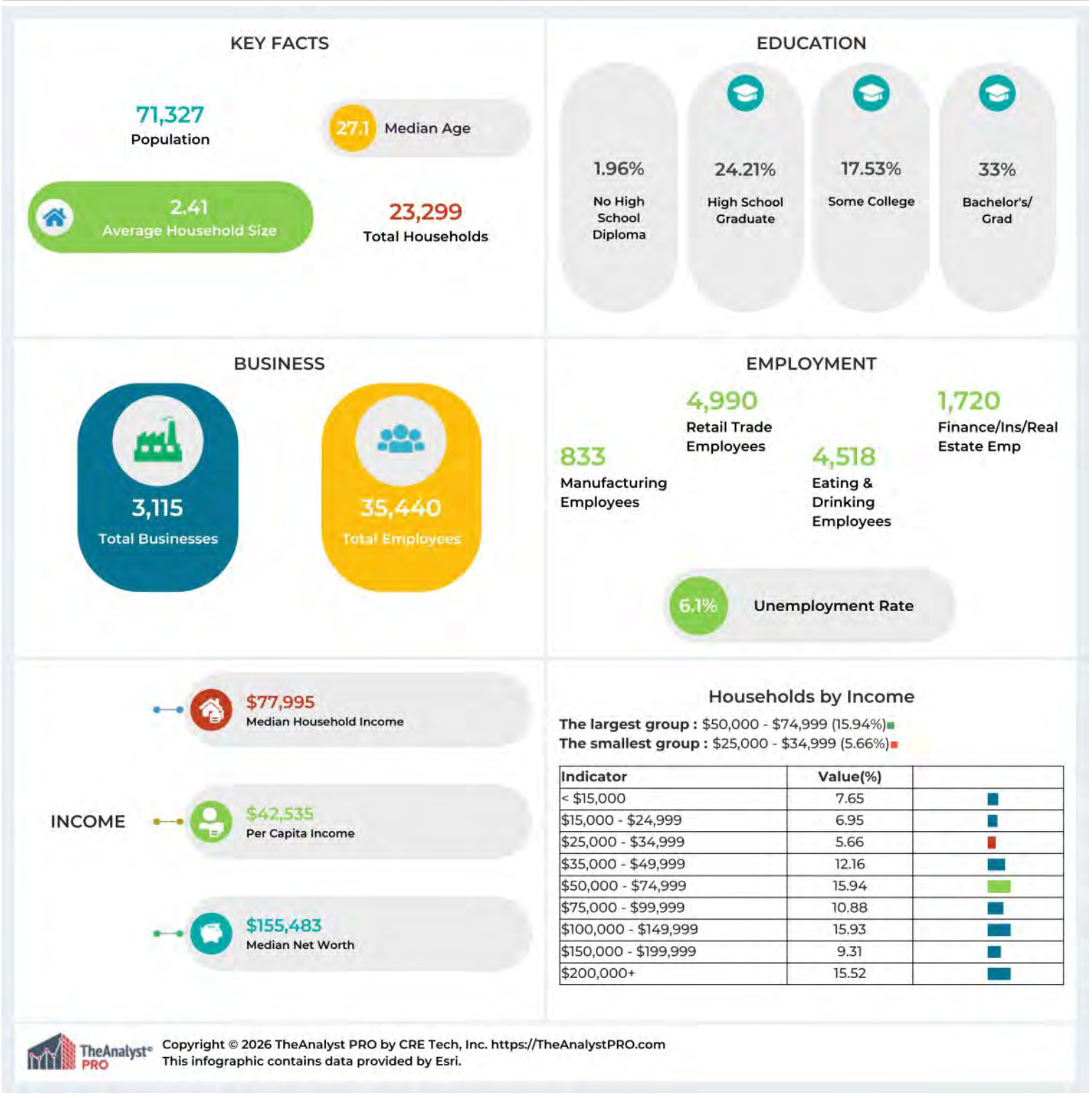
INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



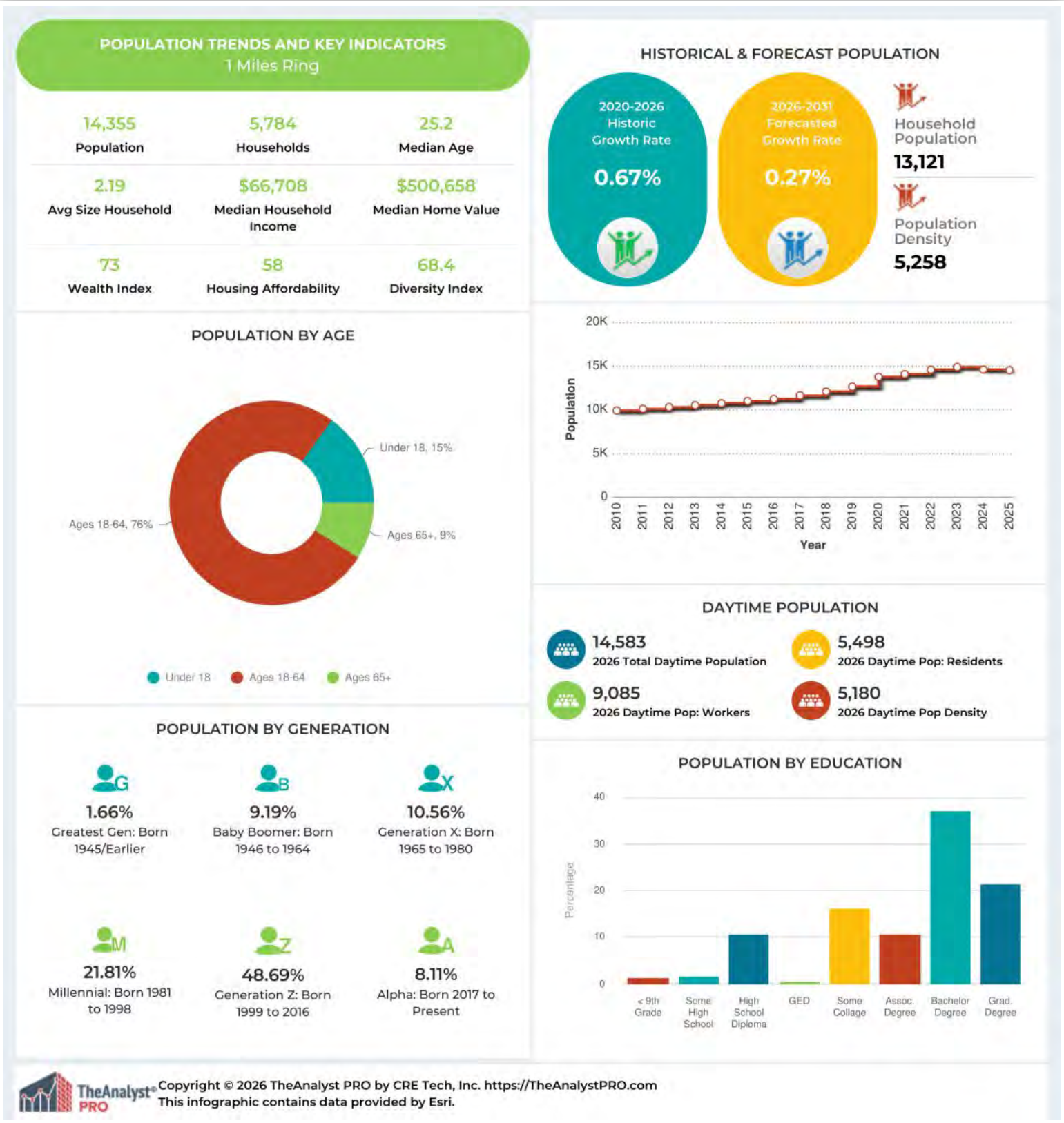
INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



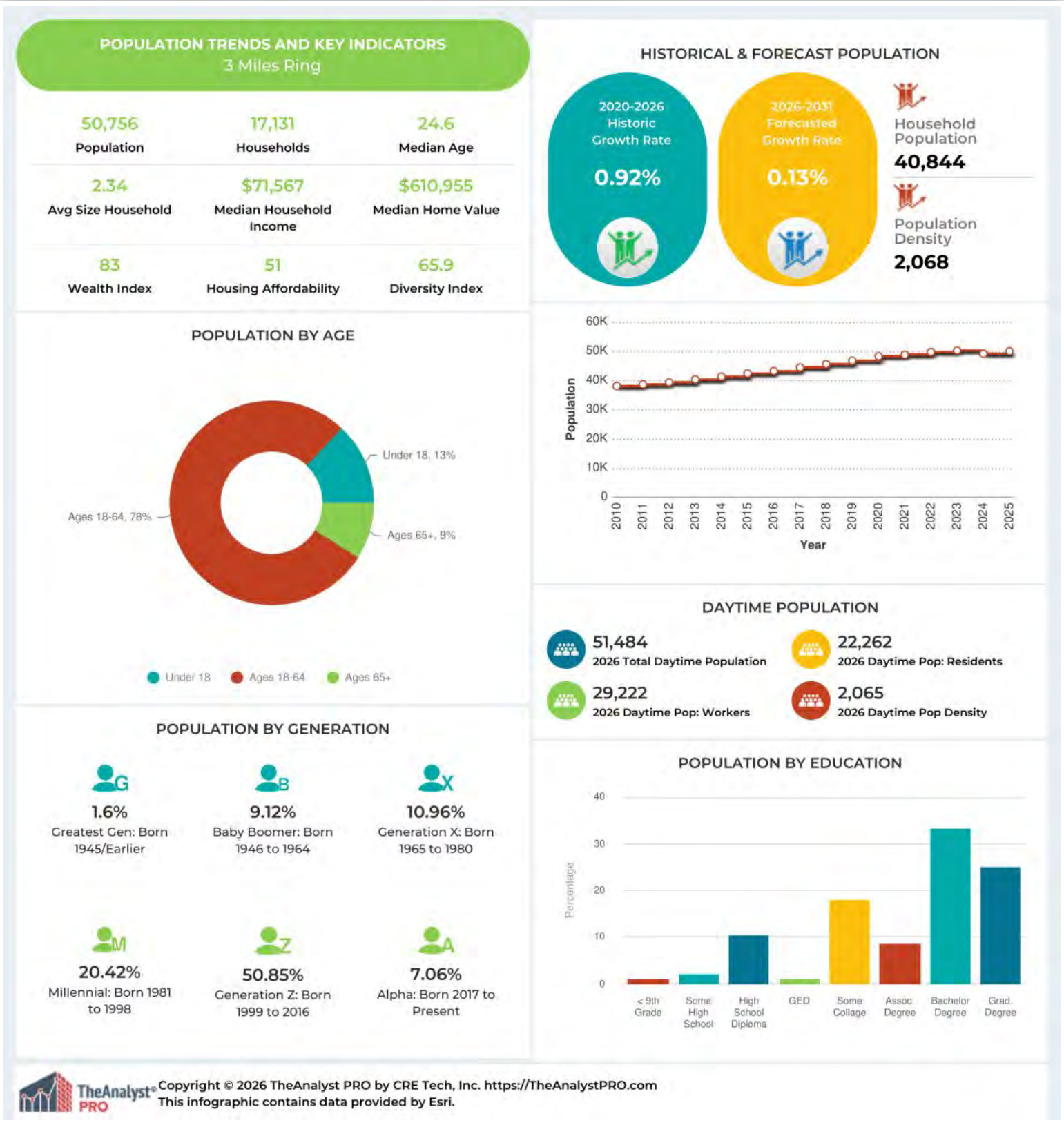
INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



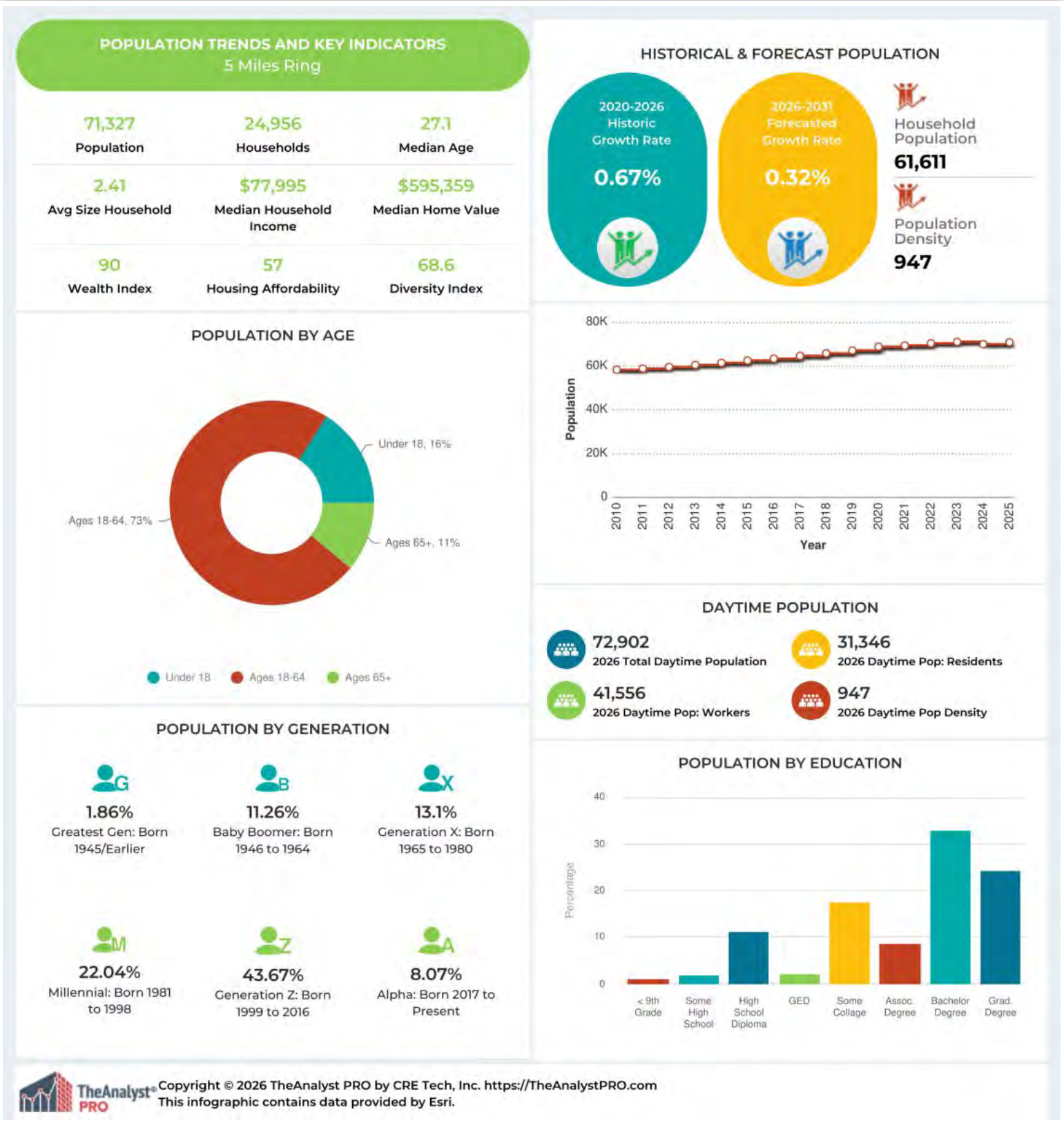
INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



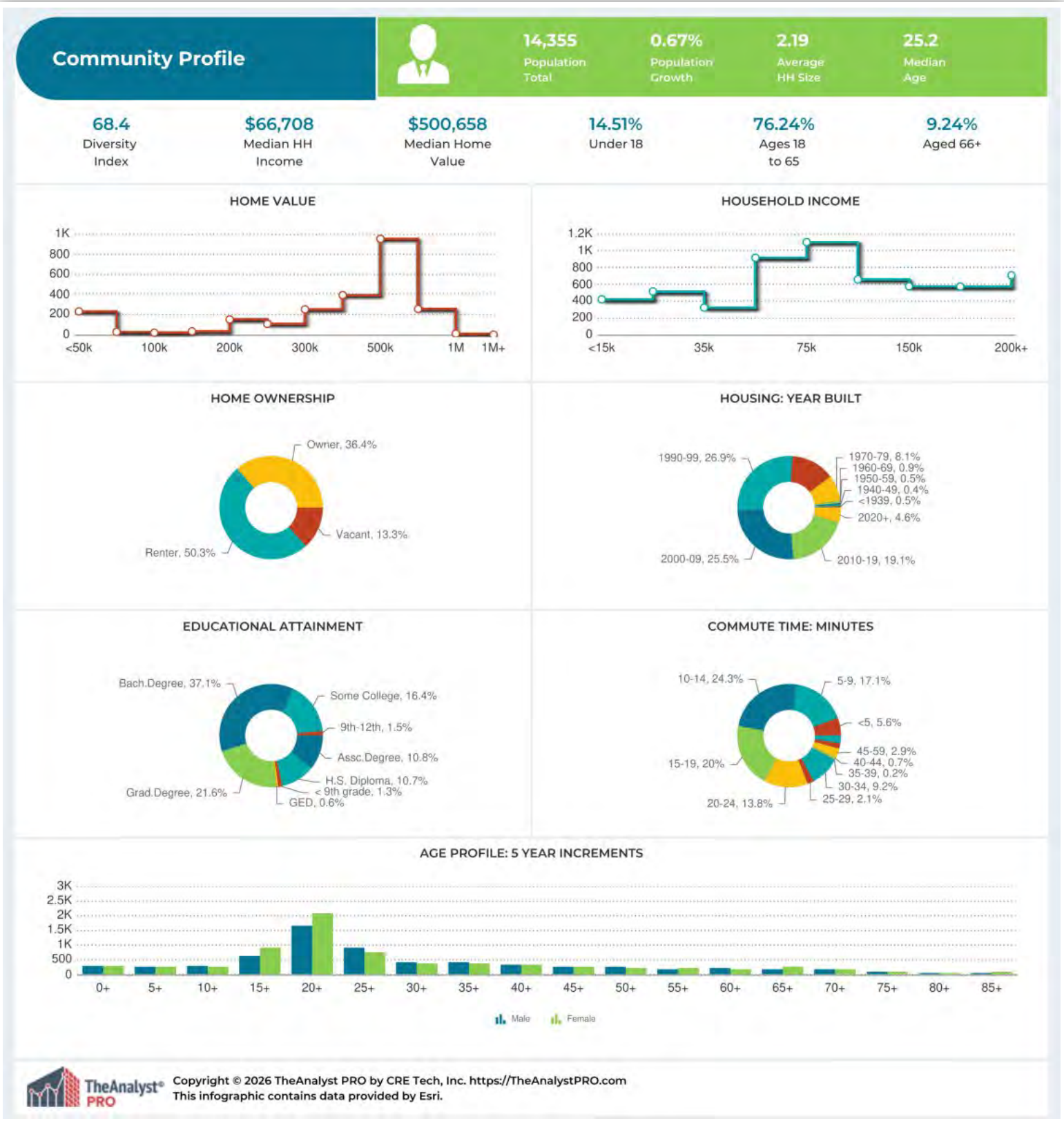
INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



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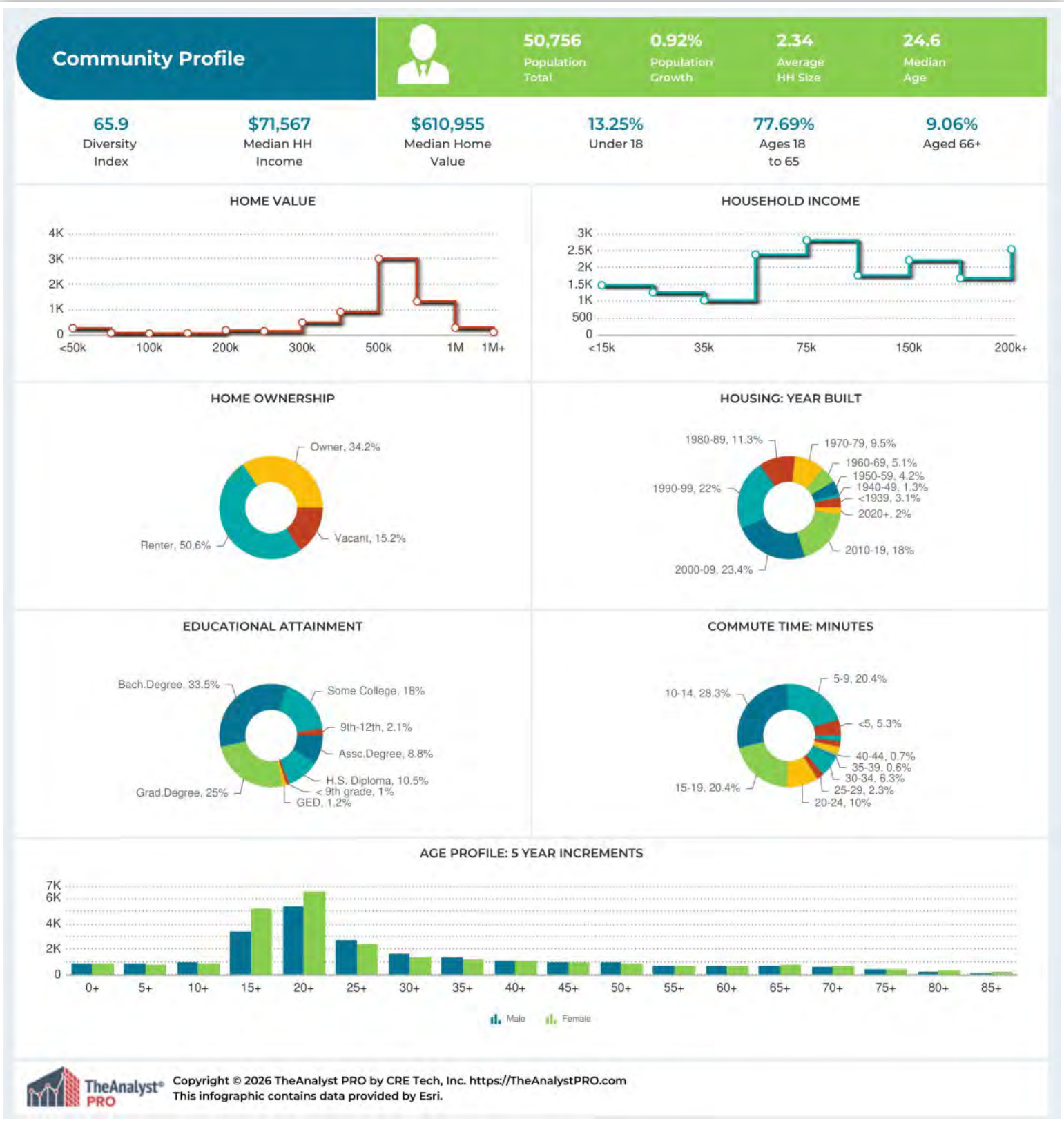
INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)



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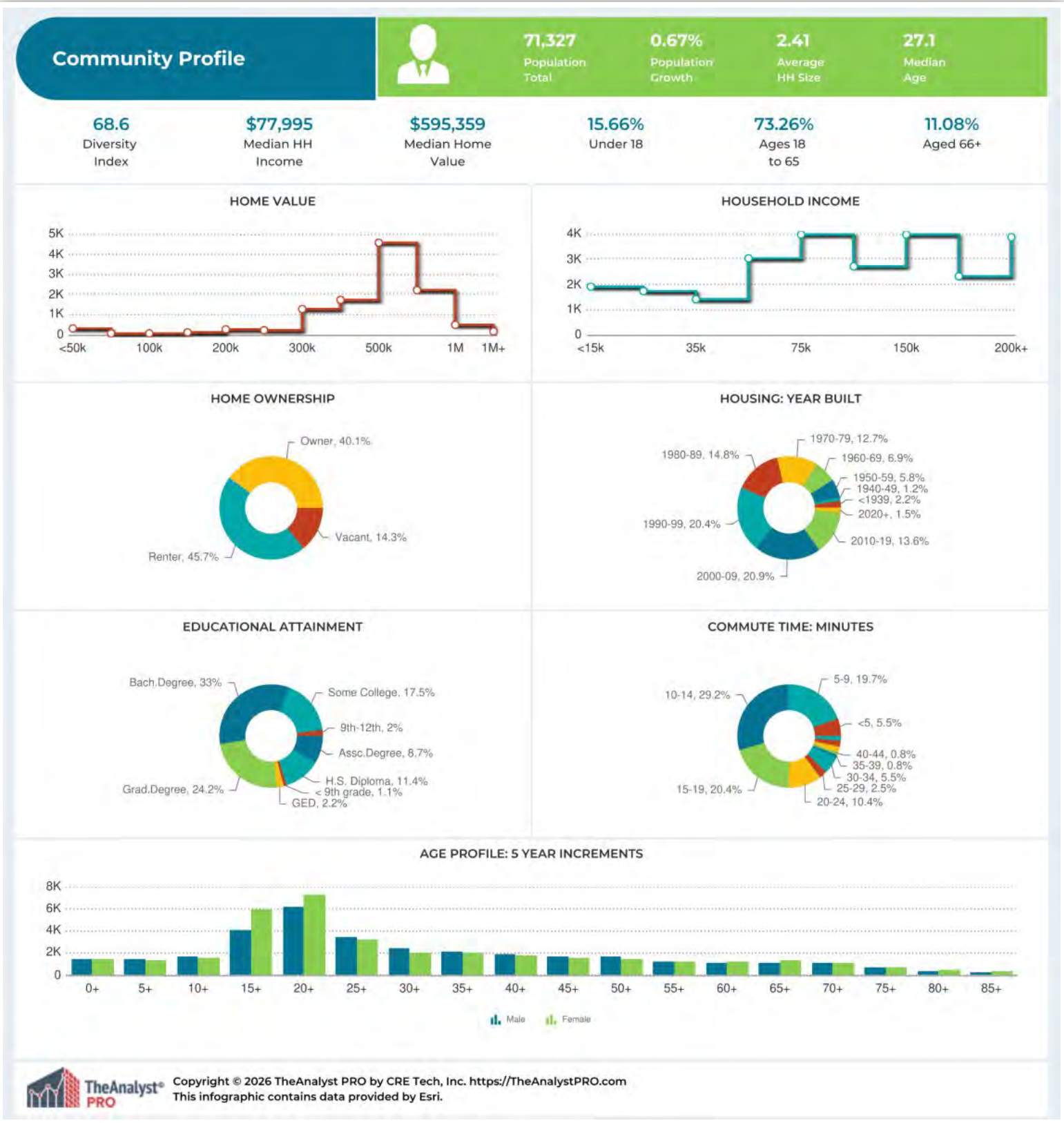
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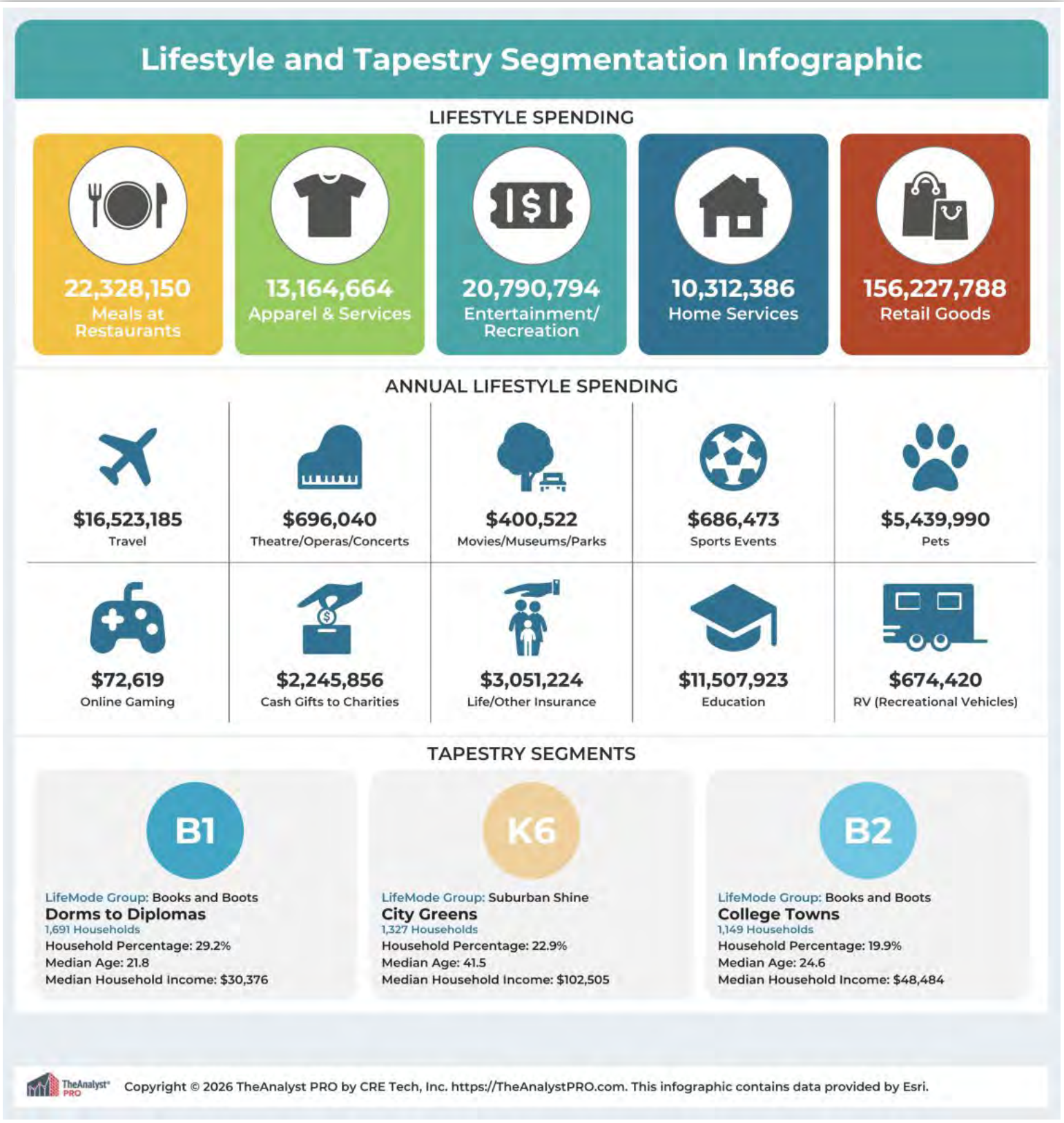
INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



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2000 S. Thompson Street, Flagstaff, AZ, 86001



INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



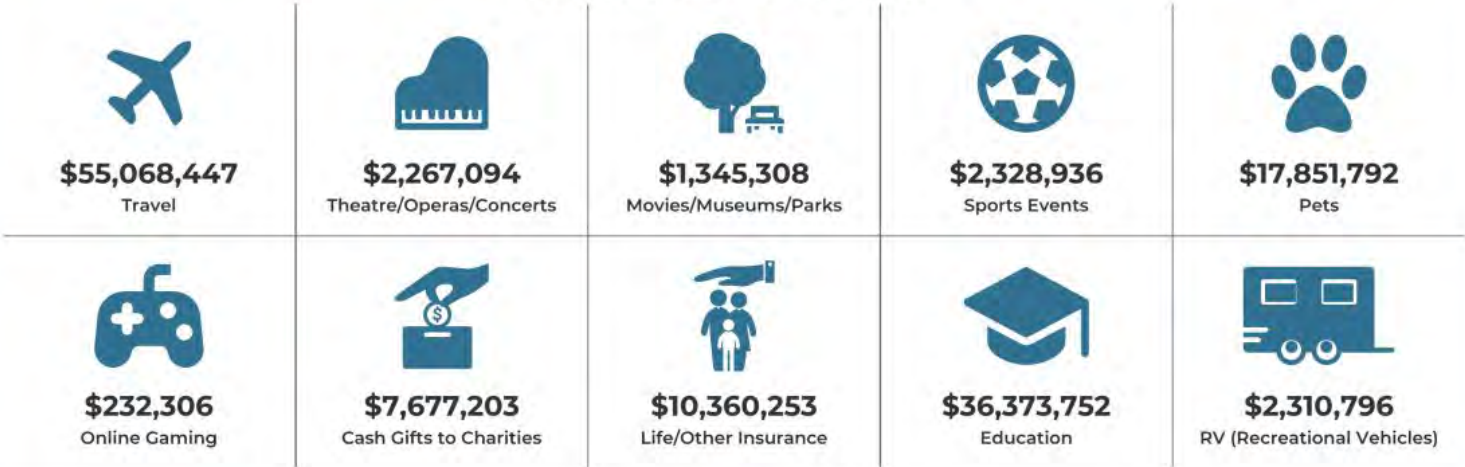
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

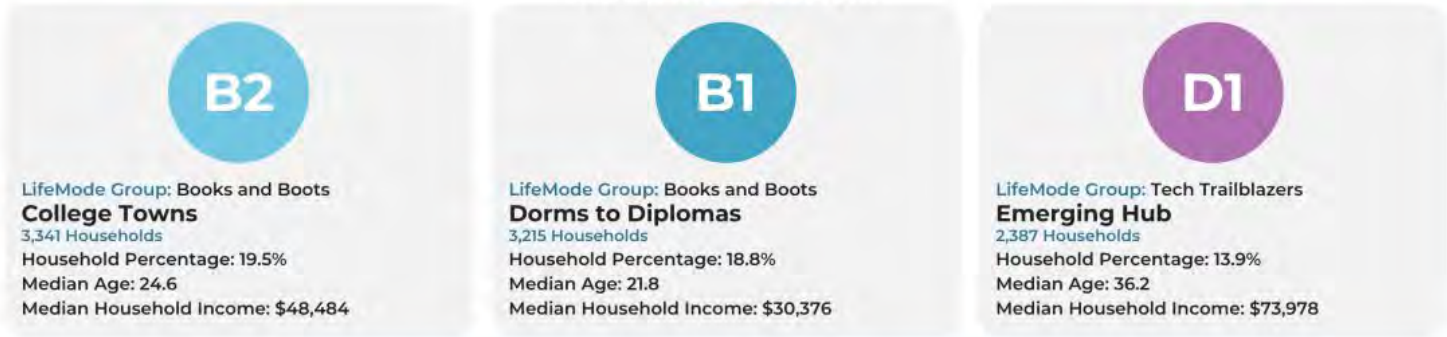
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



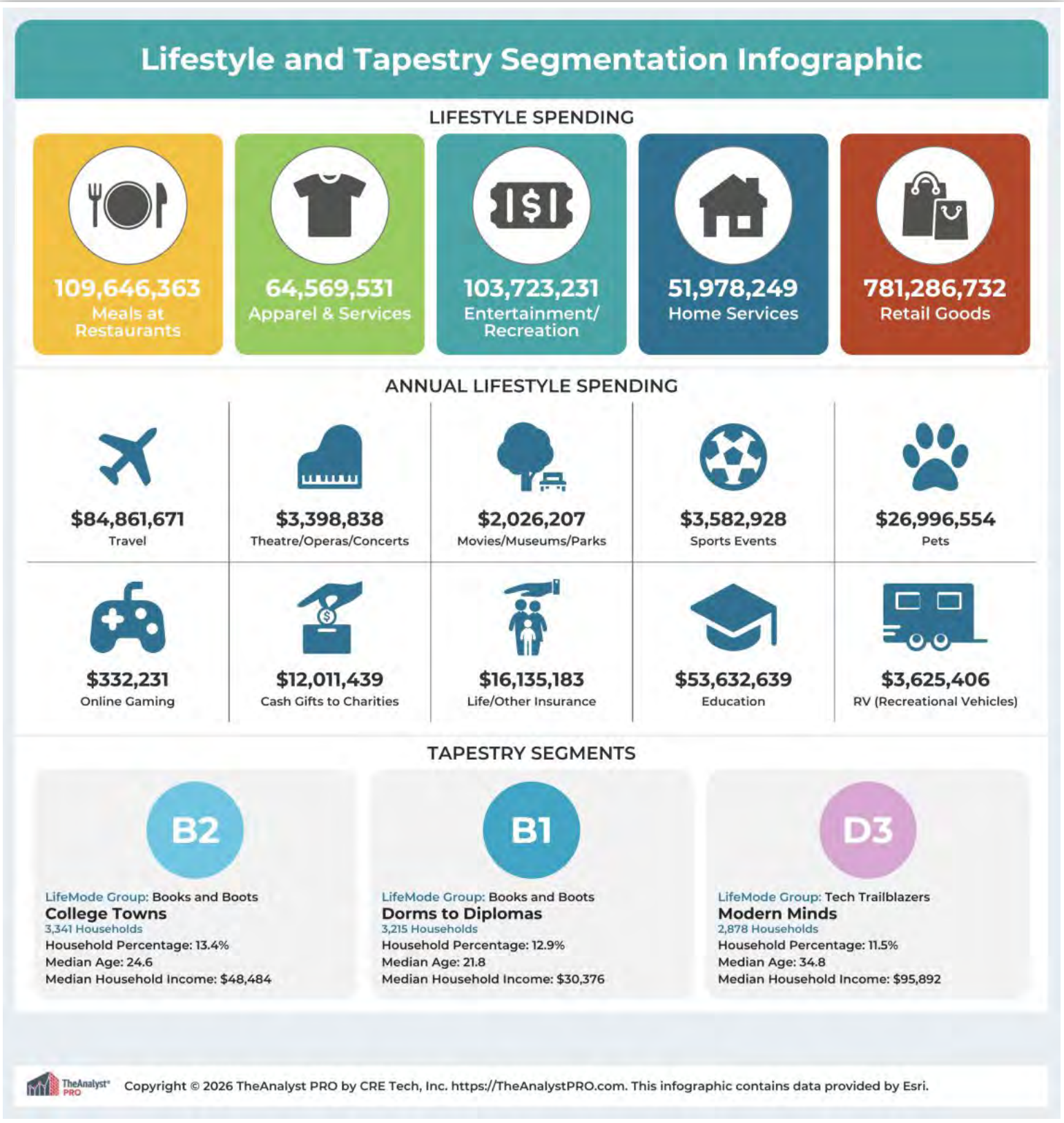
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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

[Segment 1A \(Top Tier\)](#)

[Segment 1B \(Professional Pride\)](#)

[Segment 1C \(Boomburbs\)](#)

[Segment 1D \(Savvy Suburbanites\)](#)

[Segment 1E \(Exurbanites\)](#)

[Segment 2A \(Urban Chic\)](#)

[Segment 2B \(Pleasantville\)](#)

[Segment 2C \(Pacific Heights\)](#)

[Segment 2D \(Enterprising Professionals\)](#)

[Segment 3A \(Laptops and Lattes\)](#)

[Segment 3B \(Metro Renters\)](#)

[Segment 3C \(Trendsetters\)](#)

[Segment 4A \(Soccer Moms\)](#)

[Segment 4B \(Home Improvement\)](#)

[Segment 4C \(Middleburg\)](#)

[Segment 5A \(Comfortable Empty Nesters\)](#)

[Segment 5B \(In Style\)](#)

[Segment 5C \(Parks and Rec\)](#)

[Segment 5D \(Rustbelt Traditions\)](#)

[Segment 5E \(Midlife Constants\)](#)

[Segment 6A \(Green Acres\)](#)

[Segment 6B \(Salt of the Earth\)](#)

[Segment 6C \(The Great Outdoors\)](#)

[Segment 6D \(Prairie Living\)](#)

[Segment 6E \(Rural Resort Dwellers\)](#)

[Segment 6F \(Heartland Communities\)](#)

[Segment 7A \(Up and Coming Families\)](#)

[Segment 7B \(Urban Villages\)](#)

[Segment 7C \(American Dreamers\)](#)

[Segment 7D \(Barrios Urbanos\)](#)

[Segment 7E \(Valley Growers\)](#)

[Segment 7F \(Southwestern Families\)](#)

[Segment 8A \(City Lights\)](#)

[Segment 8B \(Emerald City\)](#)

[Segment 8C \(Bright Young Professionals\)](#)

[Segment 8D \(Downtown Melting Pot\)](#)

[Segment 8E \(Front Porches\)](#)

[Segment 8F \(Old and Newcomers\)](#)

[Segment 8G \(Hardscrabble Road\)](#)

[Segment 9A \(Silver & Gold\)](#)

[Segment 9B \(Golden Years\)](#)

[Segment 9C \(The Elders\)](#)

[Segment 9D \(Senior Escapes\)](#)

[Segment 9E \(Retirement Communities\)](#)

[Segment 9F \(Social Security Set\)](#)

[Segment 10A \(Southern Satellites\)](#)

[Segment 10B \(Rooted Rural\)](#)

[Segment 10C \(Diners & Miners\)](#)

[Segment 10D \(Down the Road\)](#)

[Segment 10E \(Rural Bypasses\)](#)

[Segment 11A \(City Strivers\)](#)

[Segment 11B \(Young and Restless\)](#)

[Segment 11C \(Metro Fusion\)](#)

[Segment 11D \(Set to Impress\)](#)

[Segment 11E \(City Commons\)](#)

[Segment 12A \(Family Foundations\)](#)

[Segment 12B \(Traditional Living\)](#)

[Segment 12C \(Small Town Simplicity\)](#)

[Segment 12D \(Modest Income Homes\)](#)

[Segment 13A \(International Marketplace\)](#)

[Segment 13B \(Las Casas\)](#)

[Segment 13C \(NeWest Residents\)](#)

[Segment 13D \(Fresh Ambitions\)](#)

[Segment 13E \(High Rise Renters\)](#)

[Segment 14A \(Military Proximity\)](#)

[Segment 14B \(College Towns\)](#)

[Segment 14C \(Dorms to Diplomas\)](#)

MOUNTAIN HEART MEDICAL BUILDING

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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	13,771	14,355	14,803
Total Households	5,446	5,784	6,055
Family Households	2,357	2,391	2,479
Average Household Size	2.25	2.19	2.17
Owner Occupied Housing Units	2,181	2,428	2,595
Renter Occupied Housing Units	3,265	3,356	3,460
Median Age	24.4	25.2	26.2

Trends 2026 - 2031	Area	State	National
Population	0.60%	0.90%	0.50%
Households	0.90%	1.20%	0.70%
Family Population	0.70%	1.10%	0.60%
Owner Occupied Housing Units	1.30%	1.50%	0.00%
Median Household Income	2.40%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	615	4.5%	620	4.3%	629	4.3%
5-9	565	4.1%	544	3.8%	561	3.8%
10-14	586	4.3%	573	4.0%	567	3.8%
15-19	1,529	11.1%	1,575	11.0%	1,576	10.7%
20-24	4,037	29.3%	3,782	26.4%	3,766	25.4%
25-29	1,261	9.2%	1,707	11.9%	1,251	8.4%
30-34	845	6.1%	854	6.0%	1,268	8.6%
35-39	719	5.2%	801	5.6%	817	5.5%
40-44	581	4.2%	702	4.9%	793	5.4%
45-49	512	3.7%	553	3.9%	681	4.6%
50-54	463	3.4%	485	3.4%	535	3.6%
55-59	491	3.6%	445	3.1%	475	3.2%
60-64	460	3.3%	385	2.7%	390	2.6%
65-69	435	3.2%	448	3.1%	401	2.7%
70-74	299	2.2%	371	2.6%	401	2.7%
75-79	161	1.2%	235	1.6%	307	2.1%
80-84	110	0.8%	137	0.9%	211	1.4%
Age 85+	101	0.7%	136	0.9%	172	1.2%

MOUNTAIN HEART MEDICAL BUILDING

2000 S. Thompson Street, Flagstaff, AZ, 86001

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

<\$10,000	303	5.2%	280	4.6%
\$10,000-14,999	117	2.0%	103	1.7%
\$15,000-19,999	123	2.1%	99	1.6%
\$20,000-24,999	391	6.8%	341	5.6%
\$25,000-29,999	147	2.5%	138	2.3%
\$30,000-34,999	175	3.0%	151	2.5%
\$35,000-39,999	283	4.9%	245	4.0%
\$40,000-44,999	407	7.0%	380	6.3%
\$45,000-49,999	226	3.9%	204	3.4%
\$50,000-59,999	327	5.7%	302	5.0%
\$60,000-74,999	773	13.4%	783	12.9%
\$75,000-99,999	658	11.4%	689	11.4%
\$100,000-124,999	373	6.5%	411	6.8%
\$125,000-149,999	202	3.5%	231	3.8%
\$150,000-199,999	572	9.9%	733	12.1%
\$200,000-249,999	242	4.2%	333	5.5%
\$250,000-299,999	137	2.4%	212	3.5%
\$300,000-399,999	99	1.7%	119	2.0%
\$400,000-499,999	37	0.6%	31	0.5%
\$500,000+	192	3.3%	268	4.4%
Median Household Income	\$66,708	-	\$75,014	-
Average Household Income	\$103,147	-	\$120,754	-
Per Capita Income	\$40,951	-	\$48,454	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,334	67.8%	9,506	66.2%	9,523	64.3%
Black Alone	248	1.8%	255	1.8%	271	1.8%
American Indian	1,254	9.1%	1,357	9.4%	1,449	9.8%
Asian Alone	481	3.5%	534	3.7%	594	4.0%
Pacific Islander	41	0.3%	43	0.3%	48	0.3%
Some Other Race	922	6.7%	1,022	7.1%	1,116	7.5%
Two or More Races	1,491	10.8%	1,637	11.4%	1,802	12.2%
Hispanic (Any Race)	2,662	19.3%	2,913	20.3%	3,188	21.5%

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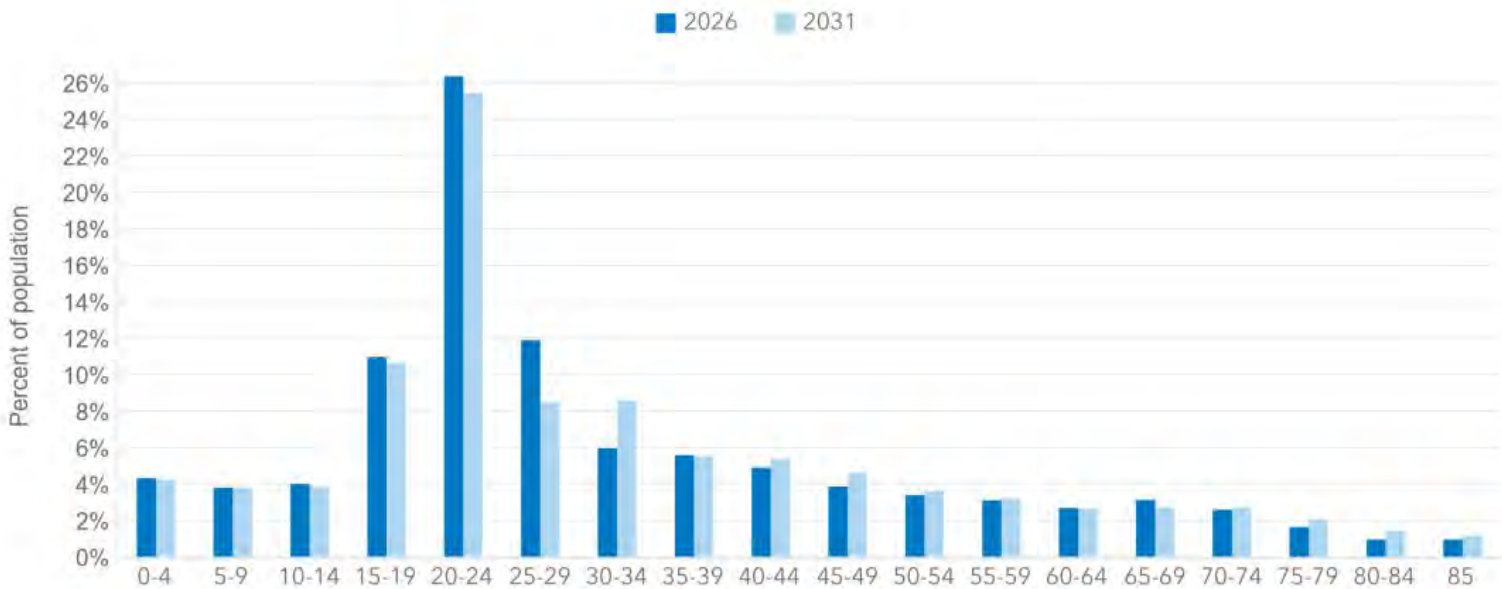
DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



Population by Age

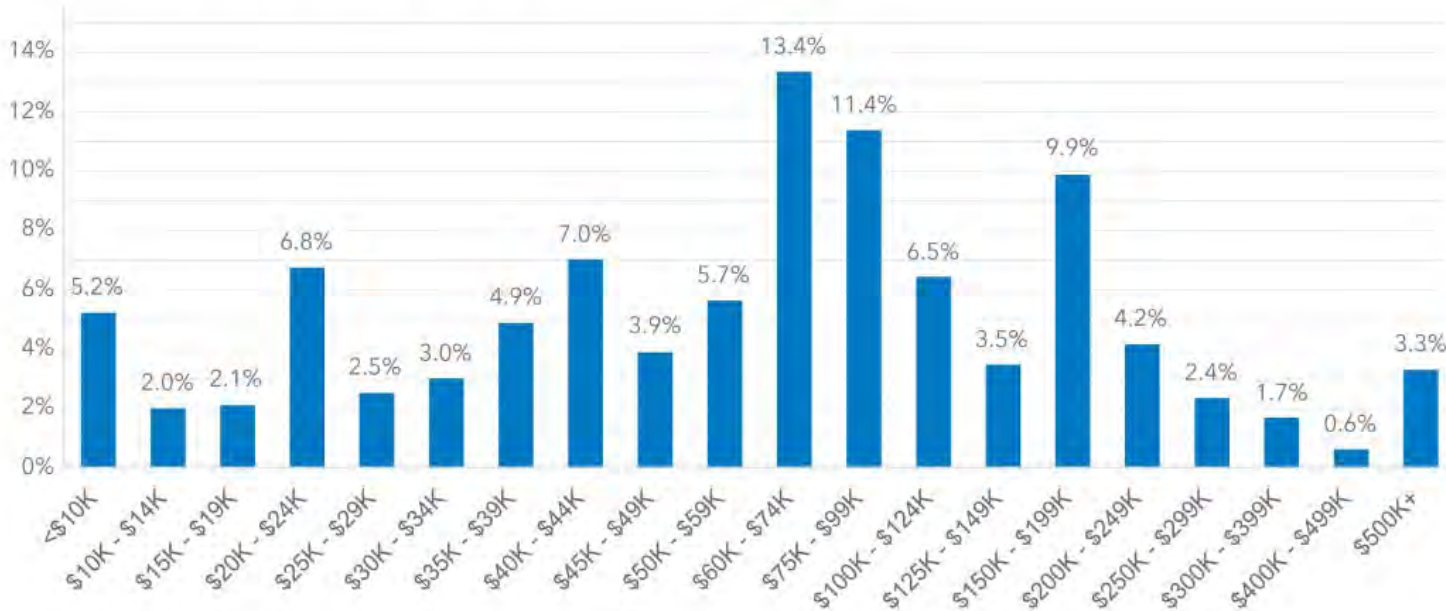


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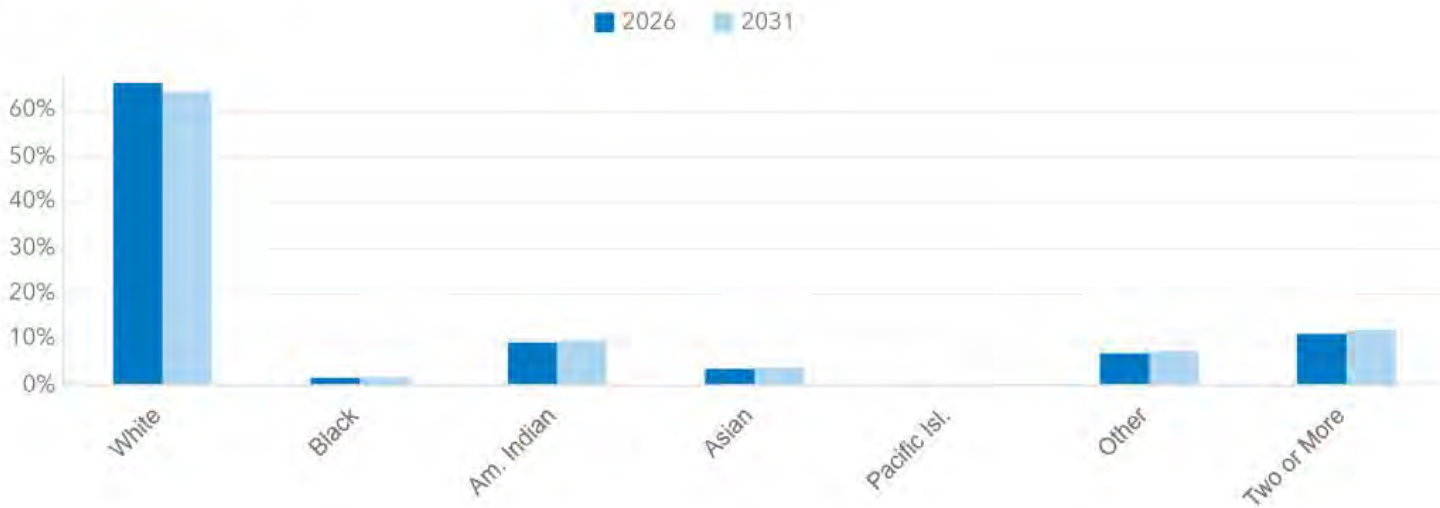
DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



Households by Income for 2026



Population by Race



MOUNTAIN HEART MEDICAL BUILDING
2000 S. Thompson Street, Flagstaff, AZ, 86001

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	47,944	50,756	51,554
Total Households	15,838	17,131	17,660
Family Households	7,403	7,830	8,048
Average Household Size	2.37	2.34	2.31
Owner Occupied Housing Units	6,061	6,905	7,418
Renter Occupied Housing Units	9,777	10,226	10,243
Median Age	23.9	24.6	24.9

Trends 2026 - 2031	Area	State	National
Population	0.30%	0.90%	0.50%
Households	0.60%	1.20%	0.70%
Family Population	0.60%	1.10%	0.60%
Owner Occupied Housing Units	1.40%	1.50%	0.00%
Median Household Income	3.40%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,789	3.7%	1,870	3.7%	1,891	3.7%
5-9	1,902	4.0%	1,711	3.4%	1,722	3.3%
10-14	1,973	4.1%	1,954	3.9%	1,726	3.4%
15-19	8,577	17.9%	8,666	17.1%	8,577	16.6%
20-24	12,616	26.3%	12,026	23.7%	11,999	23.3%
25-29	3,728	7.8%	5,173	10.2%	4,285	8.3%
30-34	2,748	5.7%	3,053	6.0%	3,904	7.6%
35-39	2,344	4.9%	2,626	5.2%	2,762	5.4%
40-44	1,991	4.2%	2,252	4.4%	2,471	4.8%
45-49	1,859	3.9%	1,975	3.9%	2,132	4.1%
50-54	1,563	3.3%	1,909	3.8%	1,873	3.6%
55-59	1,568	3.3%	1,534	3.0%	1,768	3.4%
60-64	1,627	3.4%	1,407	2.8%	1,442	2.8%
65-69	1,436	3.0%	1,520	3.0%	1,303	2.5%
70-74	962	2.0%	1,318	2.6%	1,346	2.6%
75-79	595	1.2%	815	1.6%	1,095	2.1%
80-84	375	0.8%	549	1.1%	718	1.4%
Age 85+	291	0.6%	398	0.8%	541	1.1%

MOUNTAIN HEART MEDICAL BUILDING

2000 S. Thompson Street, Flagstaff, AZ, 86001

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

<\$10,000	951	5.5%	879	5.0%
\$10,000-14,999	521	3.0%	423	2.4%
\$15,000-19,999	311	1.8%	245	1.4%
\$20,000-24,999	944	5.5%	802	4.5%
\$25,000-29,999	599	3.5%	526	3.0%
\$30,000-34,999	420	2.5%	364	2.1%
\$35,000-39,999	709	4.1%	613	3.5%
\$40,000-44,999	1,083	6.3%	974	5.5%
\$45,000-49,999	591	3.5%	520	2.9%
\$50,000-59,999	886	5.2%	788	4.5%
\$60,000-74,999	1,921	11.2%	1,881	10.7%
\$75,000-99,999	1,762	10.3%	1,834	10.4%
\$100,000-124,999	1,493	8.7%	1,602	9.1%
\$125,000-149,999	722	4.2%	788	4.5%
\$150,000-199,999	1,680	9.8%	2,056	11.6%
\$200,000-249,999	897	5.2%	1,186	6.7%
\$250,000-299,999	491	2.9%	744	4.2%
\$300,000-399,999	371	2.2%	448	2.5%
\$400,000-499,999	150	0.9%	122	0.7%
\$500,000+	629	3.7%	866	4.9%
Median Household Income	\$71,567	-	\$84,605	-
Average Household Income	\$114,959	-	\$134,542	-
Per Capita Income	\$39,455	-	\$46,732	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33,420	69.7%	34,587	68.1%	34,155	66.3%
Black Alone	1,205	2.5%	1,230	2.4%	1,266	2.5%
American Indian	4,242	8.8%	4,718	9.3%	5,010	9.7%
Asian Alone	1,493	3.1%	1,699	3.4%	1,866	3.6%
Pacific Islander	145	0.3%	153	0.3%	170	0.3%
Some Other Race	2,750	5.7%	3,096	6.1%	3,353	6.5%
Two or More Races	4,689	9.8%	5,273	10.4%	5,734	11.1%
Hispanic (Any Race)	8,489	17.7%	9,414	18.5%	10,208	19.8%

MOUNTAIN HEART MEDICAL BUILDING

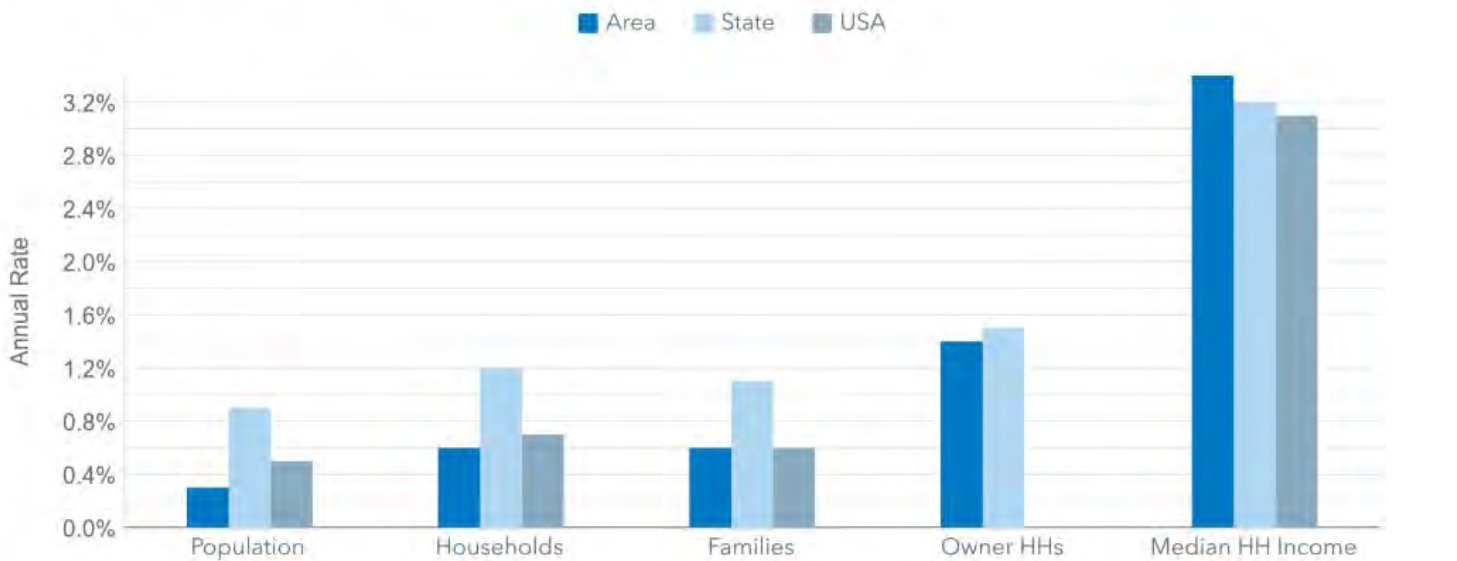
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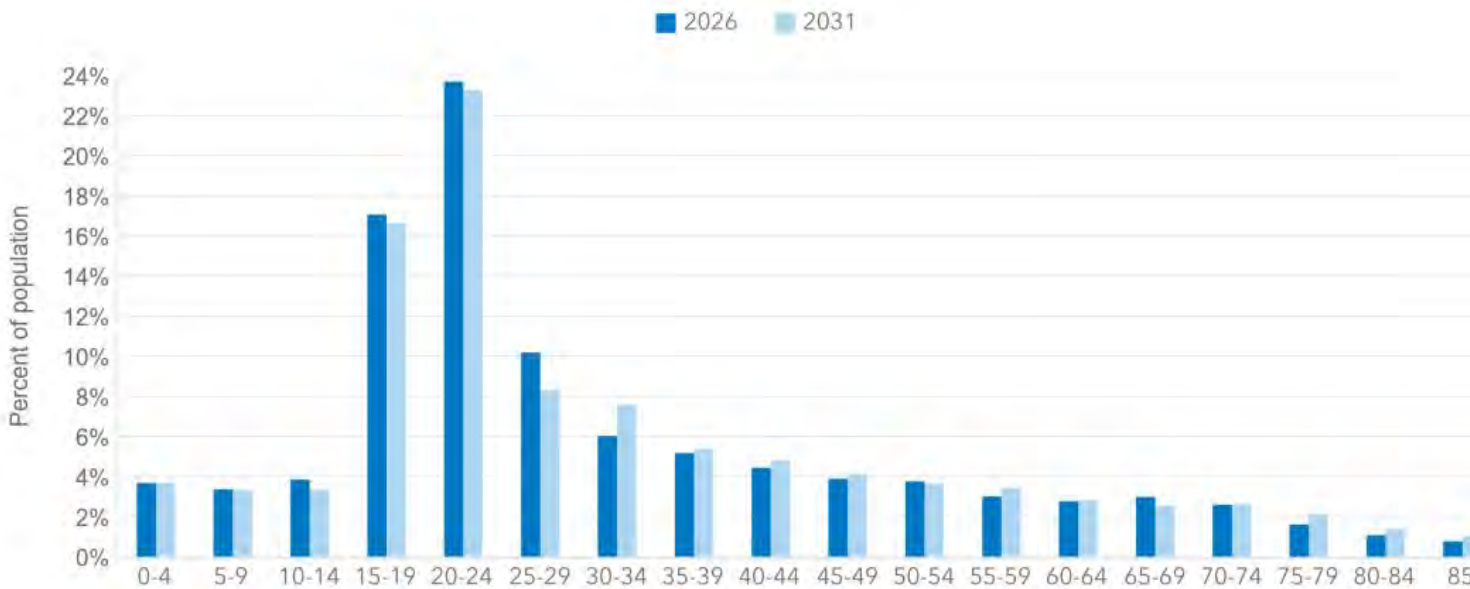
DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



Population by Age

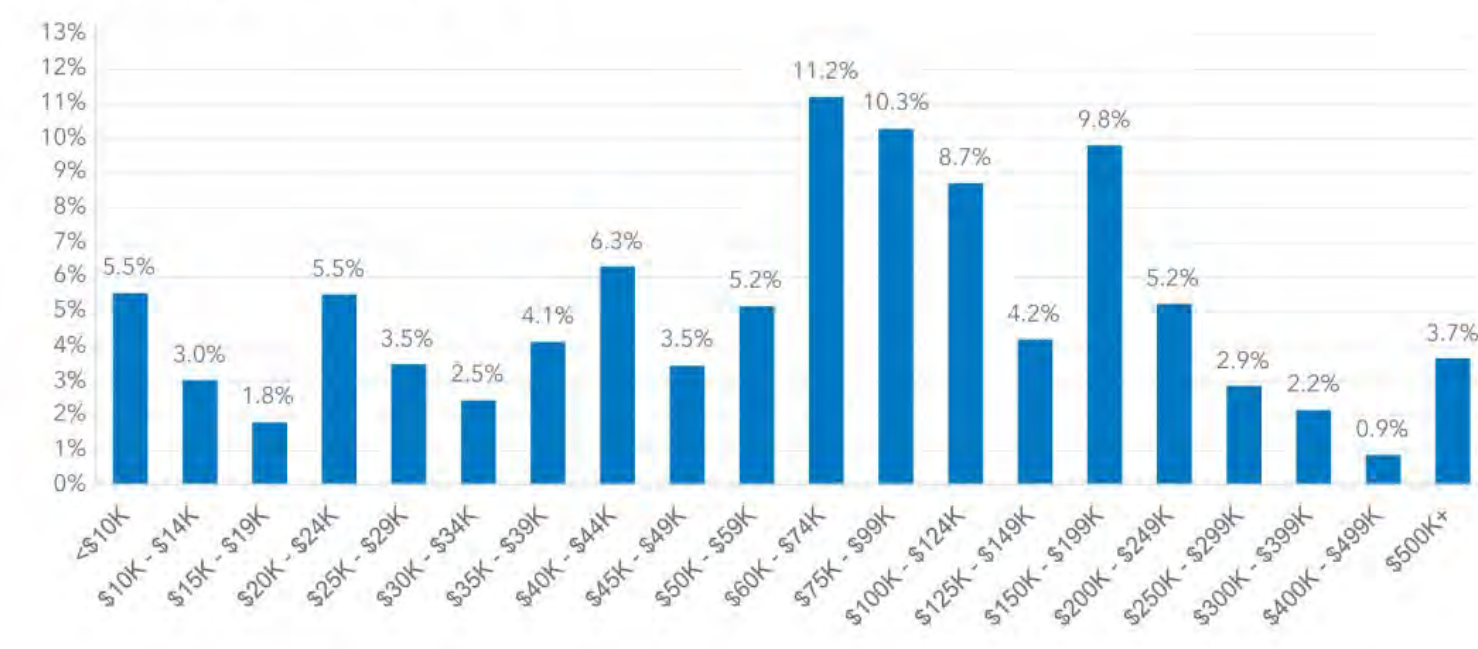


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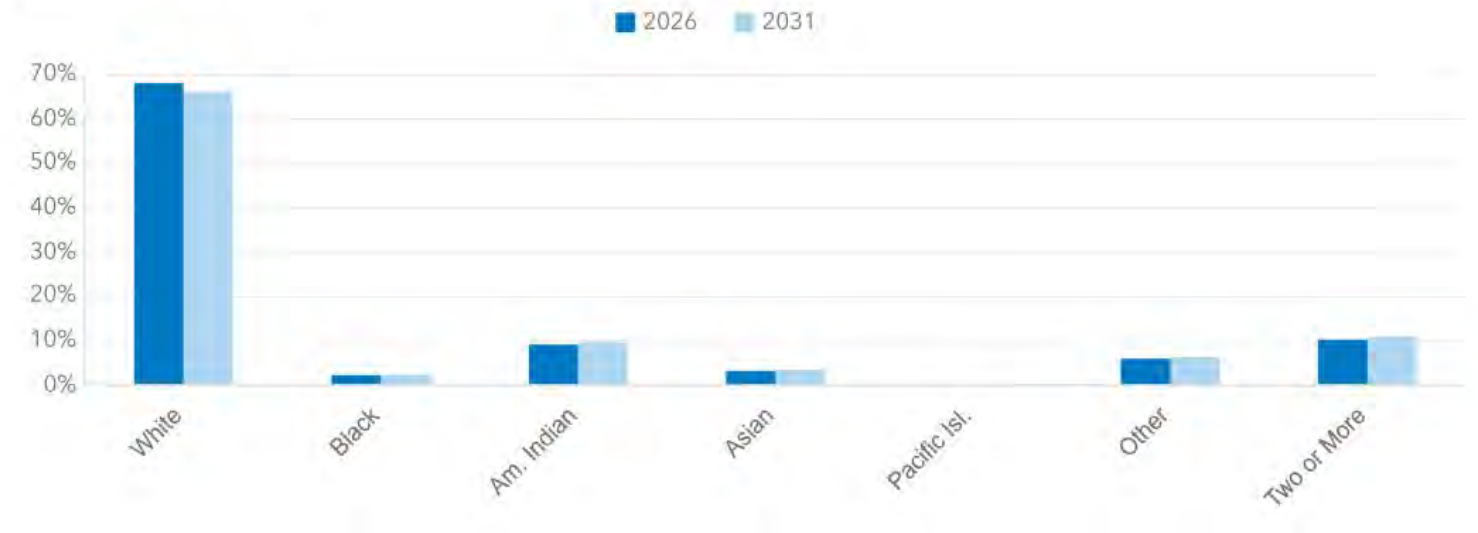
DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)



Households by Income for 2026



Population by Race



MOUNTAIN HEART MEDICAL BUILDING
2000 S. Thompson Street, Flagstaff, AZ, 86001

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	68,428	71,327	72,897
Total Households	23,299	24,956	25,916
Family Households	12,240	12,803	13,273
Average Household Size	2.47	2.41	2.38
Owner Occupied Housing Units	10,302	11,667	12,413
Renter Occupied Housing Units	12,997	13,289	13,503
Median Age	25.4	27.1	28.4

Trends 2026 - 2031	Area	State	National
Population	0.40%	0.90%	0.50%
Households	0.80%	1.20%	0.70%
Family Population	0.70%	1.10%	0.60%
Owner Occupied Housing Units	1.20%	1.50%	0.00%
Median Household Income	3.80%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,919	4.3%	2,978	4.2%	3,039	4.2%
5-9	3,279	4.8%	2,780	3.9%	2,826	3.9%
10-14	3,534	5.2%	3,268	4.6%	2,851	3.9%
15-19	9,953	14.6%	10,176	14.3%	9,881	13.6%
20-24	14,074	20.6%	13,575	19.0%	13,837	19.0%
25-29	5,250	7.7%	6,731	9.4%	5,904	8.1%
30-34	4,337	6.3%	4,522	6.3%	5,441	7.5%
35-39	3,833	5.6%	4,164	5.8%	4,269	5.9%
40-44	3,407	5.0%	3,729	5.2%	4,067	5.6%
45-49	3,080	4.5%	3,354	4.7%	3,572	4.9%
50-54	2,708	4.0%	3,136	4.4%	3,254	4.5%
55-59	2,778	4.1%	2,587	3.6%	2,943	4.0%
60-64	2,857	4.2%	2,427	3.4%	2,401	3.3%
65-69	2,547	3.7%	2,524	3.5%	2,211	3.0%
70-74	1,722	2.5%	2,324	3.3%	2,251	3.1%
75-79	1,017	1.5%	1,489	2.1%	1,979	2.7%
80-84	635	0.9%	913	1.3%	1,280	1.8%
Age 85+	498	0.7%	652	0.9%	892	1.2%

MOUNTAIN HEART MEDICAL BUILDING

2000 S. Thompson Street, Flagstaff, AZ, 86001

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	1,242	5.0%	1,159	4.5%
\$10,000-14,999	667	2.7%	535	2.1%
\$15,000-19,999	414	1.7%	319	1.2%
\$20,000-24,999	1,321	5.3%	1,103	4.3%
\$25,000-29,999	864	3.5%	737	2.8%
\$30,000-34,999	549	2.2%	467	1.8%
\$35,000-39,999	867	3.5%	743	2.9%
\$40,000-44,999	1,354	5.4%	1,197	4.6%
\$45,000-49,999	813	3.3%	703	2.7%
\$50,000-59,999	1,389	5.6%	1,256	4.8%
\$60,000-74,999	2,589	10.4%	2,518	9.7%
\$75,000-99,999	2,716	10.9%	2,787	10.8%
\$100,000-124,999	2,638	10.6%	2,827	10.9%
\$125,000-149,999	1,336	5.3%	1,475	5.7%
\$150,000-199,999	2,323	9.3%	2,871	11.1%
\$200,000-249,999	1,409	5.7%	1,904	7.3%
\$250,000-299,999	755	3.0%	1,170	4.5%
\$300,000-399,999	566	2.3%	692	2.7%
\$400,000-499,999	234	0.9%	195	0.8%
\$500,000+	909	3.6%	1,257	4.8%
Median Household Income	\$77,995	-	\$93,858	-
Average Household Income	\$119,569	-	\$139,859	-
Per Capita Income	\$42,535	-	\$50,425	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,996	67.2%	46,900	65.8%	46,510	63.8%
Black Alone	1,447	2.1%	1,467	2.1%	1,512	2.1%
American Indian	7,230	10.6%	7,812	10.9%	8,348	11.4%
Asian Alone	1,804	2.6%	2,050	2.9%	2,284	3.1%
Pacific Islander	178	0.3%	187	0.3%	208	0.3%
Some Other Race	4,565	6.7%	4,986	7.0%	5,390	7.4%
Two or More Races	7,208	10.5%	7,925	11.1%	8,644	11.9%
Hispanic (Any Race)	13,194	19.3%	14,303	20.1%	15,505	21.3%

MOUNTAIN HEART MEDICAL BUILDING

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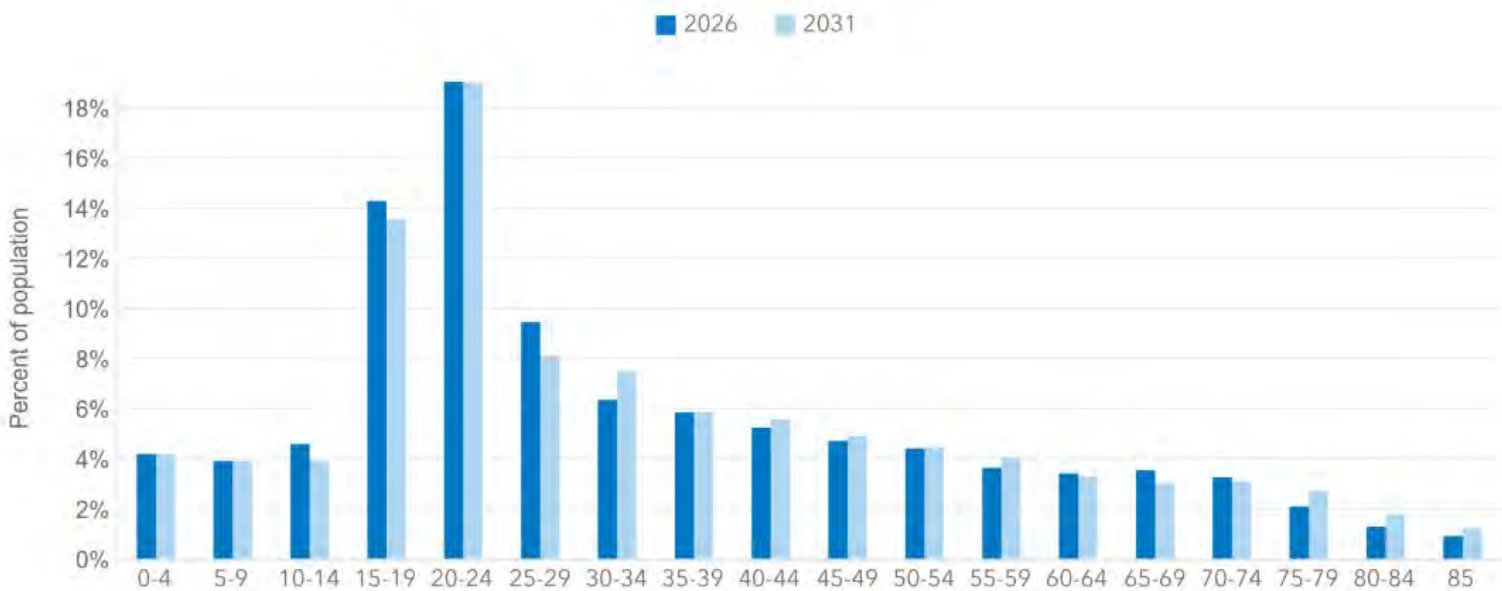
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



Population by Age



MOUNTAIN HEART MEDICAL BUILDING
2000 S. Thompson Street, Flagstaff, AZ, 86001

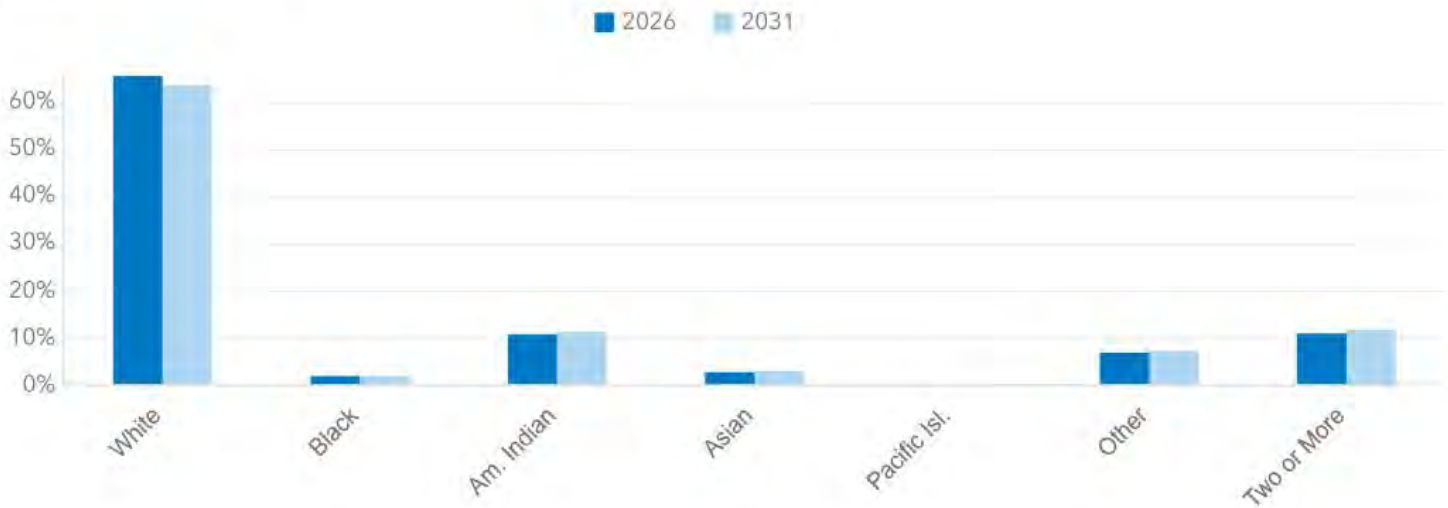
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Households by Income for 2026



Population by Race



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2000 S. Thompson Street, Flagstaff, AZ, 86001

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