

4011 N 51ST AVE.
PHOENIX, AZ 85031



High-potential
adaptive reuse with
infrastructure
already in place.

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*CALL FOR OFFERS OR TOUR COORDINATION

MARYVALE MEDICAL REDEVELOPMENT OPPORTUNITY



Offered For Sale

Price: \$2,125,000

15,750 Square Feet



REMAX FINE PROPERTIES
21020 N PIMA RD.
SCOTTSDALE, AZ 85255
(480) 792-9500



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**FREESTANDING
MARYVALE
MEDICAL BUILDING
FOR SALE.**

4011 N. 51st Ave.

Phoenix, AZ 85031

15,750 Square Feet RBA

2.41 Acres

158 Parking Spaces

10.03/1000 SF

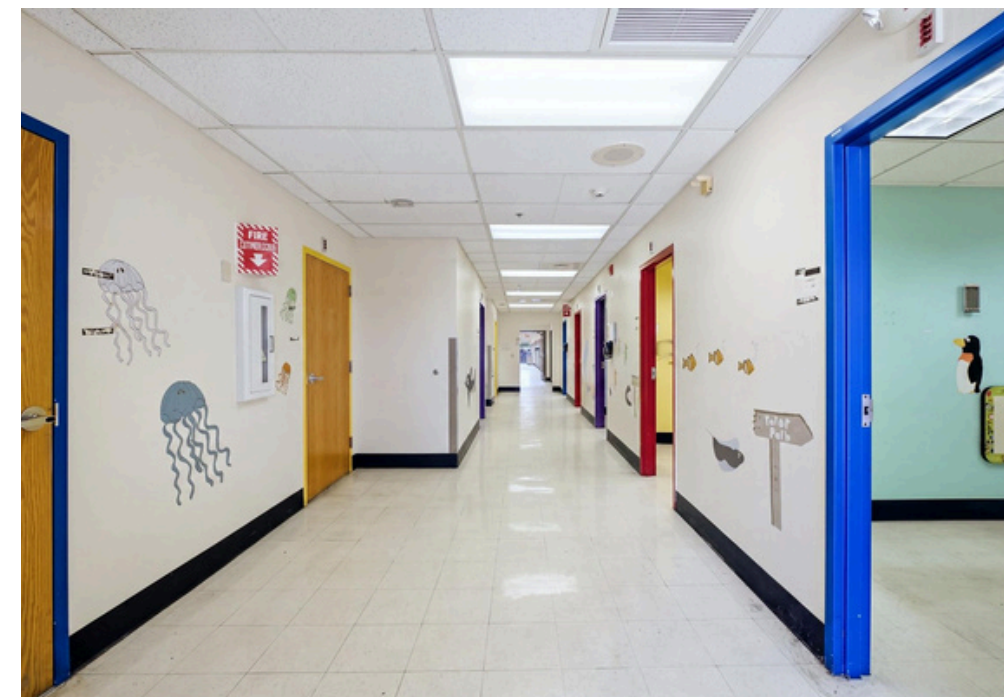
Sale Price: \$2,125,000

APN: 107-32-089S

4011 N 51ST AVE PHOENIX, AZ 85031

Positioned for:

- Medical/Health Care
- Day Care
- Charter School
- Urgent care groups
- Dental groups
- Behavioral health
- Surgery centers
- FQHC/community clinics
- Specialty practices
- Investors with medical portfolios



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ABOUT OUR PROPERTY

This Maryvale Medical Redevelopment Opportunity presents a unique chance to acquire a former healthcare facility positioned within one of Phoenix's most densely populated and underserved healthcare corridors.

Located near 51st Avenue and Indian School Road, the property offers existing institutional and medical infrastructure that may support a variety of healthcare-oriented reuse strategies, including behavioral health, urgent care, outpatient services, nonprofit healthcare operations, or other community-focused medical uses.

The property benefits from substantial parking, and a location surrounded by dense residential population centers that continue to demonstrate long-term healthcare demand.

The site may also appeal to owner-users or investors seeking a value-add opportunity with existing infrastructure already in place.



RE/MAX Fine Properties



Property Highlights

- Rare former medical campus opportunity in the Maryvale submarket
- Existing medical infrastructure allows for potential adaptive reuse
- Strong fit for behavioral health, urgent care, outpatient, or community healthcare operators
- High-density population base with continued healthcare demand
- Large site with substantial parking
- Potential owner-user or value-add repositioning opportunity
- Proximity to major transportation routes and surrounding community services

PROPERTY



LOCATED IN THE HEART OF WEST PHOENIX

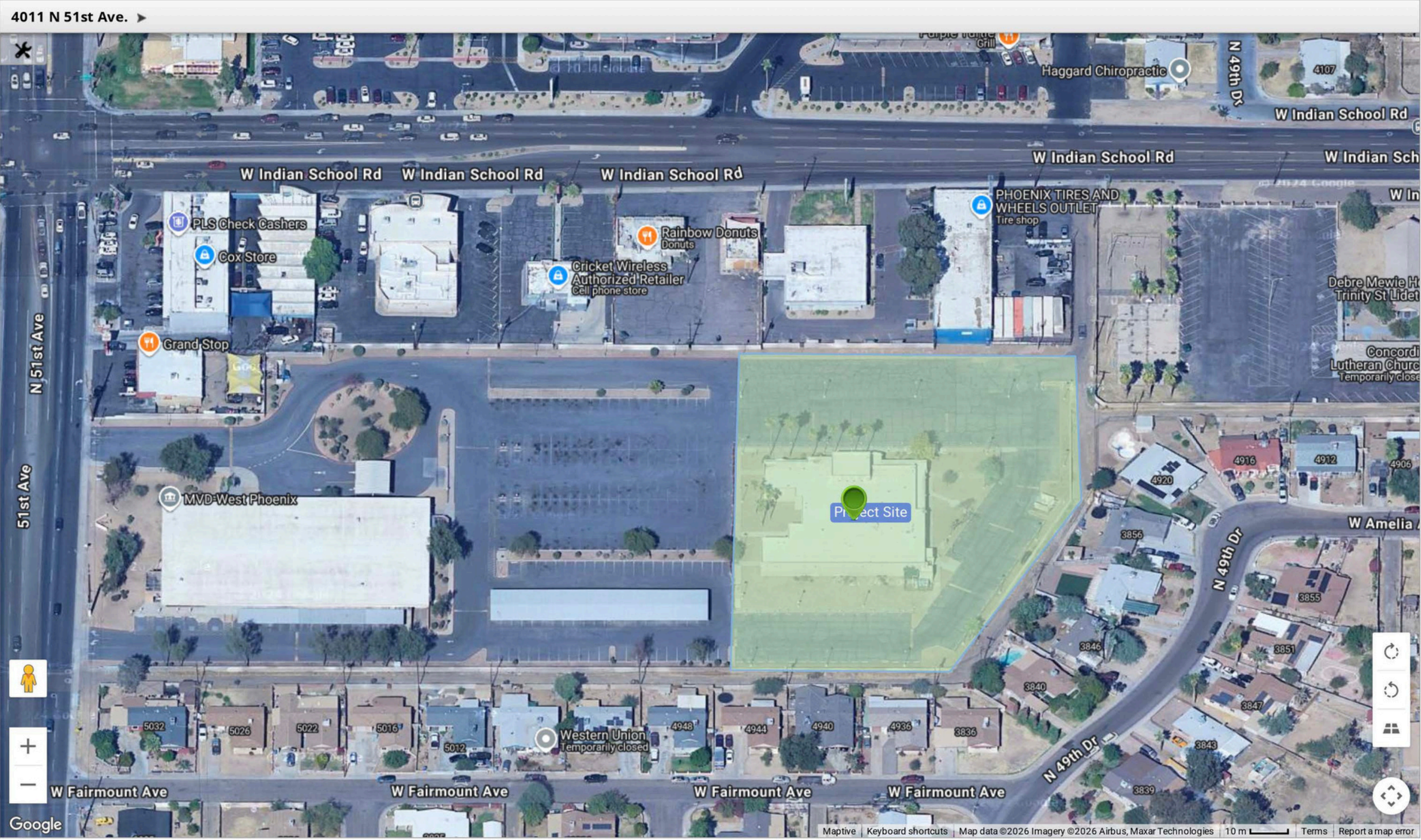
Maryvale is one of Arizona's most densely populated and rapidly growing urban communities, with more than 495,000 residents within a 5-mile radius of the property. The area is anchored by major healthcare providers, community organizations, and recreational amenities, including the Milwaukee Brewers' spring training facility at American Family Fields of Phoenix, Valleywise Health facilities, Boys & Girls Clubs, and multiple City of Phoenix community centers and parks.

Maryvale's strong residential density, growing healthcare demand, and convenient access to Interstate 10, Loop 101, and Downtown Phoenix position the area as an ideal location for medical office, behavioral health, urgent care, and professional office users seeking to serve the expanding West Valley population.



Scan QR code for property video

Location Map



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Hospitals



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Area and Property Overview

DEMOGRAPHICS 2025	2 Miles	5 Miles	10 Miles
Population 2025	94,528	495,392	1,434,008
Projected Population 2030	97,026	510,695	1,491,711
AVG HH Income	71,750	\$75,486	\$91,363
Households	26,391	151,528	494,222
Median Age	31.2	32.1	34.8



PROPERTY HIGHLIGHTS

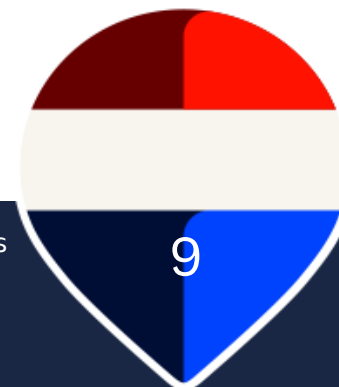
- **±15,750 SF medical office building available for sale.**
- **Located in the heart of Maryvale.**
- **Built in 1991**
- **Single story, Class C building**
- **Parking Ratio: 10.03/1,000**
- **158 parking spaces**
- **Highly convenient access to Freeways in addition to public transportation**

TOTAL ANNUAL CONSUMER EXPENDITURE	2 Mile	5 Miles
Total HH Expenditure - Healthcare	\$30,601,723	\$179,179,681
Toal HH Expenditure- Education and Daycare	\$37,546,821	\$220,515,635

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EXCLUSIVELY LISTED BY:

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