

THE GREENWAY MEDICAL PROFESSIONAL BUILDING

15182 North 75th Avenue, Suite 160 & 180 | Peoria, Arizona 85381

OWNER-USER MEDICAL OFFICE FOR SALE WITH ADDITIONAL INCOME IN PLACE



PROPERTY HIGHLIGHTS

- Owner-user Medical Office For Sale with additional income in place
- Property is 2 contiguous medical suites of 1,689 SF & 2,958 SF with plumbing throughout
- Excellent Building & Monument Signage opportunity on 75th Ave
- Located Near Loop 101 Freeway in Prosperous Peoria Submarket

FOR SALE:

4,647 SF Medical Office
Contiguous Spaces of
1,689 SF & 2,958 SF

PRICE:

\$1,579,000
(\$339 PSF)

BUILT:

2003

CROSS STREETS:

**75th Avenue
Greenway Road**

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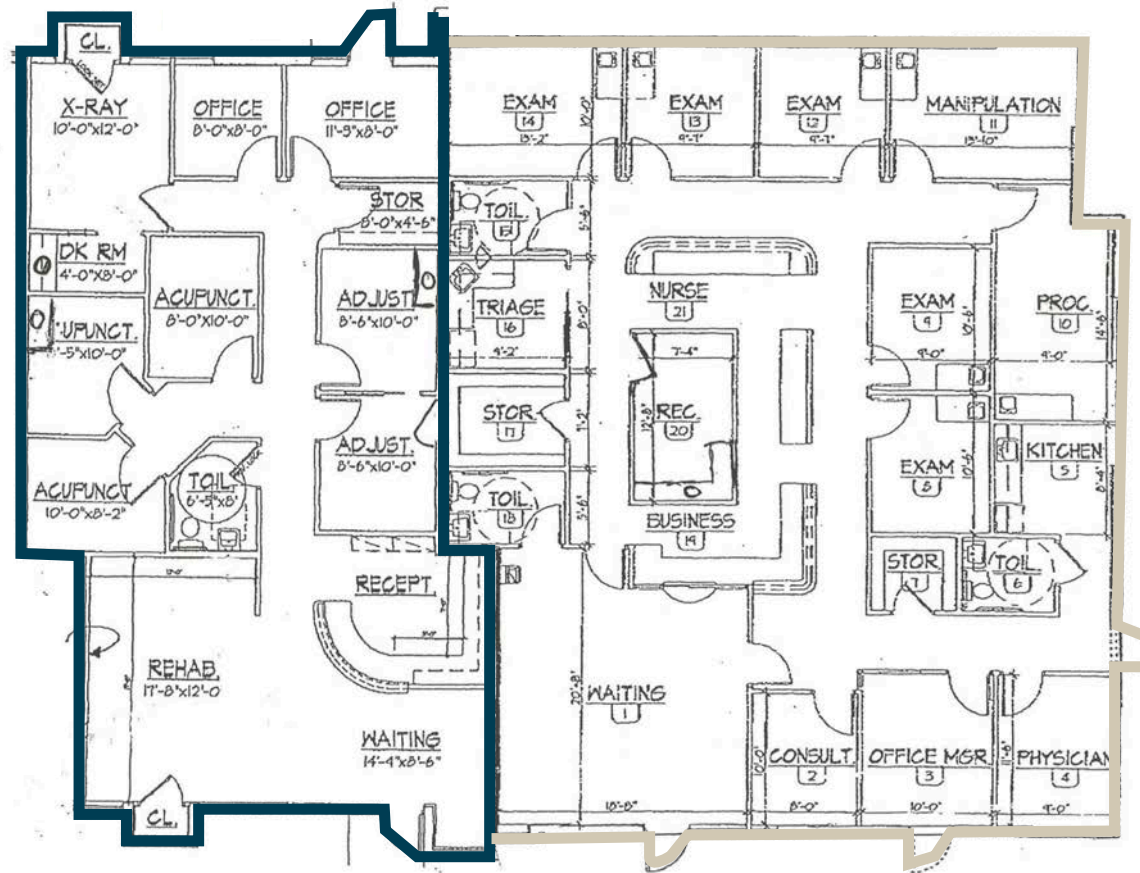
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FLOOR PLAN

*PLUMBING IN ALL EXAM ROOMS



SUITE 160 1,689 SF

LEASED THROUGH DEC 2026,
CURRENTLY AVAILABLE FOR SUBLEASE

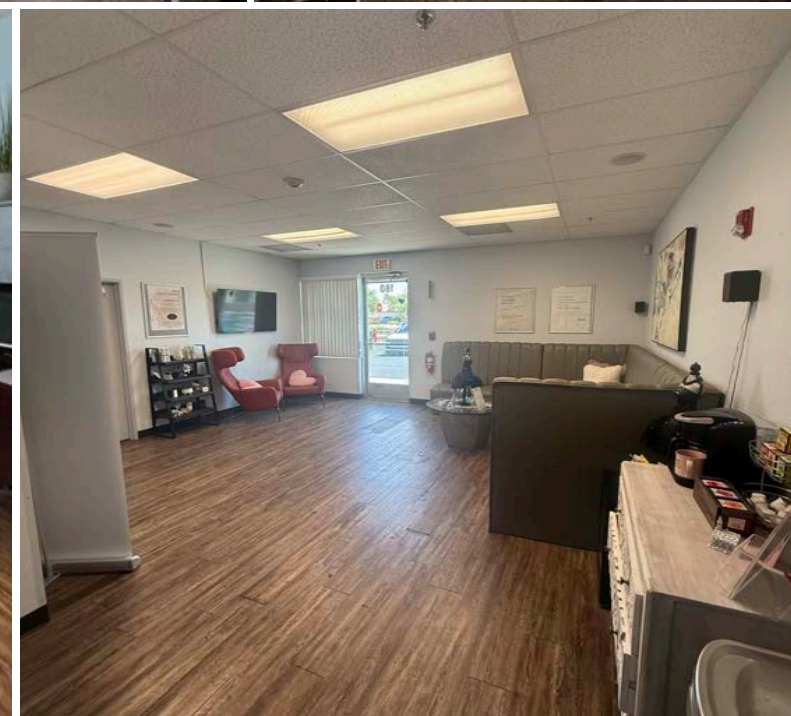
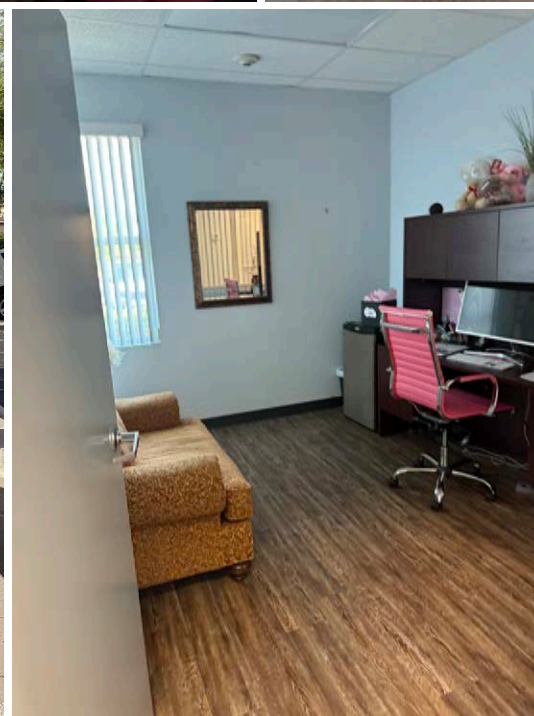
- LOBBY/REC
- 5 X EXAM ROOMS
- 2 X OFFICES
- 1 X RESTROOM
- 1 X BREAKROOM
- STORAGE CLOSET

*Suites 160 & 180 are currently separate but can be easily combined

SUITE 180 2,958 SF

- LOBBY/REC
- 7 X EXAM ROOMS
- 2 X PROCEDURE ROOMS
- 3 X OFFICES
- 3 X RESTROOMS
- 1 X BREAKROOM
- 2 X STORAGE ROOMS

INTERIOR PHOTOS



PARCEL OVERVIEW

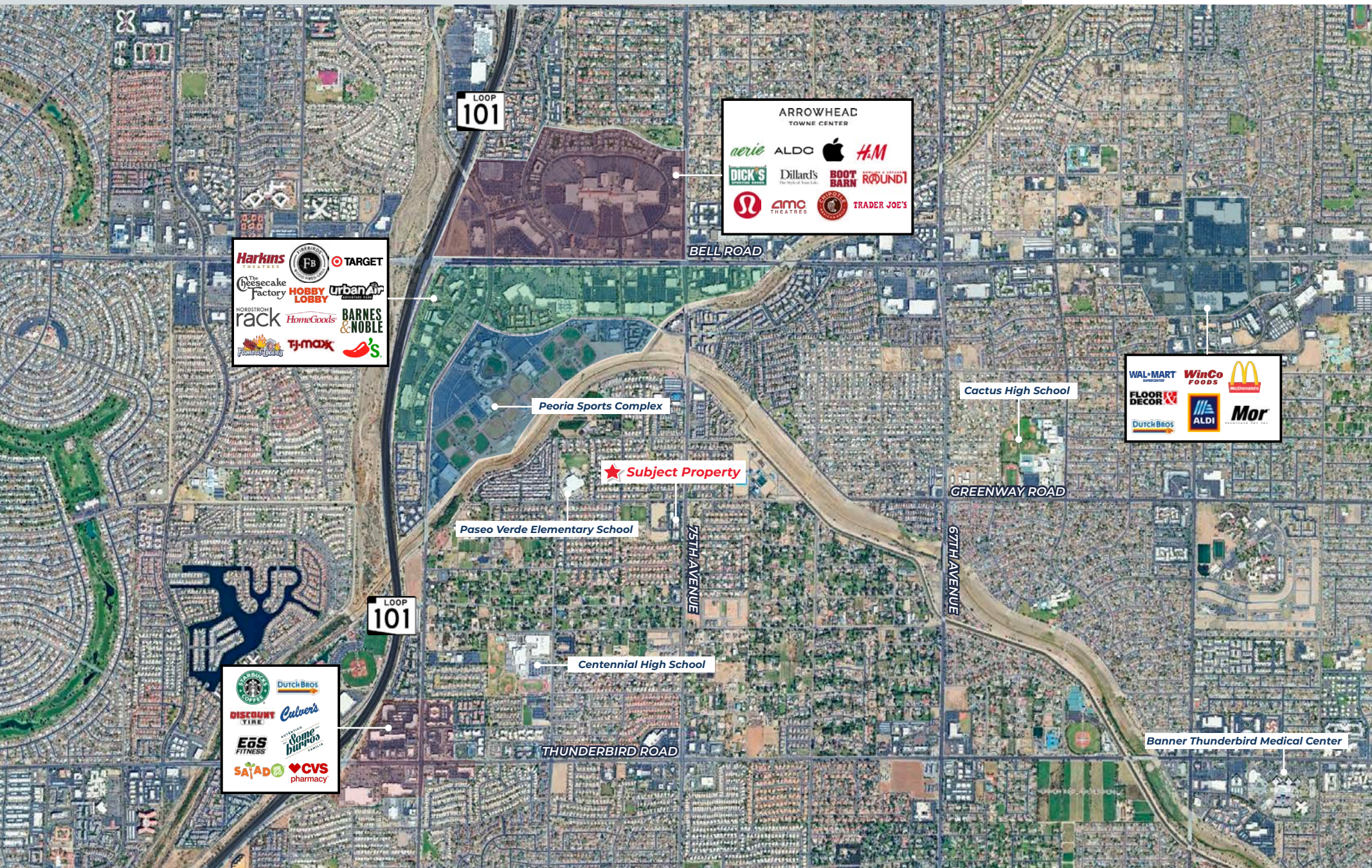
APN: 200-63-572

2025 PROP TAX: \$10,923.26

2025 HOA FEES: \$1,550/MONTH



AERIAL MAP



DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Residential Population:	10,303	120,535	333,733
2029 Proj. Residential Population:	11,392	121,063	333,772
Average Household Income:	\$119,755	\$109,988	\$104,059
Annual Consumer Health Care Expenditures:	\$27.72 M	\$326.29 M	\$933.33 M
Median Age:	39.9	41.7	42.9
Average Household Size:	1.9	2.2	2.1
Housing Units:	4,548	53,067	150,031
Estimated Households:	4,201	48,713	137,548
Total Employees:	2,663	42,071	86,664

