

Medical Office Condo
For Sale or Lease ±1,798 sf

20542 N Lake Pleasant Rd

Unit 105, Peoria, AZ 85382

Sun Grove Professional Plaza

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Property Highlights

Location	20542 N Lake Pleasant Rd, Unit 105 Peoria, AZ 85382 North of the NWC of Lake Pleasant Rd and Beardsley Rd
Unit Size	1,798 sf
Parking	5.5 spaces/1,000 sf, including 2 covered reserved spaces
Year Built	2006

Features

- Easy pull-up parking
- Two interior restrooms
- Great condition, move-in ready
- Building signage
- Professional setting
- Efficient layout

Sale



Sale Price:
\$765,000



2024 Taxes:
\$3,876.10



Association Dues 2025:
\$4.86/sf/yr



APN:
200-14-964

Lease



Lease Rate:
\$22.00/sf/yr, NNN



NNNs:
\$6.52/sf/yr






Take a Virtual Tour



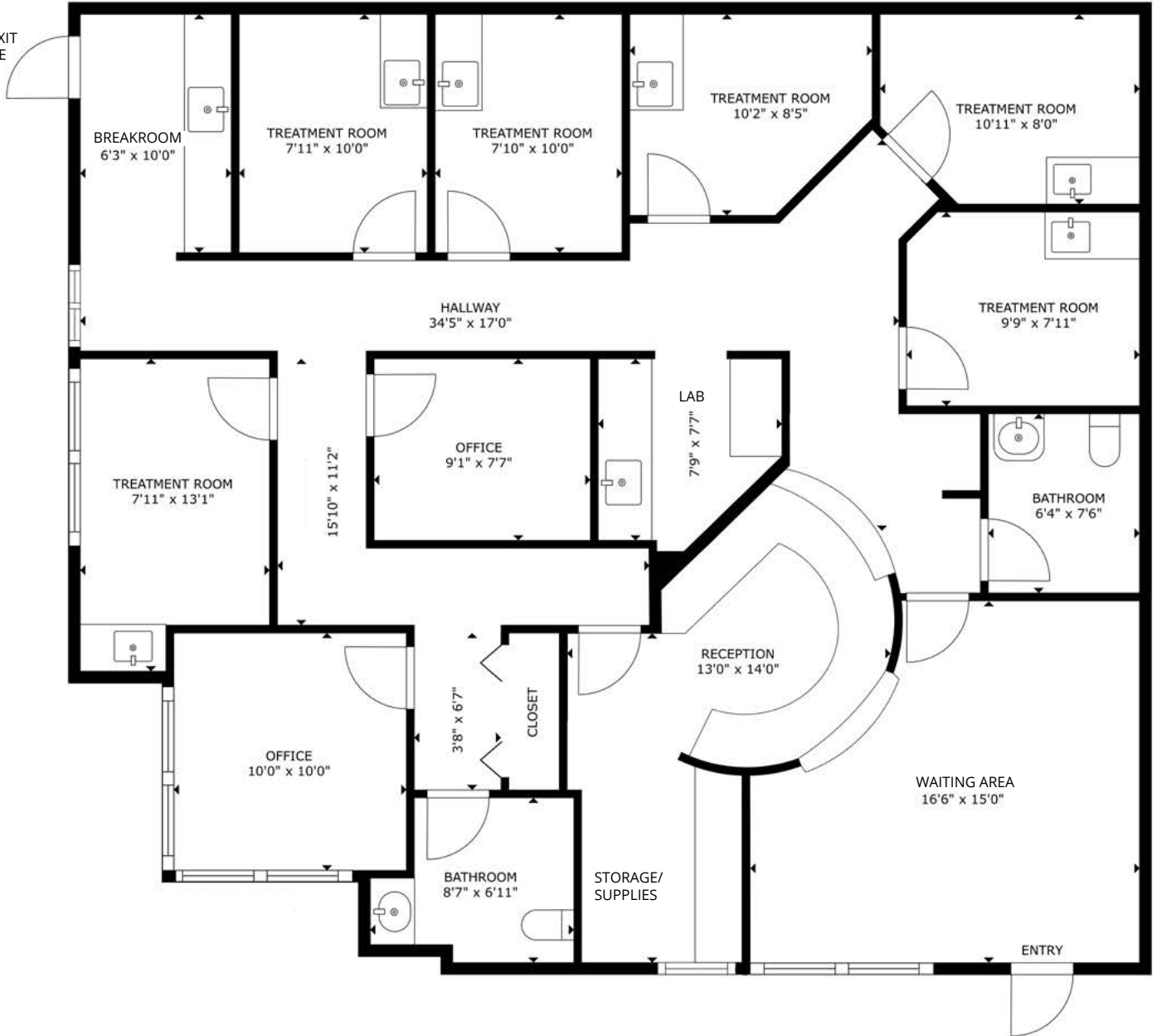
20542 N Lake Pleasant Rd

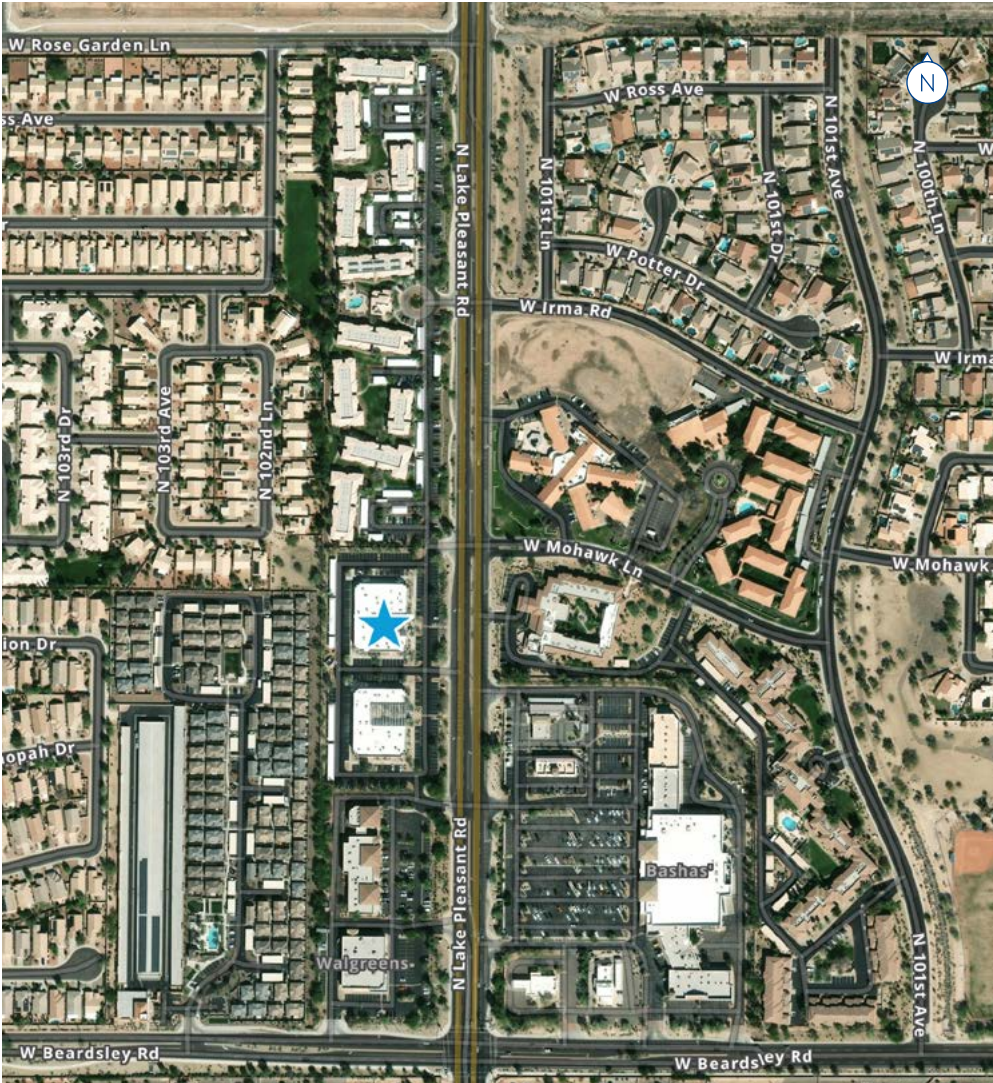
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Sun Grove Professional Plaza

±1,798 sf available

SECONDARY
ENTRANCE/EXIT
TO EMPLOYEE
PARKING





Demographics (within 5 miles)



2023
Population
213,714



2023 Median
Household
Income
\$78,201



2023
Median Age
60.8



2023 Median
Home Value
\$367,907

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