

Dental Suite For Sale or For Lease

15182 N 75th Ave, Unit A120, Peoria, AZ 85381

Page 1



MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

RYAN EDWARDS
480.760.5044
ryan@menlocre.com



Dental Suite For Sale or For Lease

15182 N 75th Ave, Unit A120, Peoria, AZ 85381

Executive Summary



OFFERING SUMMARY

Available SF:	2,345 SF
Parking Ratio:	8.61/1,000 SF
Sale Price:	\$975,000
Lease Rate:	\$29.00/SF/YR NNN
Year Built:	2003
APN:	200-63-571
Zoning:	PAD

PROPERTY OVERVIEW

Turn-key, recently remodeled 2,345 SF commercial office suite available now for sale or lease in Peoria, Arizona. Designed specifically for modern clinical needs, the updated interior features high-end finishes, a bright, welcoming reception area, and a efficient operational layout. Situated in a West Valley hub just 2.5 miles from the Loop 101, this property delivers exceptional visibility, seamless highway access for patients coming from Glendale, Sun City, and North Phoenix, and abundant parking. Whether you are looking to expand your footprint, open a second practice, or secure a valuable real estate investment in one of Maricopa County's fastest-growing corridors, this versatile move-in-ready suite offers the ideal combination of location, quality, and convenience.

PROPERTY HIGHLIGHTS

- +/- 2,345 SF former dental office suite for sale or for lease
- +/- 8,371 SF building
- Recently remodeled and professional cleaned, \$100,000+ worth of improvements made (roof replacement, new flooring in former CBCT room, new baseboards, HVAC components replacement, cabinetry refurbishment, new paint throughout, new water softener, plumbing repairs, drywall repair, etc.)
- Great Peoria location near the Loop 101
- Medical Condo with visibility on 75th Ave
- Existing dental cabinetry included with sale or lease, valued at \$47,000+

Dental Suite For Sale or For Lease

15182 N 75th Ave, Unit A120, Peoria, AZ 85381

Aerial Map

Page 3



MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

RYAN EDWARDS
480.760.5044
ryan@menlocre.com



Menlo Group
COMMERCIAL REAL ESTATE

Dental Suite For Sale or For Lease

15182 N 75th Ave, Unit A120, Peoria, AZ 85381

Retail Map

Page 4



MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

RYAN EDWARDS
480.760.5044
ryan@menlocre.com

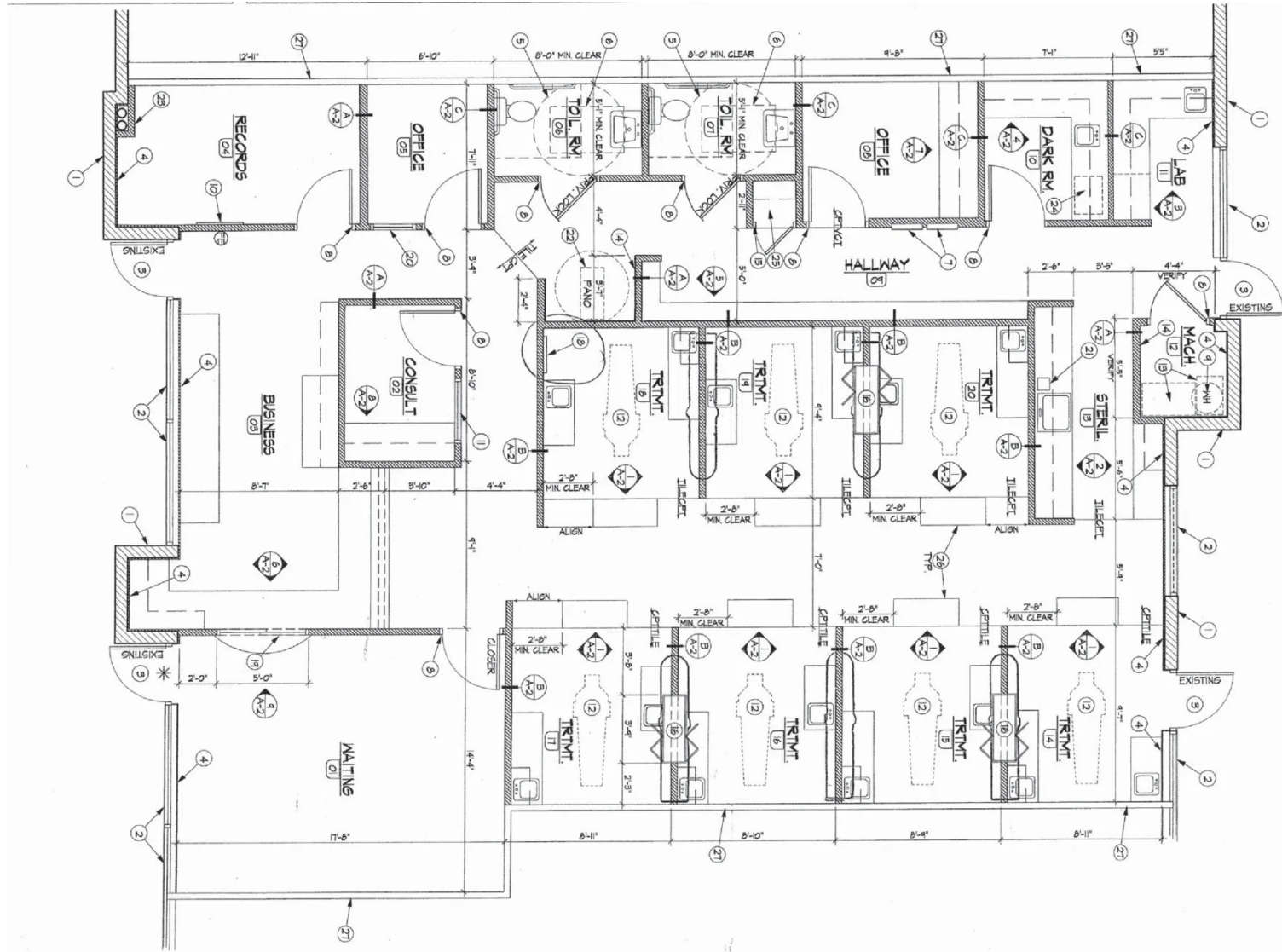
 **Menlo Group**
COMMERCIAL REAL ESTATE

Dental Suite For Sale or For Lease

15182 N 75th Ave, Unit A120, Peoria, AZ 85381

Floor Plan

Page 5



Dental Suite For Sale or For Lease

15182 N 75th Ave, Unit A120, Peoria, AZ 85381

Additional Photos

Page 6



MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

RYAN EDWARDS
480.760.5044
ryan@menlocre.com



Dental Suite For Sale or For Lease

15182 N 75th Ave, Unit A120, Peoria, AZ 85381

Additional Photos

Page 7



Dental Suite For Sale or For Lease

15182 N 75th Ave, Unit A120, Peoria, AZ 85381

Additional Photos

Page 8



Dental Suite For Sale or For Lease

15182 N 75th Ave, Unit A120, Peoria, AZ 85381

Demographics Map & Report

Page 9

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,559	118,282	325,582
Average Age	41.5	44.1	44.2
Average Age (Male)	38.4	43.4	43.3
Average Age (Female)	44.3	45.0	45.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,487	46,408	130,961
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$115,877	\$102,806	\$95,382
Average House Value	\$447,315	\$389,740	\$373,138

TRAFFIC COUNT

Traffic Count (N 75th Ave)

2023 American Community Survey (ACS)

21,001/day

