

UNDER NEW OWNERSHIP

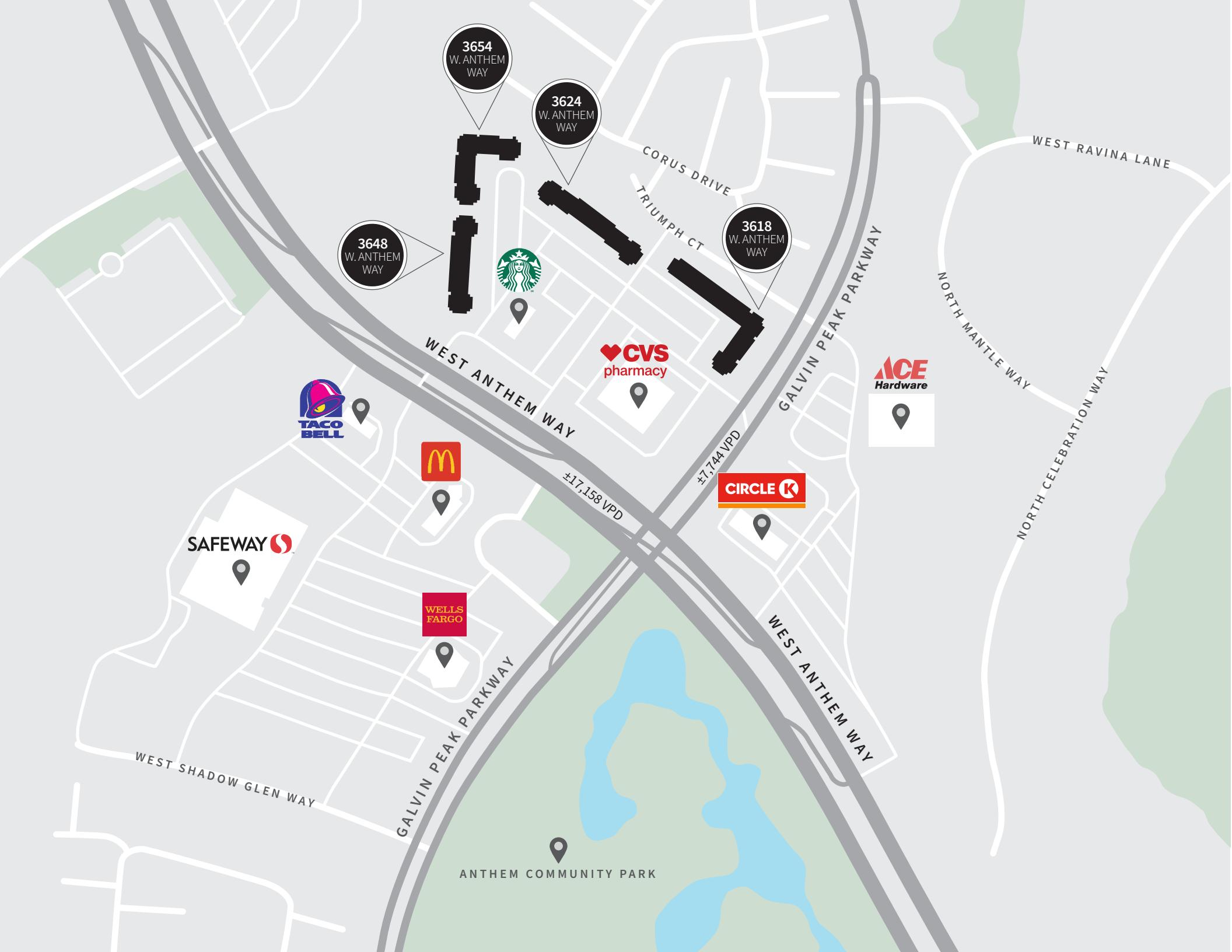
ANTHEM

MEDICAL PLAZA

3648, 3654, 3624, 3618 W. ANTHEM WAY
ANTHEM, AZ 85086

THE PREEMINENT MEDICAL OFFICE COMPLEX
SERVING THE ANTHEM COMMUNITY





3654
W. ANTHEM
WAY

3624
W. ANTHEM
WAY

3648
W. ANTHEM
WAY

3618
W. ANTHEM
WAY



TACO
BELL



M

SAFEWAY

WELLS
FARGO

CVS
pharmacy

±17,158 VPD

CIRCLE K

ACE
Hardware

WEST SHADOW GLEN WAY

GALVIN PEAK PARKWAY

ANTHEM COMMUNITY PARK

CORUS DRIVE
TRIUMPH CT

GALVIN PEAK PARKWAY

NORTH MANTLE WAY
NORTH CELEBRATION WAY

WEST RAVINA LANE

PROPERTY FEATURES



A four-building medical office complex with move-in ready medical offices



Easy drive-up parking and access for patients with an overall 5.1/1,000 parking ratio



Less than 1 mile from the I-17, located in the highest trafficked intersection in Anthem (17,745 vehicles, source: CoStar)



Great tenant mix includes:
HonorHealth Urgent Care, urology, cardiology,
imaging, and lab services



Exterior signage available to tenants



Drive-through Starbucks located on-site

AVAILABILITY

*TIMESHARE

BUILDING A - 3648 W. ANTHEM WAY

FULLY OCCUPIED

BUILDING B - 3654 W. ANTHEM WAY

SUITE 116 – 1,386 SF

BUILDING C - 3624 W. ANTHEM WAY

SUITE 100* – 2,576 SF

SUITE 106 – 1,389 SF

SUITE 114 – 1,523 SF

BUILDING D - 3618 W. ANTHEM WAY

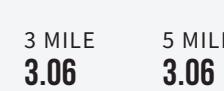
SUITE 120 – 5,480 SF

DEMOGRAPHICS 2023

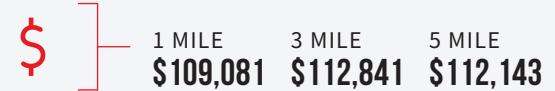
TOTAL POPULATION



AVERAGE FAMILY SIZE



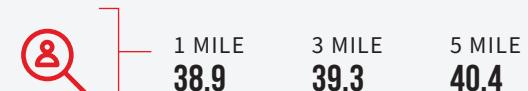
MEDIAN HOUSEHOLD INCOME



MEDIAN HOME VALUE



MEDIAN AGE





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