

UNDER NEW OWNERSHIP

ANTHEM

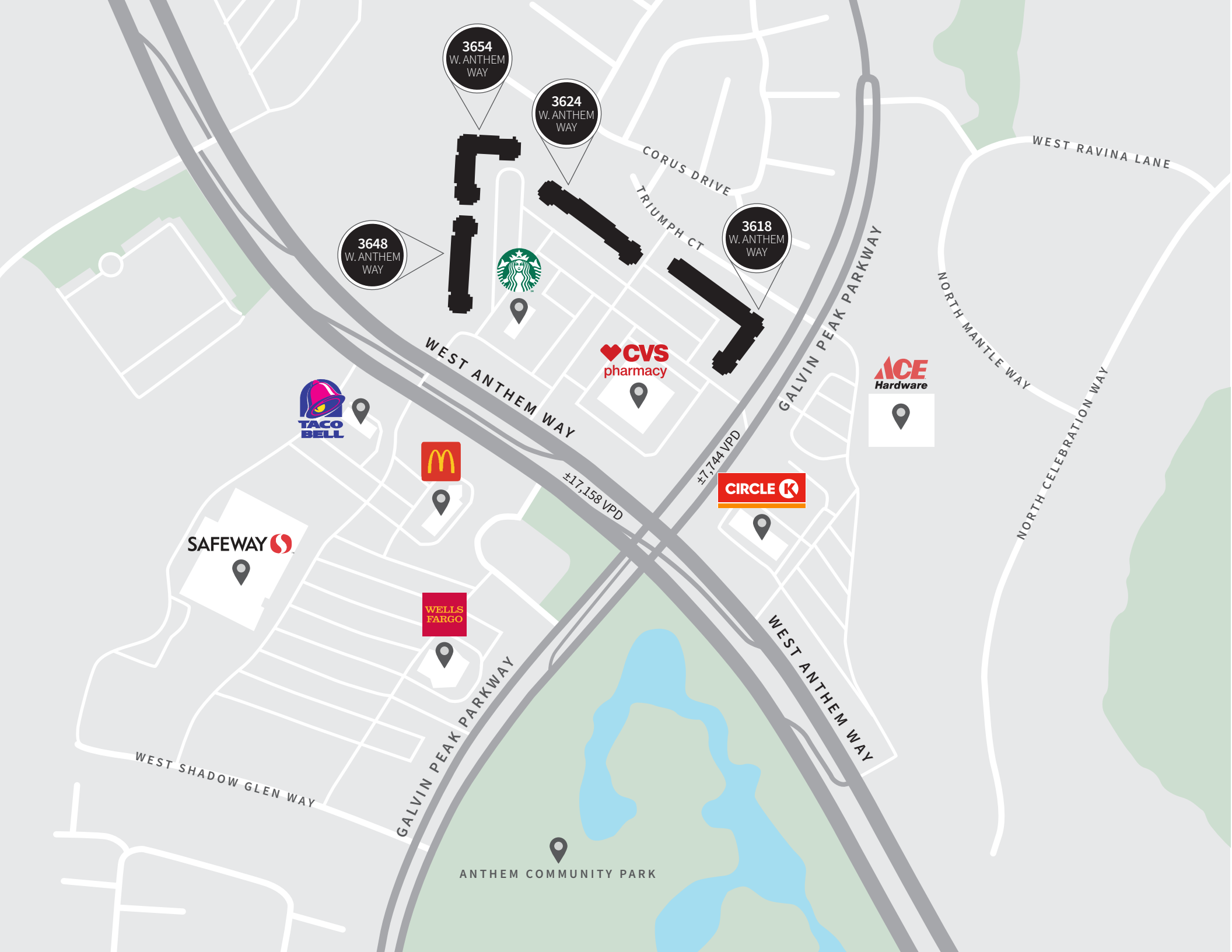
MEDICAL PLAZA

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

THE PREEMINENT MEDICAL OFFICE COMPLEX
SERVING THE ANTHEM COMMUNITY



Jones Lang LaSalle Brokerage, Inc



3654
W. ANTHEM
WAY

3624
W. ANTHEM
WAY

3648
W. ANTHEM
WAY

3618
W. ANTHEM
WAY

CVS
pharmacy

ACE
Hardware

CIRCLE K

McDonald's logo

WELLS
FARGO

TACO
BELL

SAFeway

GALVIN PEAK PARKWAY

GALVIN PEAK PARKWAY

WEST ANTHEM WAY

WEST ANTHEM WAY

WEST SHADOW GLEN WAY

WEST RAVINA LANE

NORTH MANTLE WAY

NORTH CELEBRATION WAY

CORUS DRIVE

TRIUMPH CT

±17,158 VPD

±7,744 VPD

ANTHEM COMMUNITY PARK

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



1 MILE
7,552



3 MILE
30,441



5 MILE
47,220

AVERAGE FAMILY SIZE



1 MILE
2.94

3 MILE
3.06

5 MILE
3.06

MEDIAN HOUSEHOLD INCOME



1 MILE
\$109,081

3 MILE
\$112,841

5 MILE
\$112,143

MEDIAN HOME VALUE



1 MILE
\$447,985

3 MILE
\$455,240

5 MILE
\$460,735

MEDIAN AGE



1 MILE
38.9

3 MILE
39.3

5 MILE
40.4

ANTHEM

AZ

OUTLETS
AT ANTHEM

TRAFFIC COUNTS FOR ANTHEM WAY & N GAVILAN PEAK PKWY:

NORTHBOUND ON GAVILAN PKWY: **4,616 VPD**
SOUTHBOUND ON GAVILAN PKWY: **7,744 VPD**
EASTBOUND ON ANTHEM WAY: **17,158 VPD**
WESTBOUND ON ANTHEM WAY: **14,498 VPD**



N GAVILAN PEAK PKWY
ANTHEM WAY

ANTHEM
MEDICAL PLAZA

ANTHEM



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 WENTWORTH

 JLL