

OFFICE SPACE FOR LEASE

Arrowhead Park Place

**7155 W CAMPO BELLO DRIVE,
BUILDING D
SUITES 135**

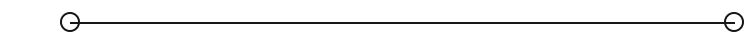
Glendale, AZ 85308

PRESENTED BY:

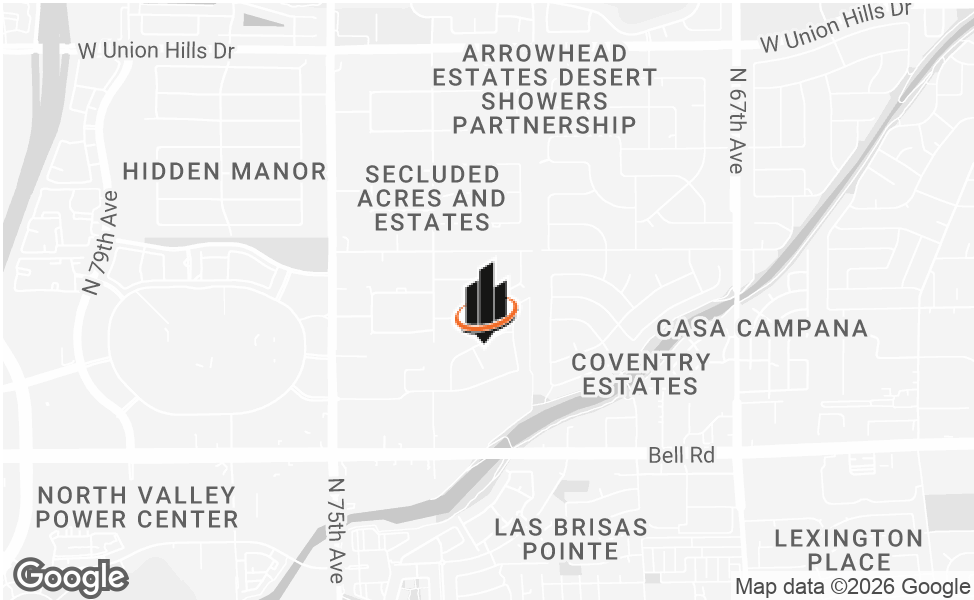
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$29.00 SF/Month (Gross)
BUILDING SIZE:	7,950 SF
AVAILABLE SF:	5,322 SF
YEAR BUILT:	2006
MARKET:	Phoenix
SUBMARKET:	Glendale
APN:	20044886

PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present for lease office condo located in the desirable Arrowhead Office Plaza condo complex. The office condo consists of private offices, a large conference room, a break room, and a reception area.

PROPERTY HIGHLIGHTS

- Office condo comprised of one suite encompassing the entirety of Building D in Arrowhead Park Place 2 Condominiums.
- Multiple Private Offices, Conference Room, Break Room, Restrooms, and Reception Area.
- Close Proximity to Loop 101 Freeway
- Close Proximity to Arrowhead Towne Center Mall and Midwestern University

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Arrowhead Park Place
STREET ADDRESS	7155 W CAMPO BELLO DRIVE, BUILDINGS D, SUITE 135
CITY, STATE, ZIP	Glendale, AZ 85308
COUNTY	Maricopa
MARKET	Phoenix
SUB-MARKET	Glendale
CROSS-STREETS	Bell Road & 75th Ave

BUILDING INFORMATION

BUILDING CLASS	B
YEAR BUILT	2006

LOCATION DESCRIPTION

- The subject property is located along 51st Avenue, south of Union Hills Road in Glendale, AZ. This particular Arrowhead submarket is relatively dense, with nearly 335,000 residents living in a 5-mile radius. Additionally, this submarket demographic boasts a strong average household income of nearly \$95,000 in a 2-mile radius. Among some of the educational institutions in the immediate area such as Midwestern University and Deer Valley High School, this location is surrounded by numerous retail amenities along the Bell Road corridor. The property is conveniently located in close proximity to the Loop 101 freeway and is less than 3 miles east of Arrowhead Towne Center Mall.

LEASE SPACES



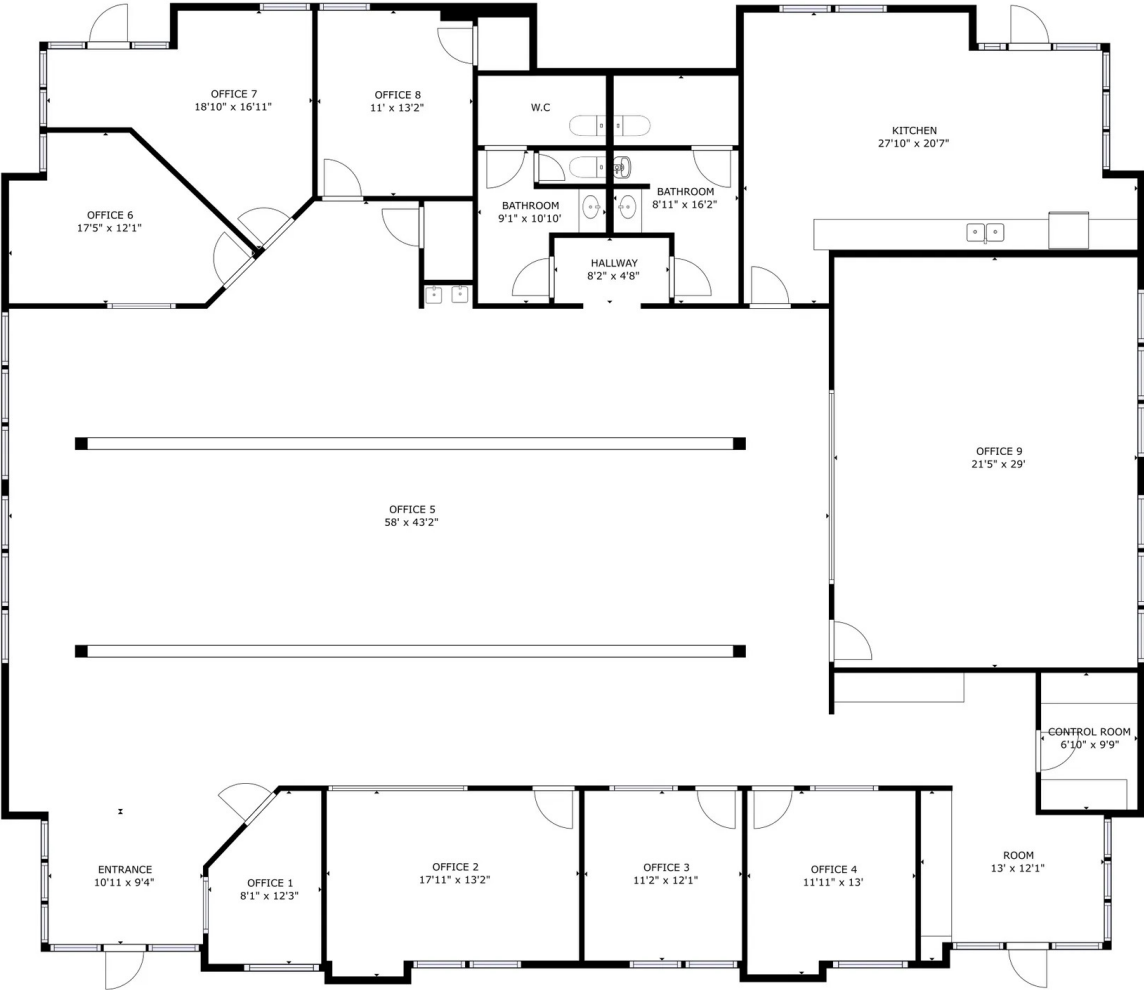
LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	5,322 SF	LEASE RATE:	\$29 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 135	Available	5,322 SF	Gross	\$29.00 SF/yr

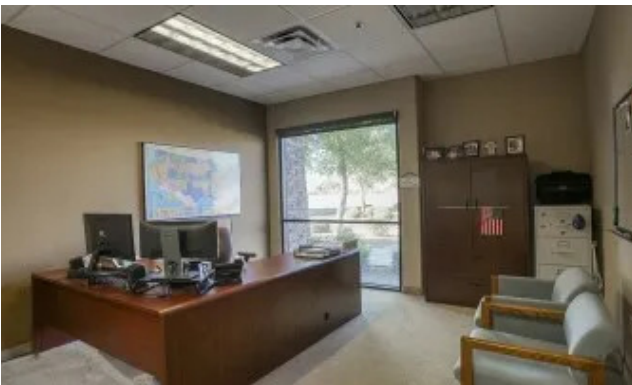
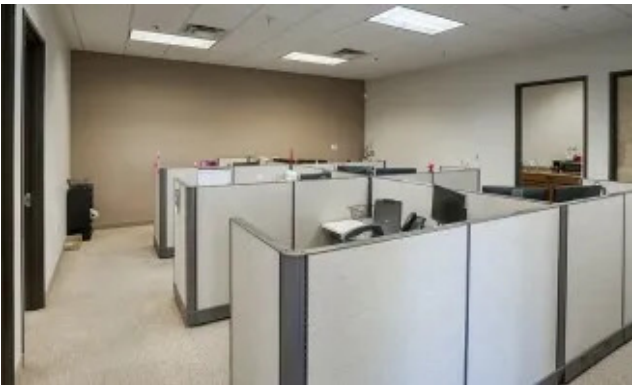
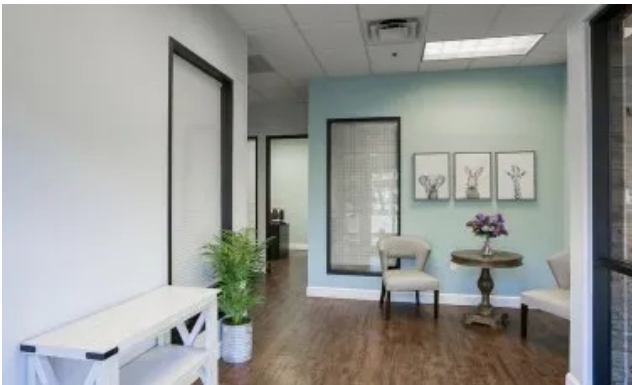
FLOOR PLANS



GROSS INTERNAL AREA
FLOOR 1: 5100 sq ft
TOTAL: 5100 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



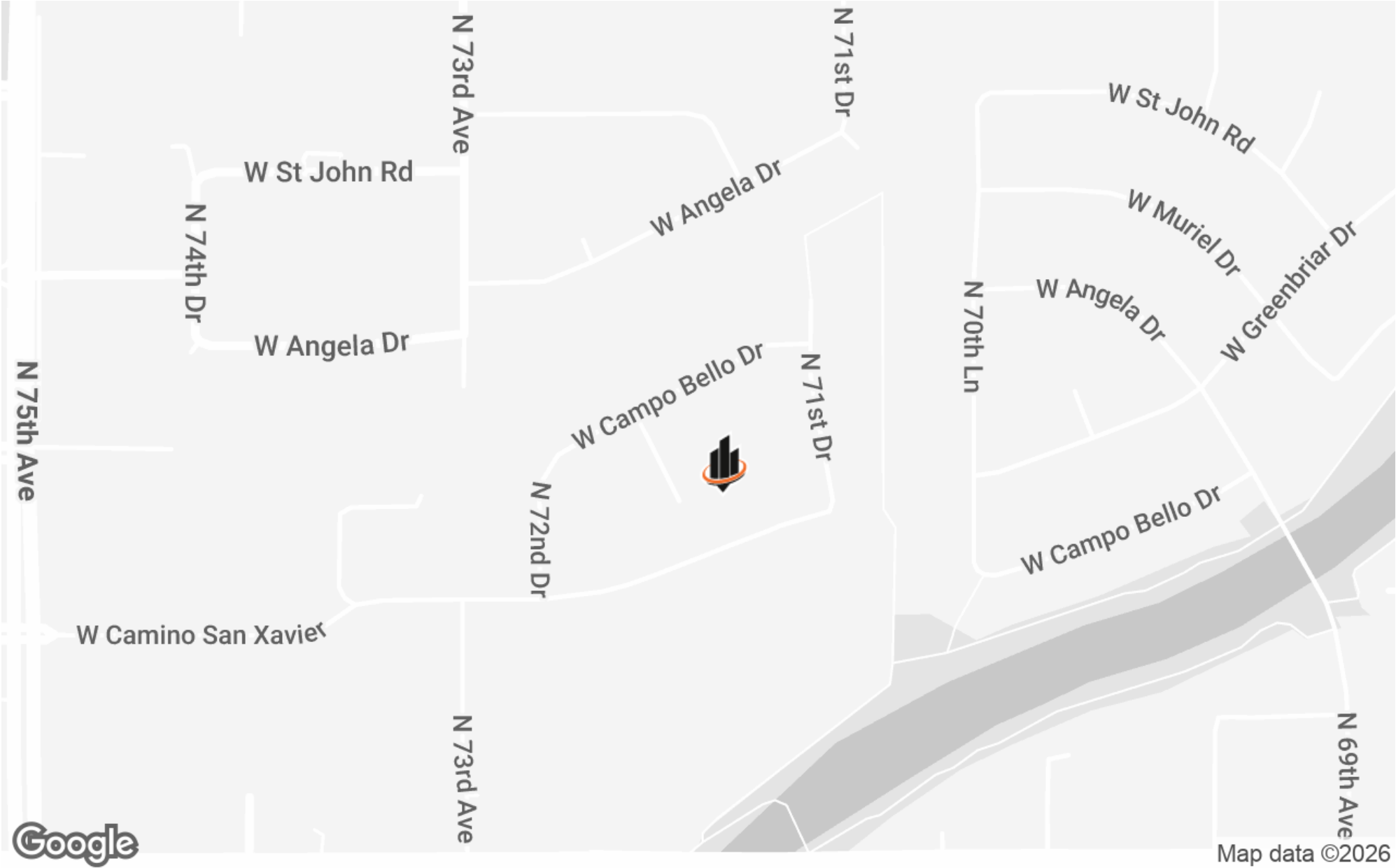
ADDITIONAL PHOTOS



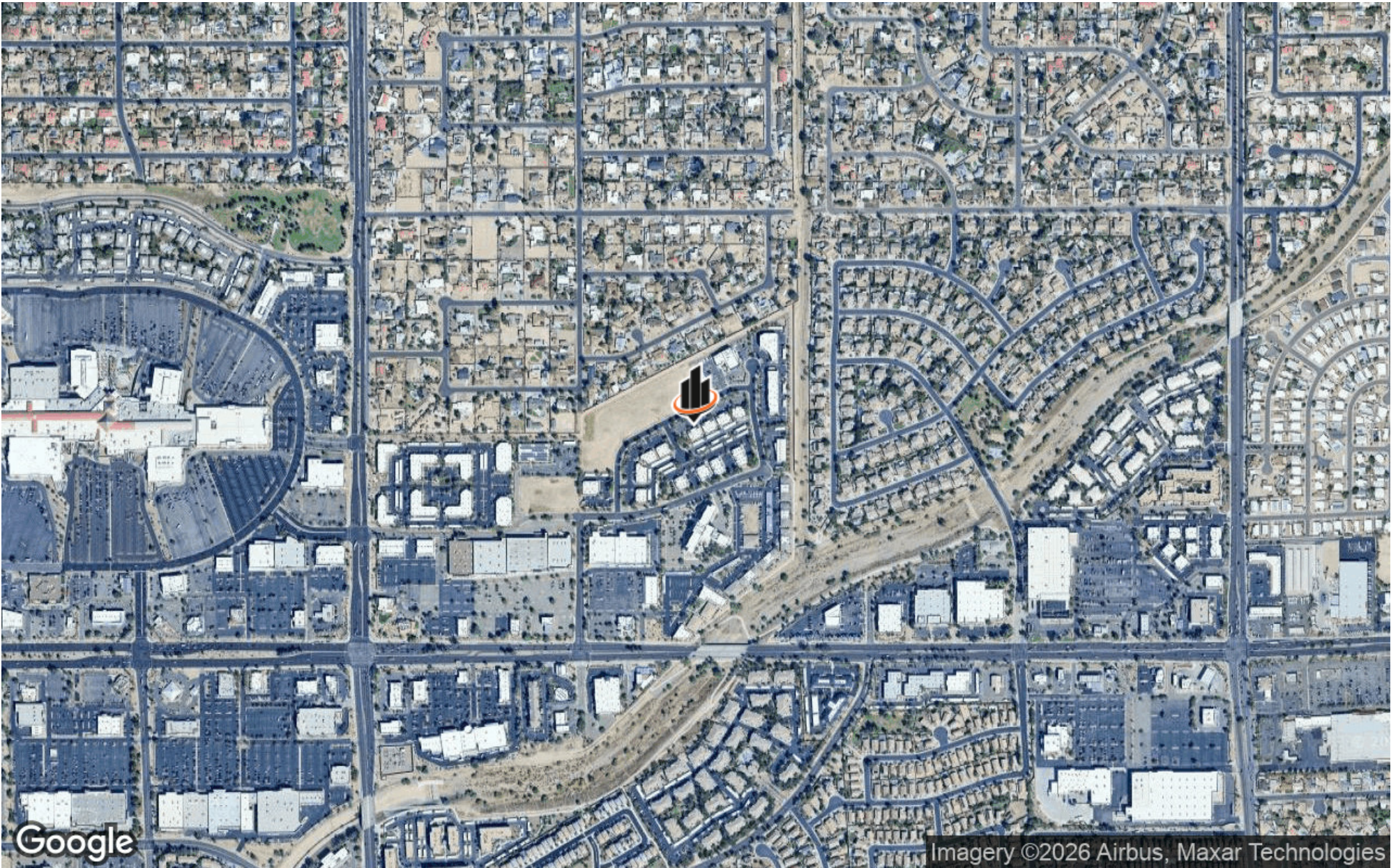
RETAILER MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

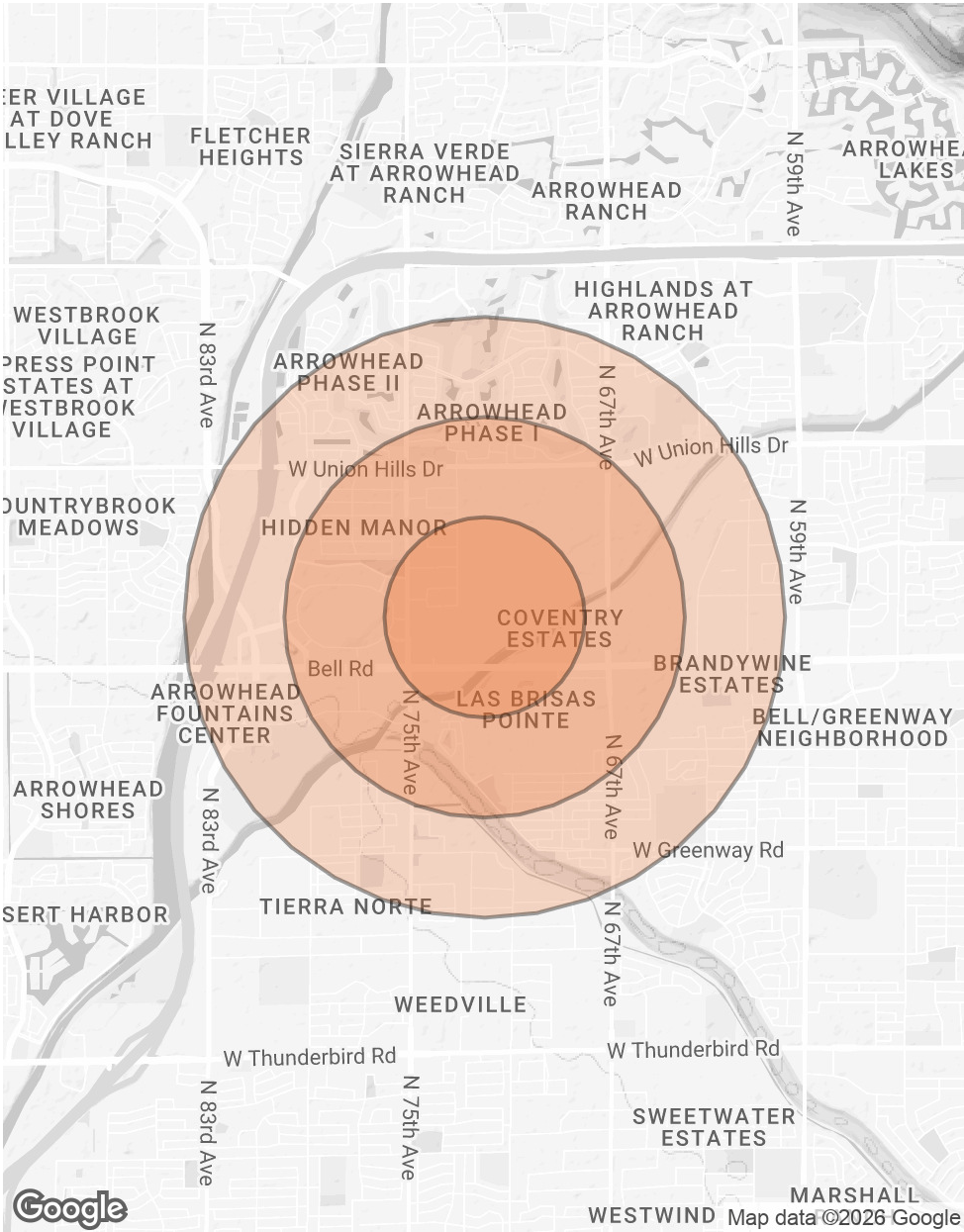
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,945	9,409	23,077
AVERAGE AGE	47.2	45.0	44.3
AVERAGE AGE (MALE)	45.5	43.6	42.9
AVERAGE AGE (FEMALE)	47.2	45.0	45.0

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	824	4,097	10,138
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$90,097	\$86,479	\$83,802
AVERAGE HOUSE VALUE	\$257,838	\$220,319	\$228,269

2020 American Community Survey (ACS)





CITY INFORMATION

With over 250,000 residents and nearly 2,000 employees, the city of Glendale is a vibrant and welcoming metropolitan city with extraordinary opportunities for everyone to prosper, connect, and experience all that is remarkable about our community. Glendale is home to both historic attractions like Sahuaro Ranch Park and state of the art entertainment facilities like State Farm Stadium the home of the NFL’s Arizona Cardinals and the 2008, 2015, and 2023 Super Bowls.

The city is home to high-tech manufacturers like Conair and Honeywell Aerospace. The city can also boast medical school Midwestern University, the only veterinary school in the state of Arizona, and Luke Air Force Base, the training home for new F-35 pilots.

The Westgate Entertainment District is Arizona’s premier entertainment destination offering a vibrant outdoor setting with an interactive shopping, dining and entertainment experience. Nearby, the city’s Gila River Arena hosts the NHL’s Arizona Coyotes as well as numerous concerts and other events throughout the

MAJOR EMPLOYERS

EMPLOYER	EMPLOYEES
LUKE AIR FORCE BASE	5,100
BANNER THUNDERBIRD	3,000
ARROWHEAD TOWNE CENTER	2,650
WALMART	2,175
GLENDALE UNION HIGH SCHOOL	1,974
	1,948
THE CITY OF GLENDALE	1,693
DEER VALLEY UNIFIED SCHOOL DISTRICT	1,594

GLENDALE ATTRACTIONS

TSMC SEMICONDUCTOR FAB PLANT

A major planned development along the interstate 17. TSMC plans to build a \$12 Billion fabrication and manufacturing facility. Once completed it will occupy approximately 300 acres in north Phoenix and will be used to manufacture 5-nanometer chips and in the future have the capability to manufacture 4 and 3-nanometer chips for companies including Apple Inc and Qualcomm Inc. As a boon to all the surrounding cities the TSMC development is projected to bring 1,600 high paying jobs to its main facility, not including the thousands more support jobs created for its local suppliers.



STATE FARM STADIUM

State Farm Stadium formerly known as University of Phoenix Stadium is a multi-purpose football stadium located in Glendale, AZ. The stadium is home to the Arizona Cardinals NFL team and the annual Fiesta Bowl. The stadium has 63,400 seats and also hosts numerous concerts and other large sporting events. The stadium brings in hundreds of thousands of people and millions in revenue for the city per year.



WESTGATE ENTERTAINMENT DISTRICT

Conveniently located in between State Farm Stadium and the Gila River Arena, Westgate Entertainment District is a super regional destination for shopping, dining, entertainment, and commercial offices. Westgate Entertainment District attracts over 22 million visitors annually.

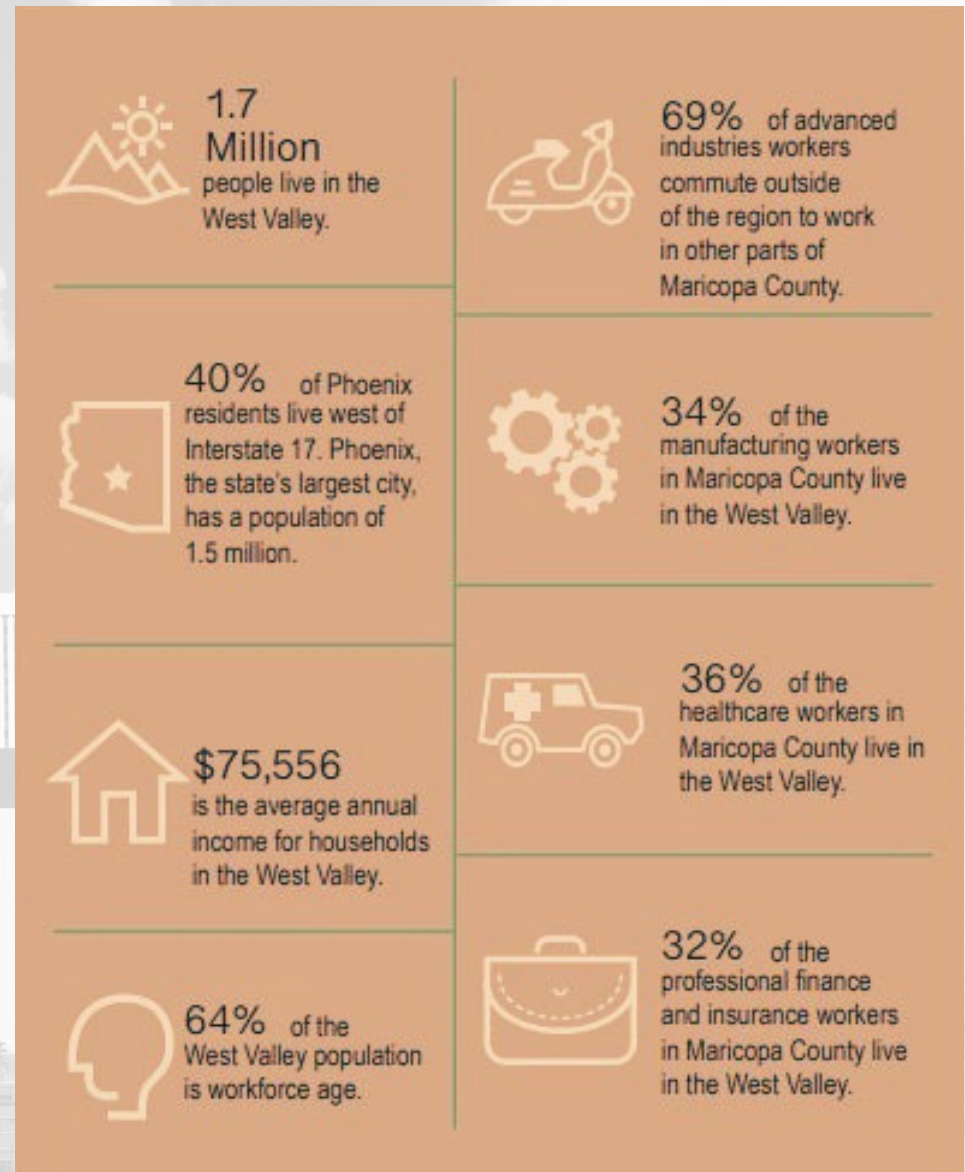
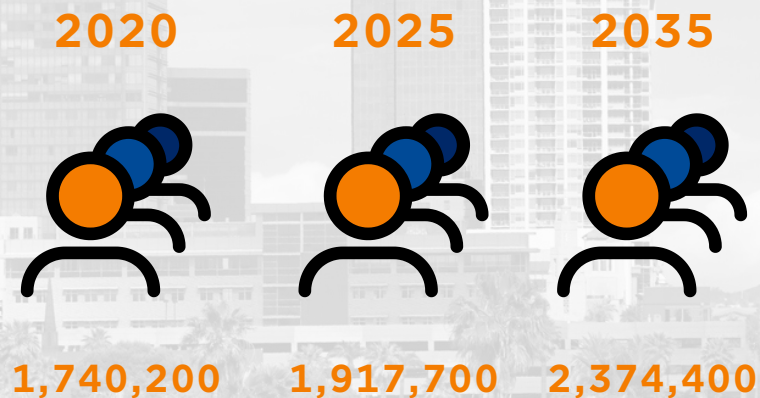


WEST VALLEY

- The West Valley's population is projected to reach 2.3 million by 2030. This accounts for 40% of the Metro's total population growth.
- Over one-third of the Phoenix metro residents live in the West Valley, making the current population of the West Valley 1.7 million.

Source: MAG

PROJECTED POPULATION GROWTH



EMPLOYMENT HUBS



PHOENIX BIOMEDICAL CAMPUS

Phoenix Bioscience Core (PBC) is a 30-acre urban hub in the heart of the innovator's district in Downtown Phoenix. The current build-out surpasses 1.7 million SF and has plans for more than 6 million SF of biomedical-related research, academic, and clinical facilities. More than 7,000 new bioscience healthcare jobs will be created in Phoenix during this time.

- **Highest concentration of research scientists & research professionals in the region.**
- **#1 in Life Science Job Growth**
- **Ranked Top 5 in the Nation's Engaging Life Science Markets**
- **Home to Arizona's 3 public universities**



EMPLOYMENT HUBS



DOWNTOWN PHOENIX

Home to numerous world-class health care and higher education institutions as well as industry-leading corporations, Downtown Phoenix is the epicenter of the Phoenix, AZ, Metropolitan Statistical Area (MSA).

- **2,660 businesses**
- **131,400 jobs**
- **\$19.1 billion annual economic output**
- **300 tech and startup companies (Central Phoenix)**
- **10.7 million SF of office space**
- **1.3 Million SF under construction**



PHOENIX CITY HALL

Since 1994, Phoenix City Hall has served as the epicenter of the Phoenix Government, overlooking 35 departments that employ roughly 14,000 workers across the city.

- **20-floor building**
- **Spans nearly 600,000 SF of space**
- **Hosts roughly ±3,000 jobs**

EMPLOYMENT HUBS



LUKE AIR FORCE BASE

The 56th Fighter Wing, headquartered at Luke Air Force Base, Phoenix, Ariz., is FIGHTER WING LUKE AIR FORCE BASE the largest fighter wing in the U.S. Air Force. The wing is part of the Air Education and Training Command. The wing also oversees the Gila Bend Air Force Auxiliary Field and is a steward of the 1.7 million acre Barry M. Goldwater Military Training Range.

- **7,420+ Employees**
- **4,803 Active, 1,408 Reserve & 1,203 Civilian**
- **Total Economic Impact in AZ \$2.4 Billion**
- **Train 75% of the World's F-35 Pilots**



TAIWAN SEMICONDUCTOR MANUFACTURING CO.

Taiwan Semiconductor Manufacturing Co. is building a \$12 billion plant on 1,129 acres in north Phoenix near I-17 & Loop 303. The construction is on schedule to be operational in 2024. The project represents the largest foreign direct investment in Arizona's history.

- **500 Arizona employees undergoing training in Taiwan**
- **2,000 employees working at the Arizona plant by 2023**
- **Market value of \$550 billion**
- **One of the world's 10 most valuable companies**
- **Projected to produce 20,000 wafers each month**

HIGHER EDUCATION



Arizona State University (ASU) is among the largest universities in the nation by overall enrollment and is ranked in the top 1% of the world's most prestigious universities by Times Higher Education.

*Downtown Campus

8,796*
students
enrolled

Fall 2022

**Approx
1,238
on-campus
housing
capacity**

**7,558+
students in
need
of off-
campus
housing***



Grand Canyon University (GCU) is a private Christian university offering 200+ undergraduate, graduate, and doctoral degrees from 9 different colleges. GCU is recognized as one of the largest Christian universities in the world. Welcoming its largest incoming class ever of ~9,700 new students in the 2022-23 academic year.

~25,000
students
enrolled

Fall 2022

**16,000
in 27
residence
halls**

**Best
College
Campuses
in America:
No. 18 out
of 1,417**



UNIVERSAL
TECHNICAL
INSTITUTE



NASCAR
TECHNICAL
INSTITUTE

The 248,000-square-foot Avondale campus offers hands-on real practice experience on everything from advanced diagnosis to undercar maintenance. Offering 3 programs, 7 specialties, and 38 labs.

~1,845
students
enrolled

Fall 2022

**\$55,00+
Average
graduate
salary**

**On Campus
housing
unavailable**

LIFESTYLE & ENTERTAINMENT



American Family Fields of Phoenix

Home for the Brewers Spring Training games. This award-winning Cactus League facility, nestled in the west side of Phoenix, is a state-of-the-art complex with ample parking and easy access.

- **10,000-person capacity, 3,000 lawn seats**
- **5 full baseball fields, 2 half-fields**
- **2,000-space parking capacity**
- **Home of the Brewers Spring Training**

American Sports Center



American Sports Centers is the largest indoor multi-sport facility in Arizona. The facility features 6 volleyball courts, 4 basketball courts, 2 indoor soccer fields, and a 4,000-square-foot multi-purpose room.

Encanto Park



Situated in Central Phoenix, Encanto Park is a lush, public park featuring an array of amenities for recreational activities. The park spans 222 acres which includes an Amusement Park and Sports Complex.



Westgate Entertainment District

Nestled in the heart of Glendale, Westgate Entertainment District offers a dazzling display of specialty shops, eateries & entertainment in this livable, walkable community.

- **WaterDance Plaza, an open-air, outdoor concert and event venue**
- **Statefarm Stadium, home of the Arizona Cardinals**
- **Fountain Park, centered by an interactive fountain**
- **Gila River Stadium, home of the Arizona Coyotes**

Arrowhead Park Place

7155 W CAMPO BELLO DRIVE

BUILDINGS D & C (PARTIAL)

SUITES 125, 135, 172

Glendale, AZ 85308

PRESENTED BY:

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