

# MEDICAL OFFICE | FOR LEASE



Stadium Corporate Center 3802 N 53rd Ave | Phoenix, AZ 85031

**CBRE**

## Property Summary

- + Strategically located along North 53rd Avenue with convenient access to major arterials including Bethany Home Road, Glendale Avenue and Grand Avenue (US-60), providing efficient connectivity throughout West Phoenix and Glendale medical corridors.
- + Positioned near a concentration of established medical users, retail services and neighborhood amenities, supporting consistent patient traffic and strong healthcare demand.
- + Surrounded by dense residential neighborhoods, creating a built-in patient base for outpatient, specialty and ancillary medical providers.
- + Well-situated for long-term medical occupancy, with building layout, access and parking designed to support a wide range of clinical and healthcare uses.

## Property Details

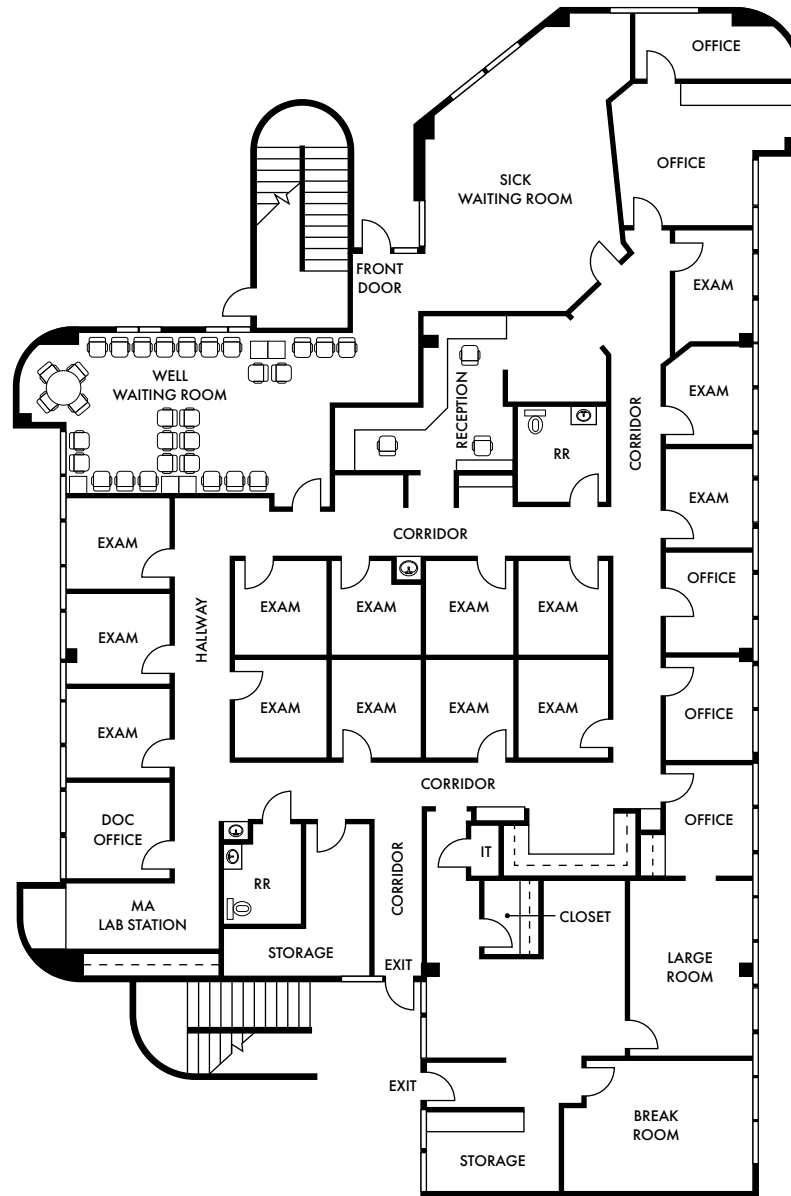
Type	Medical
Building SF	±5,418 RSF
Available SF	Suites 110 ±3,238 RSF
Listing Type	Lease
Suite	160
Lease Rate	\$17.00/SF MG
Year Built/Renovated	1982/2012
Site Area	±36,835 SF
Zoning	C-2
Stories	3
Parking	50+ spaces
Signage	Window, Monument, Directory
Amenities	Elevator access individual HVAC package units On-site surface parking



## Property Highlights

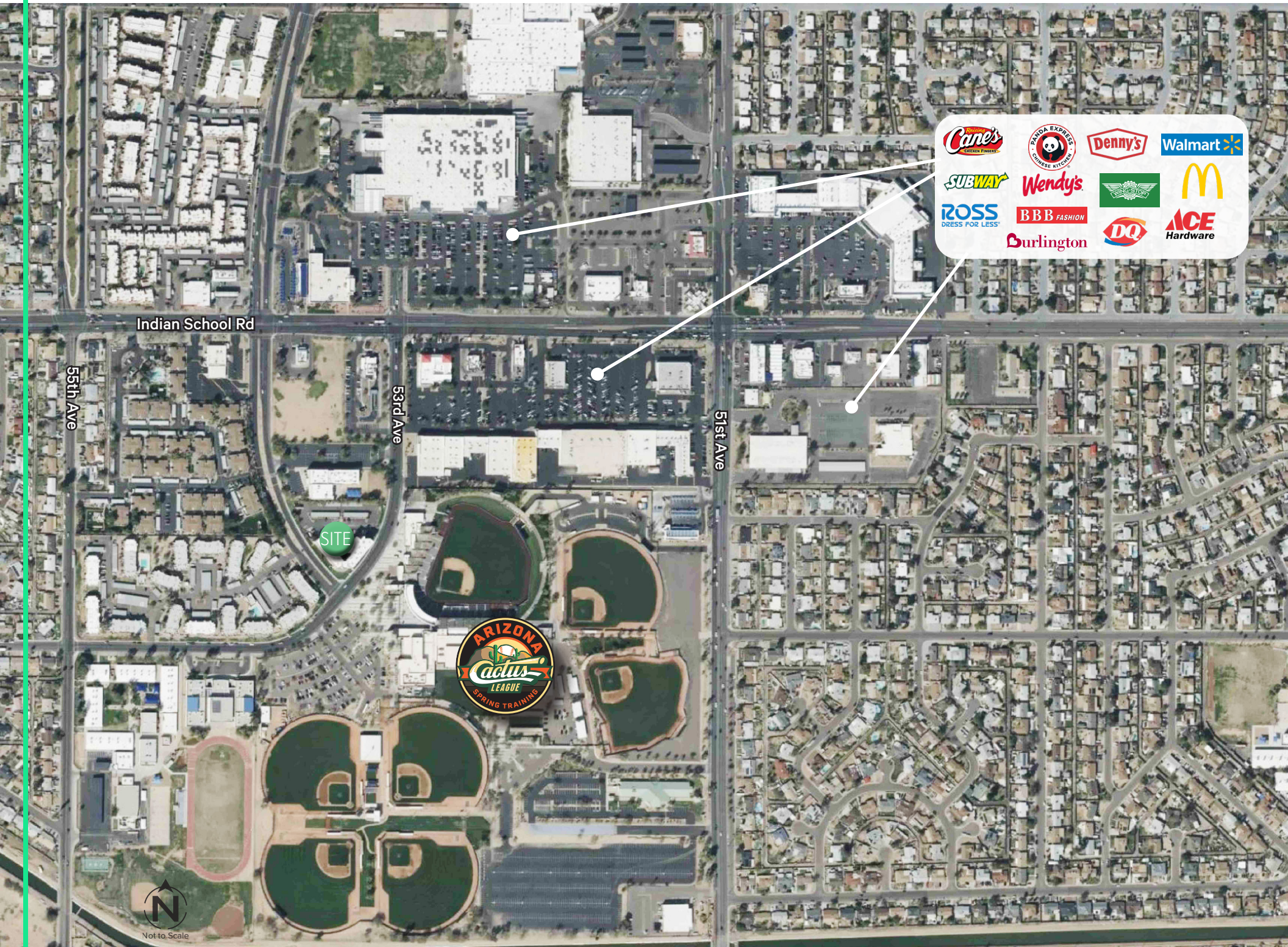
- + Three story suburban office building featuring a timeless brick exterior, expansive glass lines and professionally maintained landscaping
- + ±5,418 SF medical suite available for lease offering a highly functional clinical layout with exam rooms, plumbing infrastructure and efficient operational flow.
- + Versatile interior configurations throughout the building accommodate a wide range of medical, professional and administrative office users.
- + Exterior loaded entrances and well appointed common areas enhance tenant convenience and create a welcoming experience for visitors.
- + Ample surface parking and straightforward site access offer easy ingress/egress for tenants, patients, staff and guests.

Suite 160 - ±5,418 SF



1st Floor





Indian School Rd

55th Ave

SITE

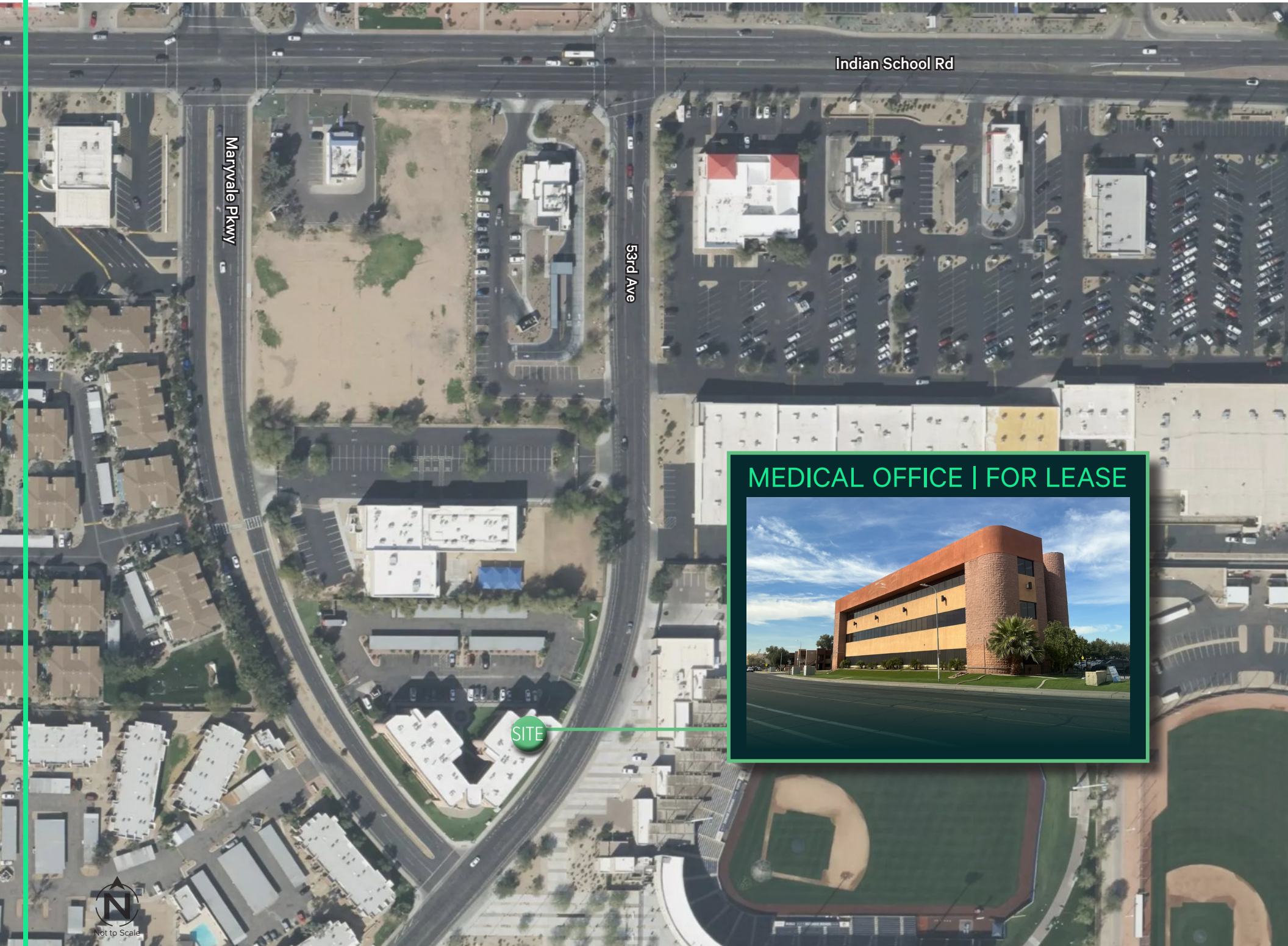
53rd Ave

51st Ave



Not to Scale

A collection of logos for various businesses, including Cane's, Panda Express, Denny's, Walmart, Subway, Wendy's, Dunkin', McDonald's, Ross, BBB Fashion, Burlington, DQ, and Ace Hardware. The logos are arranged in a grid-like fashion within a white rounded rectangle.



Indian School Rd

Marvayale Pkwy

53rd Ave

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SITE

2025	2 mile radius	5 mile radius	10 mile radius
Population	94,865	472,022	1,388,342
Average Household Income	\$63,882	\$65,222	\$78,926

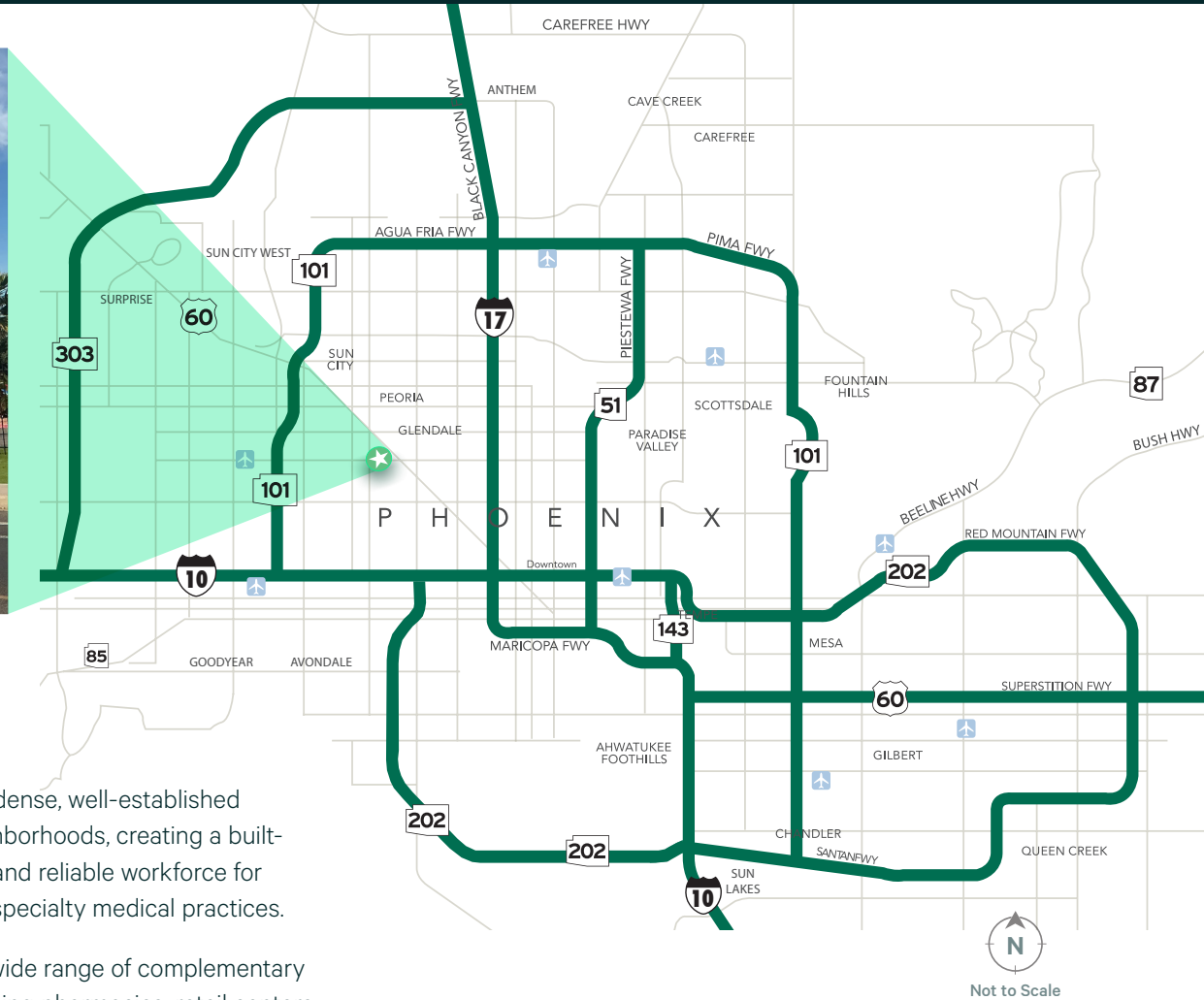
Source: ESRI

## TRAFFIC COUNTS

W Indian School Rd & N 55th Ave

±43,762 vehicles per day

Source: ADOT 2024



Not to Scale

## Location Overview

- + Strategically located within an established West Phoenix medical corridor, surrounded by a strong concentration of medical, professional, and neighborhood-serving users, supporting consistent daytime traffic and long-term area stability.
- + Excellent access to key transportation corridors including Grand Avenue (US-60), Bethany Home Road, Glendale Avenue, and nearby Loop 101, providing efficient connectivity throughout Phoenix, Glendale and the broader West Valley.
- + Surrounded by dense, well-established residential neighborhoods, creating a built-in patient base and reliable workforce for outpatient and specialty medical practices.
- + Proximate to a wide range of complementary amenities including pharmacies, retail centers, grocery stores, restaurants, and community services, enhancing convenience for patients, staff, and visitors.

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## CONTACT US:



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