



FOR SALE OR FOR LEASE

7499 W Bethany Home Rd

GLENDALE, AZ 85303

Medical Office Building

±14,259 RSF

FREESTANDING MEDICAL OFFICE

Excellent Signage

BUILDING AND MONUMENT

Ample Parking

5.11/1000 SURFACE PARKING

7499 W BETHANY HOME RD · GLENDALE, AZ 85303

7499 W. Bethany Home Rd is a highly visible freestanding commercial building located in the heart of Glendale's growing West Valley corridor. With strong monument signage, plenty of parking, and easy access to Loop 101 and Interstate 10, the property is well suited for medical, dental, and wellness users looking to position themselves in a high-demand West Valley location.

The surrounding community continues to see steady residential growth and benefits from a large daytime population, creating strong support for service-oriented businesses and healthcare providers alike. Nearly 465,000 residents live within a 5-mile radius, with family-oriented neighborhoods, larger household sizes, and a diverse consumer base that continues to drive demand throughout the corridor.

The property offers a rare combination of visibility, accessibility, and flexibility in one of the West Valley's most established and active trade areas.



PROPERTY HIGHLIGHTS

±14,259 SF Freestanding Opportunity

Ideal for medical, dental, behavioral health, or wellness users

Dense West Valley Trade Area

Strong residential density and daytime population growth

Strong Bethany Home Rd Frontage

Excellent visibility with monument signage opportunities

Excellent Regional Accessibility

Immediate access to Loop 101 and Interstate 10

Flexible Building Configuration

Suitable for single-tenant or multi-tenant occupancy

Positioned for Healthcare Demand

Corridor supporting \$1B+ in annual healthcare expenditures

Ample Surface Parking

Convenient parking for patients, visitors, and staff

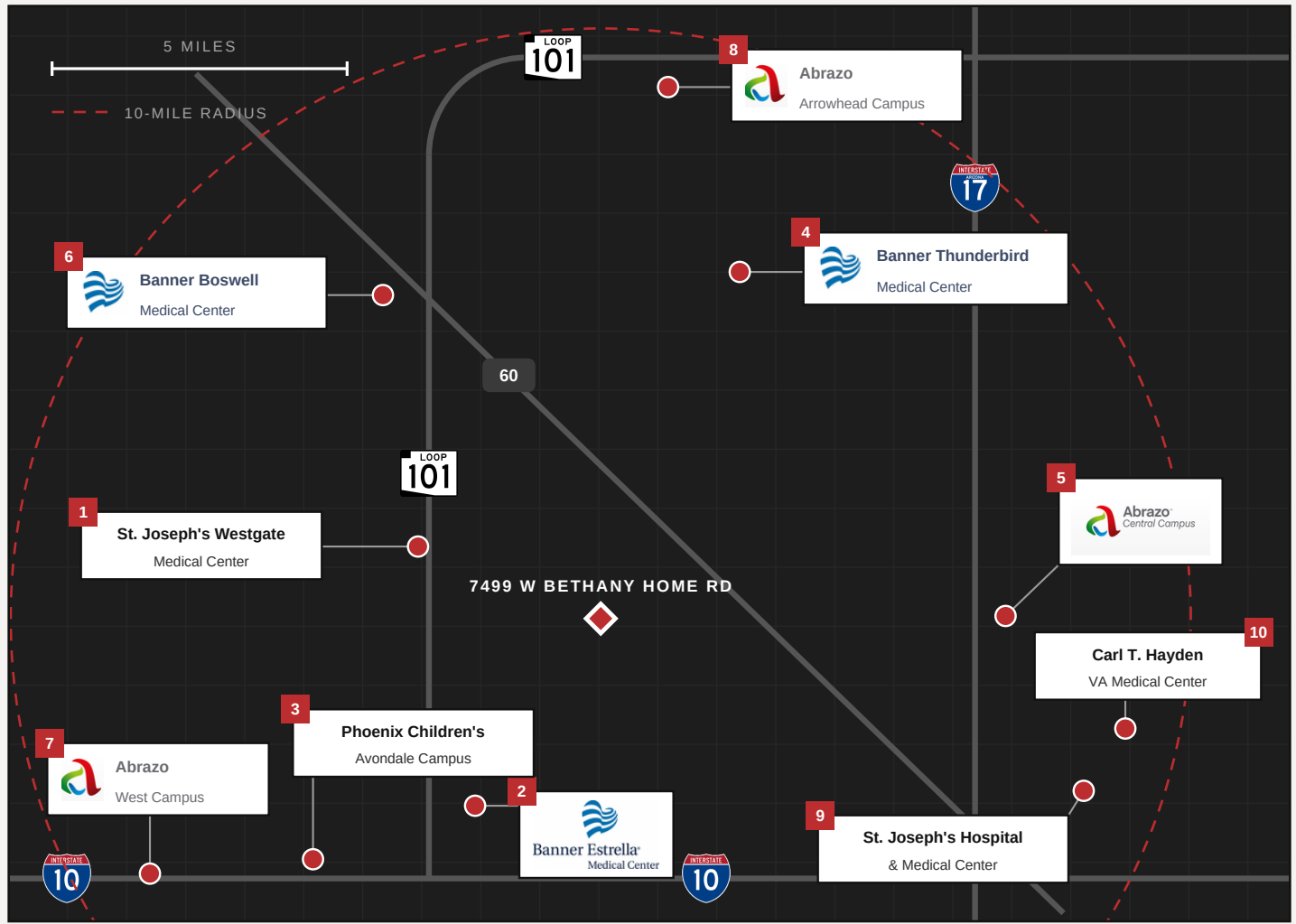
Flexible C-N Zoning

Allows a variety of medical and neighborhood commercial uses

AREA MEDICAL FACILITIES

03

MAJOR MEDICAL FACILITIES WITHIN A 10-MILE RADIUS



\$1B+

HEALTHCARE SPENDING
WITHIN 5 MILE RADIUS

464,255

2025 POPULATION
WITHIN 5 MILE RADIUS

\$95,423

AVG HOUSEHOLD INCOME
WITHIN 1 MILE RADIUS

3.4

AVG HOUSEHOLD SIZE
WITHIN 1 MILE RADIUS

DRIVE TIMES — MEDICAL FACILITIES

1 St. Joseph's Westgate Medical Center	10 min	6 Banner Boswell Medical Center	16 min
2 Banner Estrella Medical Center	12 min	7 Abrazo West Campus	17 min
3 Phoenix Children's — Avondale Campus	14 min	8 Abrazo Arrowhead Campus	18 min
4 Banner Thunderbird Medical Center	15 min	9 St. Joseph's Hospital & Medical Center	19 min
5 Abrazo Central Campus	15 min	10 Carl T. Hayden VA Medical Center	20 min

Drive times are approximate estimates and vary with traffic and route. Map locations are plotted to scale; verify travel times independently.



Rendering for marketing purposes only. Image does not represent the building's current condition.

FOR SALES AND LEASING INFORMATION

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