

UNDER NEW OWNERSHIP

# ANTHEM

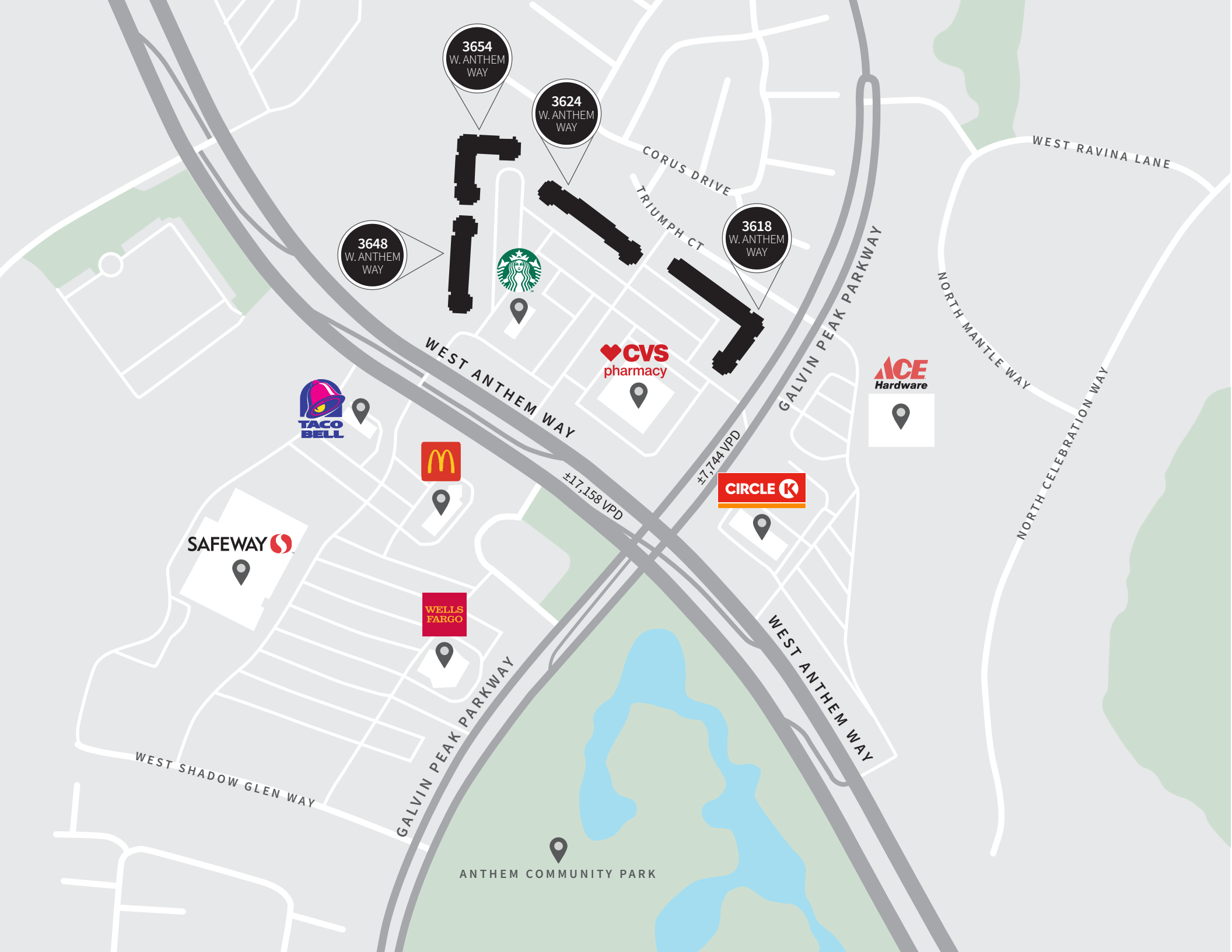
## MEDICAL PLAZA

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

SAFeway

WELLS  
FARGO

ANTHEM COMMUNITY PARK

±17,158 VPD

±7,744 VPD

WEST SHADOW GLEN WAY

GALVIN PEAK PARKWAY

WEST ANTHEM WAY

CORUS DRIVE  
TRIUMPH CT

GALVIN PEAK PARKWAY

WEST ANTHEM WAY

WEST RAVINA LANE

NORTH MANTLE WAY

NORTH CELEBRATION WAY

# 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

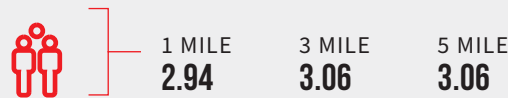
BUILDING D - 3618 W. ANTHEM WAY  
SUITE 120 – 5,480 SF

## DEMOGRAPHICS 2023

### TOTAL POPULATION



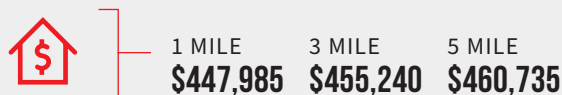
### AVERAGE FAMILY SIZE



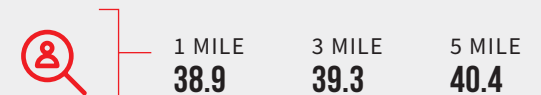
### MEDIAN HOUSEHOLD INCOME



### MEDIAN HOME VALUE



### MEDIAN AGE





# 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**



ANTHEM



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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

