



FOR LEASE

2,775 SF MEDICAL OFFICE SPACE AVAILABLE

2236 WEST BETHANY HOME ROAD, PHOENIX, ARIZONA, 85015



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PROPERTY OVERVIEW



AVAILABLE SPACE (SF): 2,775 SF

BUILDING SIZE (GBA): 5,636 SF

LEASE RATE: \$17 /SF NNN

ZONING: C-O

PARKING RATIO: 3.19/1,000

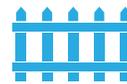
YEAR BUILT: 1993

PARCEL NUMBER: 156-12-138A

Property Highlights:



Second Generation Medical Space



Huge Fenced in Side Yard Available Making it Perfect for a Veterinary Office



Close Proximity to I-17

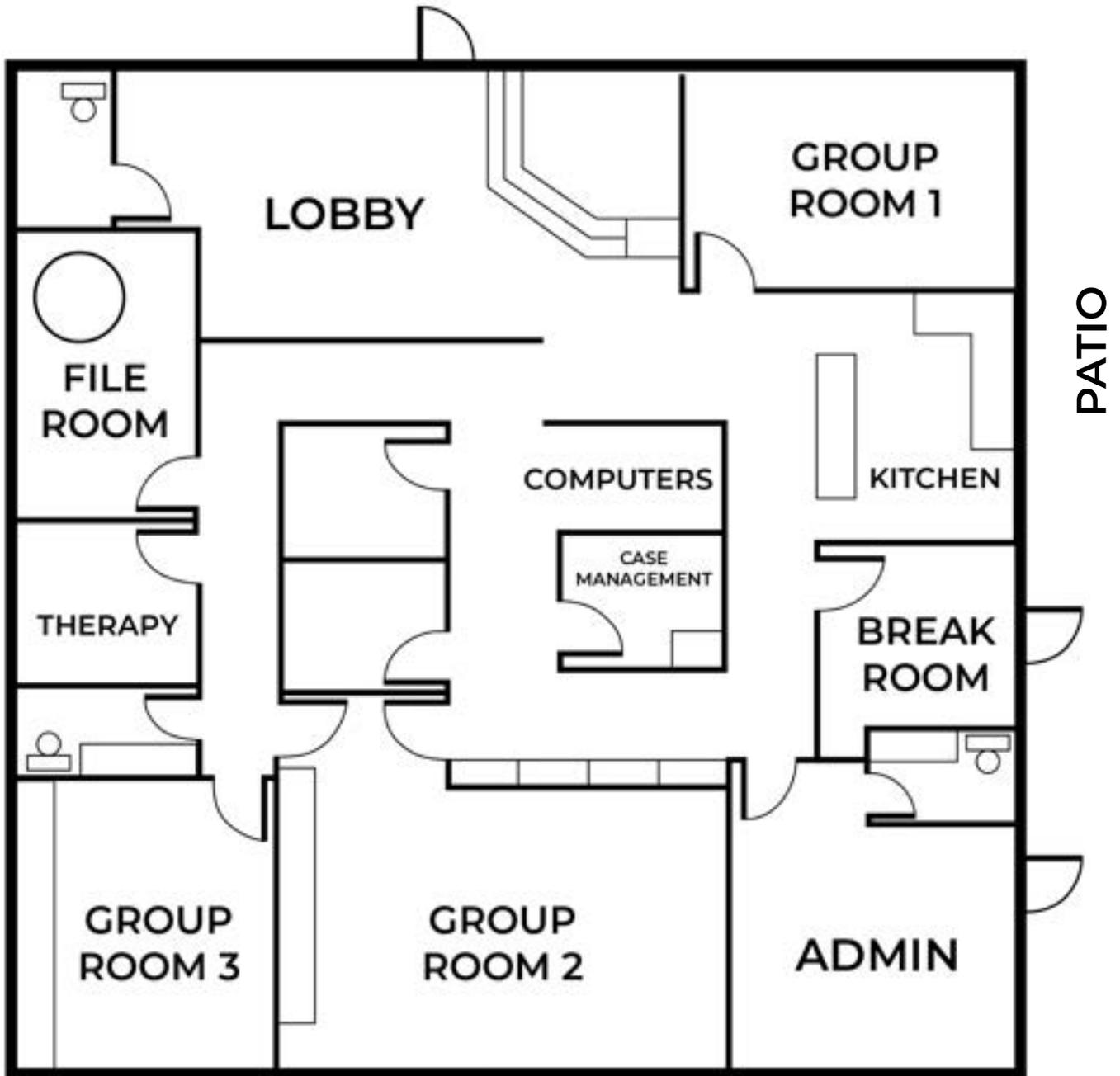
PROPERTY PHOTOS



The property at **2236 W Bethany Home Rd in Phoenix, Arizona** is a well-maintained 2 tenant medical office building. The available suite measures 2,775 SF and features an existing medical build-out that includes wet exam rooms, a reception and waiting area, private offices, and support spaces, making it immediately functional for a variety of medical users. The neighboring tenant is Desert Sage Family Dental.

The property sits on a roughly 0.45-acre lot and offers convenient access to the I-17 freeway and nearby amenities. One of its standout features is the fenced, attached yard area on the side of the building, making it an especially attractive option for a veterinary clinic that would benefit from secure outdoor space for animals and related operations.

FLOOR PLAN



AERIAL HIGHLIGHTS



Restaurants | Within 3 Miles Distance





GRAND CANYON UNIVERSITY

Grand Canyon University is a large private Christian university located in Phoenix, with a vibrant campus of nearly **25,000 on-campus students** and more than 100,000 students enrolled overall through its in-person and online programs. The university's main campus sits in central Phoenix and attracts thousands of students, faculty, and visitors to the area every day.

The property at **2236 W Bethany Home Rd** is conveniently located just a short drive from the GCU campus, making it well positioned to benefit from the strong student population and activity generated by the university. Its proximity to GCU makes the location especially attractive for businesses and services that serve the surrounding community.



PHOENIX, ARIZONA

Phoenix, Arizona is a large desert city in the Sonoran Desert, known for its abundant sunshine, wide valleys, and rugged mountain scenery. Often called the “Valley of the Sun,” it provides easy access to outdoor activities like hiking and biking, with desert preserves woven throughout the city. Phoenix blends Southwestern and Native American cultural influences with modern neighborhoods, a growing arts and food scene, and a rapidly expanding urban core shaped by its hot climate and striking desert landscape. The city’s lifestyle is closely tied to the desert, with early mornings, vibrant sunsets, and a strong appreciation for outdoor living.



5 MILE DAYTIME POPULATION
412,808



5 MILE AVG HOUSEHOLD INCOME
\$83,975

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	25,514	134,806	412,808
Employees:	6,473	67,915	206,315
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	7,922	39,787	137,485
Average Size:	3.2	3.4	2.9
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$71,755	\$77,028	\$83,975
Annual Household Expenditure:	\$714.22 M	\$3.69 B	\$12.73 B



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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