

MEDICAL OFFICE FOR LEASE



METRO MEDICAL PLAZA

**3201 W PEORIA AVE
PHOENIX, AZ 85029**

**Availability:
1,805 RSF - 2,404 RSF**

ARIZONAMOB.COM

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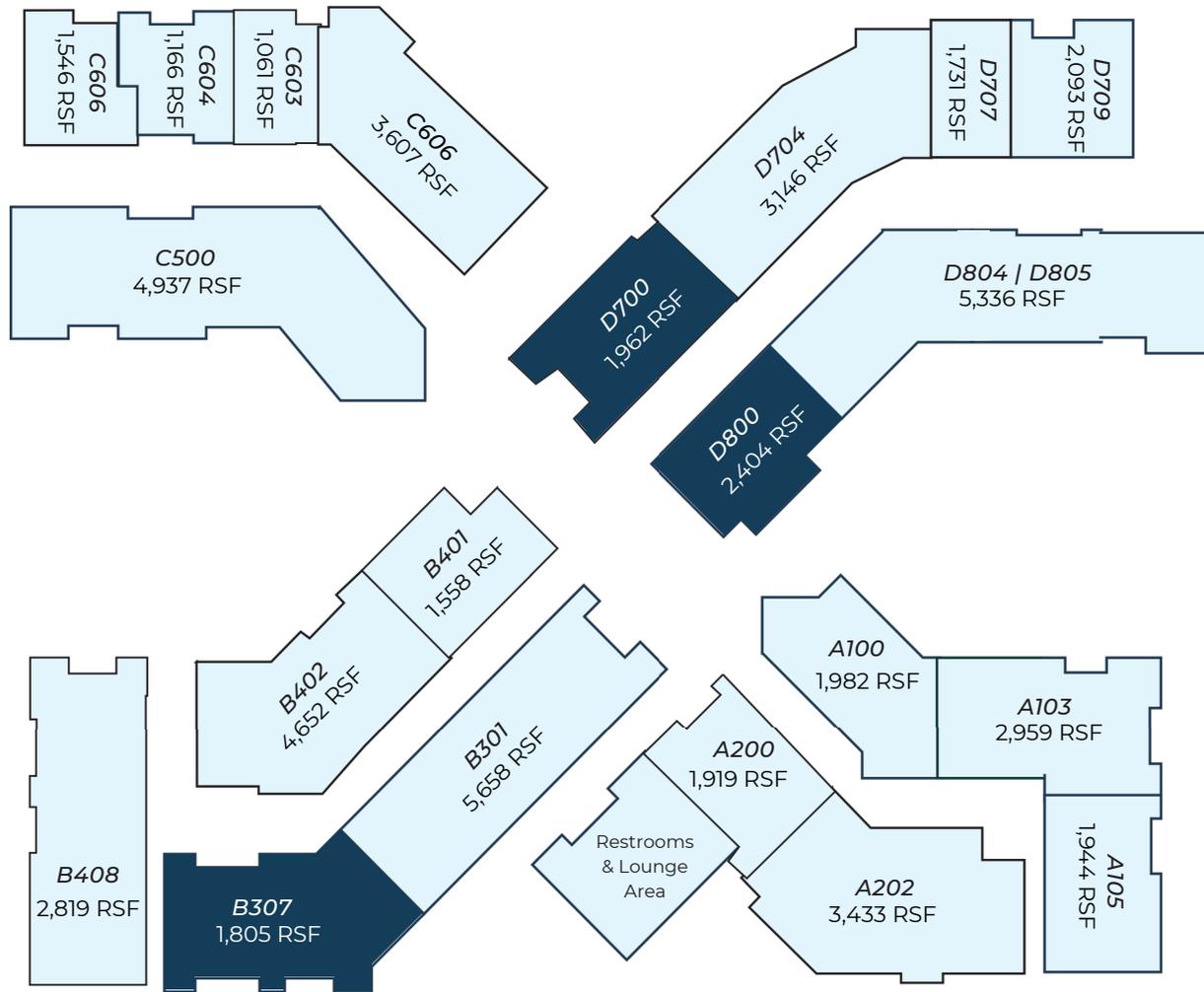
EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- Anchored by SimonMed and Stamp Medical
- Adjacent to Major Metro Center Redevelopment and Light Rail Extension
- Ideally Located Between Banner Thunderbird Medical Center and Honor Health John C. Lincoln Medical Center
- New Ownership, Newly Paved Parking Lot, New Paint, and More Improvements to Come



SITE PLAN & AVAILABILITY

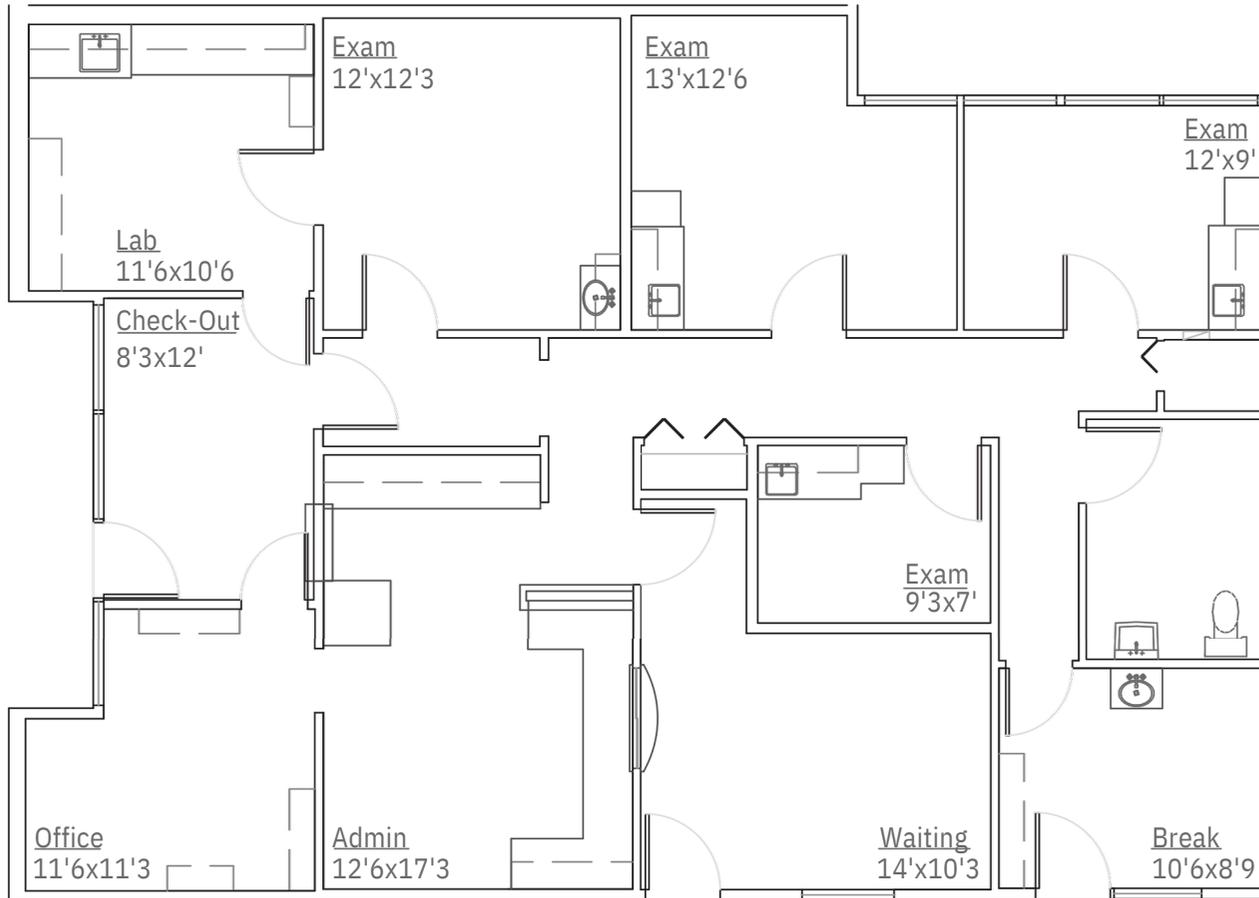


SUITE NUMBER:	SIZE (RSF):
B307	1,805
D700	1,962
D800	2,404

DOCTORS LOUNGE

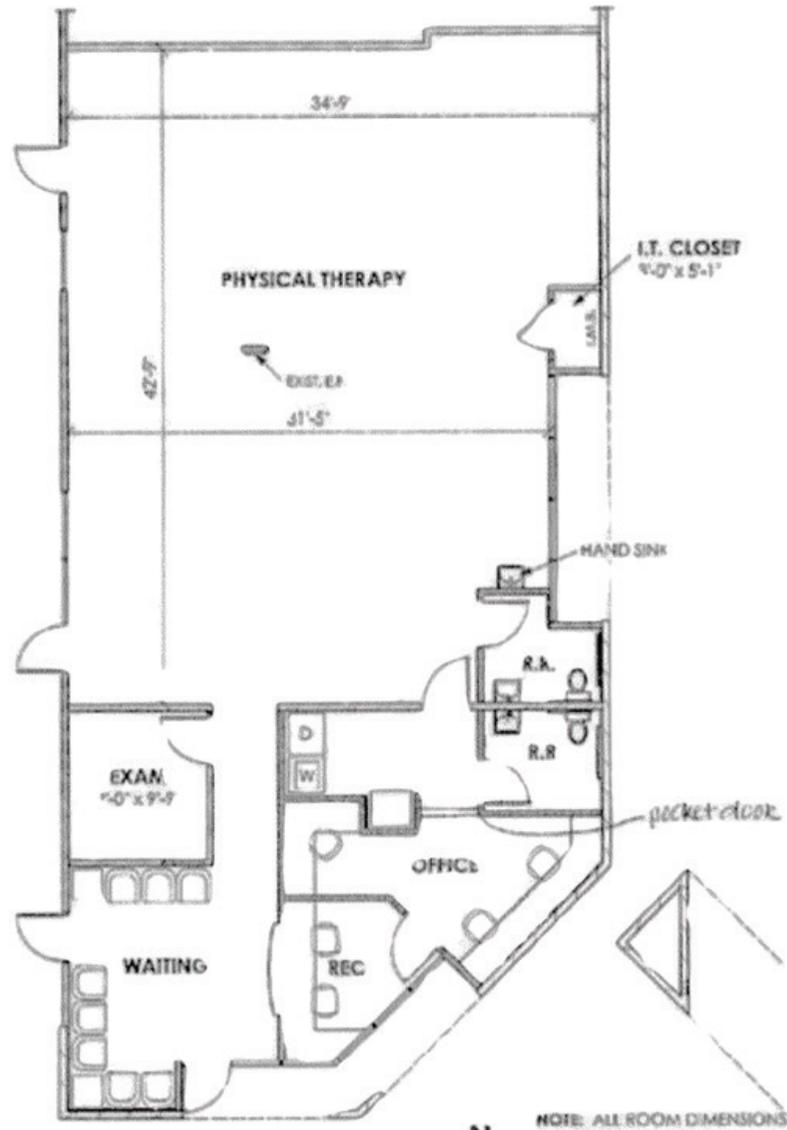


FLOOR PLANS



D700
1,962 RSF

FLOOR PLANS



D800
2,404 RSF

Second Generation
Physical Therapy
Space

FLOOR PLANS



B307
1,805 RSF

AERIAL OVERVIEW



Moon Valley High School
1,422 STUDENTS

TARGET
STARBUCKS COFFEE
Jack in the box
ROSS DRESS FOR LESS

Chick-fil-A
Smashburger
menchie's frozen yogurt
MOD PIZZA
STARBUCKS COFFEE

PET SMART
ROSS DRESS FOR LESS
Red Robin Panera
crumbl cookies
PEI WEI

Burlington IN-N-OUT BURGER
petco
Michaels Where Creativity Happens
DOLLAR TREE
Staples

4570 Avenue
fry's
goodwill
SAI AD AND GO
planet fitness
cegees
CVS pharmacy
TACO BELL
99c ONLY STORES
Domino's
McDonald's

BARNES & NOBLE
Olive Garden
TEXAS ROADHOUSE
Cane's
BUFFALO WILD WINGS
HOOTERS

METRO CENTER
\$750 Million Mixed-Use Redevelopment



WAL*MART SUPERCENTER
RED LOBSTER
Culver's
chilis
jason's deli

Cortez High School
1,235 Students

NORTHWEST VALLEY METRO EXPANSION PHASE II

fry's

VASA FITNESS
STREETS OF NEW YORK
Jack in the box

METRO

197th Avenue

4570 Avenue

199,589 VPD

Dunlap Avenue

Northern Avenue



DEMOGRAPHICS

METRO MEDICAL PLAZA
3201 W PEORIA AVE
PHOENIX, AZ 85029

Population	1 Mile	3 Mile	5 Mile
Daytime Population	24,896	229,571	587,284
Residential Population	16,456	181,203	470,793
Average Age	35.4	35.1	35.9
Housing Units	7,164	70,239	181,685
Total Businesses	921	5,879	15,063
Households			
Total Households	6,532	65,724	169,099
# of Persons per HH	2.4	2.6	2.6
Income			
Average HH Income	\$89,626	\$83,653	\$92,316

DAYTIME
POPULATION

587,384

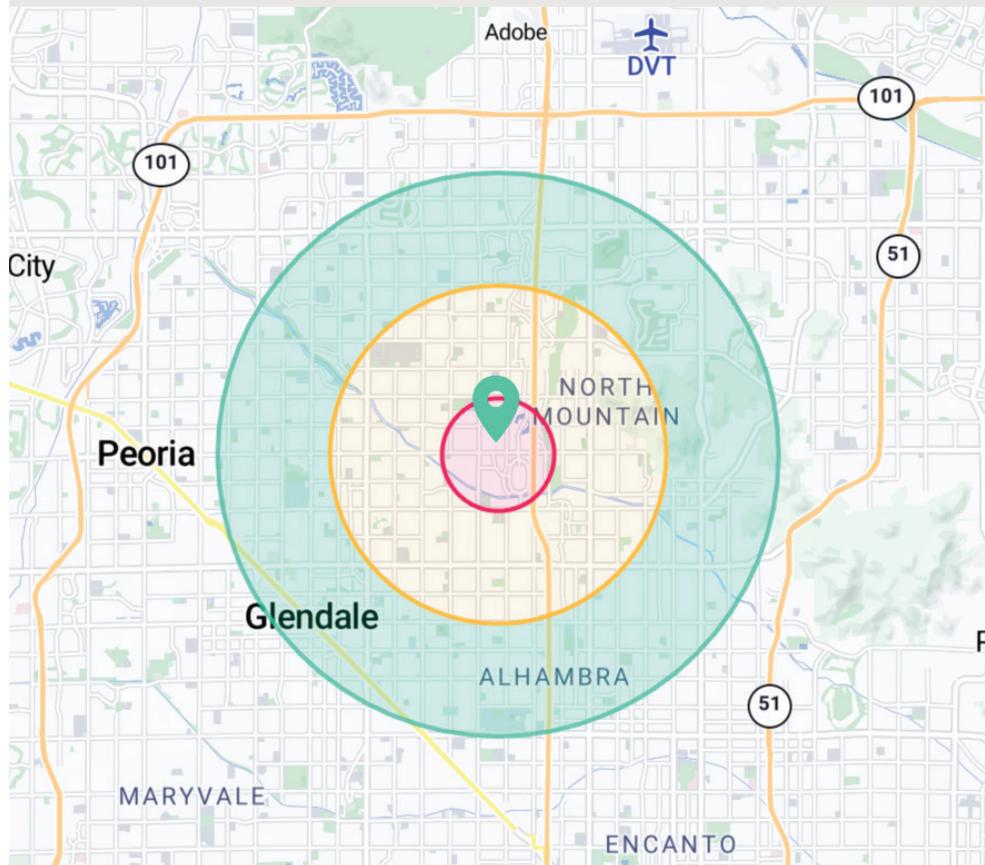
* 5 mile radius



MEDIAN
AGE

35.1

* 3 mile radius



AVERAGE HOUSEHOLD
INCOME

\$92,316

* 5 mile radius





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HEALTHCARE PARTNERS

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