



Medical Office Condo For Sale or Lease

17100 N 67TH AVE | UNIT 502 | GLENDALE, AZ 85308

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to purchase or lease Suite 502 at 17100 N. 67th Avenue, a $\pm 2,404$ SF medical office condominium in Glendale, Arizona. Situated within a well-maintained complex near Arrowhead Ranch, this fully built-out suite features a reception and waiting area, nurse station, six exam rooms, private offices, break room, laundry, and dedicated storage. Built in 2006 and available for immediate occupancy, the property offers a turnkey opportunity for a medical practice seeking to own or lease its space.

Conveniently located near Loop 101 and Bell Road, the property provides easy access throughout the Northwest Valley and is minutes from Arrowhead Towne Center, the P83 Entertainment District, and a variety of retail, dining, and professional services. Its functional layout and accessible location make it an ideal setting for a practice looking to establish or expand its presence in Glendale.

PROPERTY HIGHLIGHTS

- Move-In Ready Medical Buildout, Including Reception, Nurse Station, and Multiple Exam Rooms
- Located Within a Well-Maintained Condo Complex With Complementary Mix of Medical and General Office Users.
- Ample Parking with a Ratio of $\pm 5.00/1,000$ SF
- Amenity-Rich Location in Arrowhead Ranch, Just Effortless Pull Up Parking Throughout the Property Seconds from Arrowhead Towne Center and the P83 Entertainment District
- Effortless Pull Up Parking Throughout the Property



PROPERTY SUMMARY



Sale Price: \$1,025,000 (\$426.37/SF)



Lease Rate: \$25.00/SF (NNN)



Condo Size: ±2,404 SF



Year Built: 2006



Zoning: PAD, City of Glendale

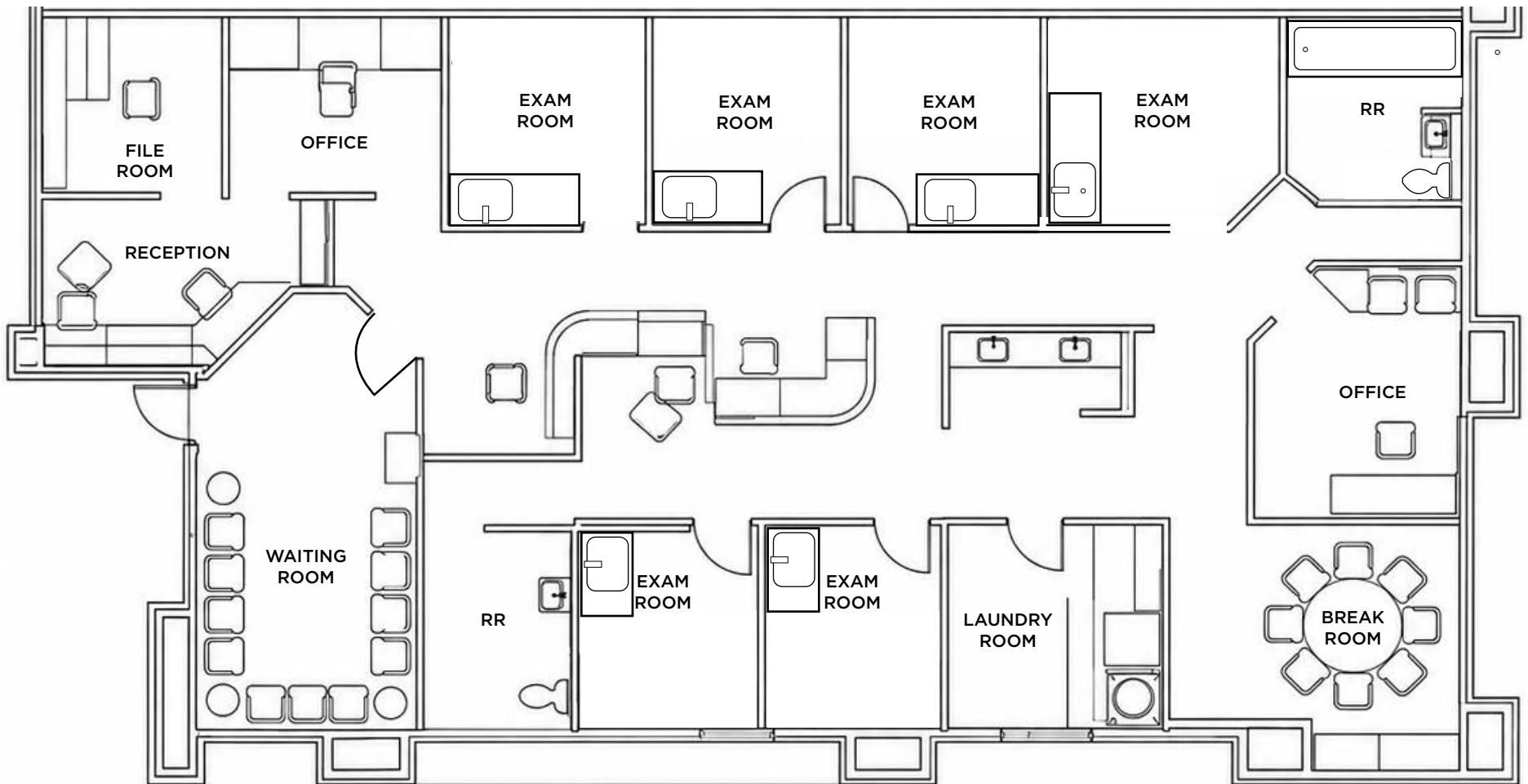


Parking: ±5.00/1,000 SF
(Inc. 3 Covered Reserved Spaces)



FLOOR PLAN

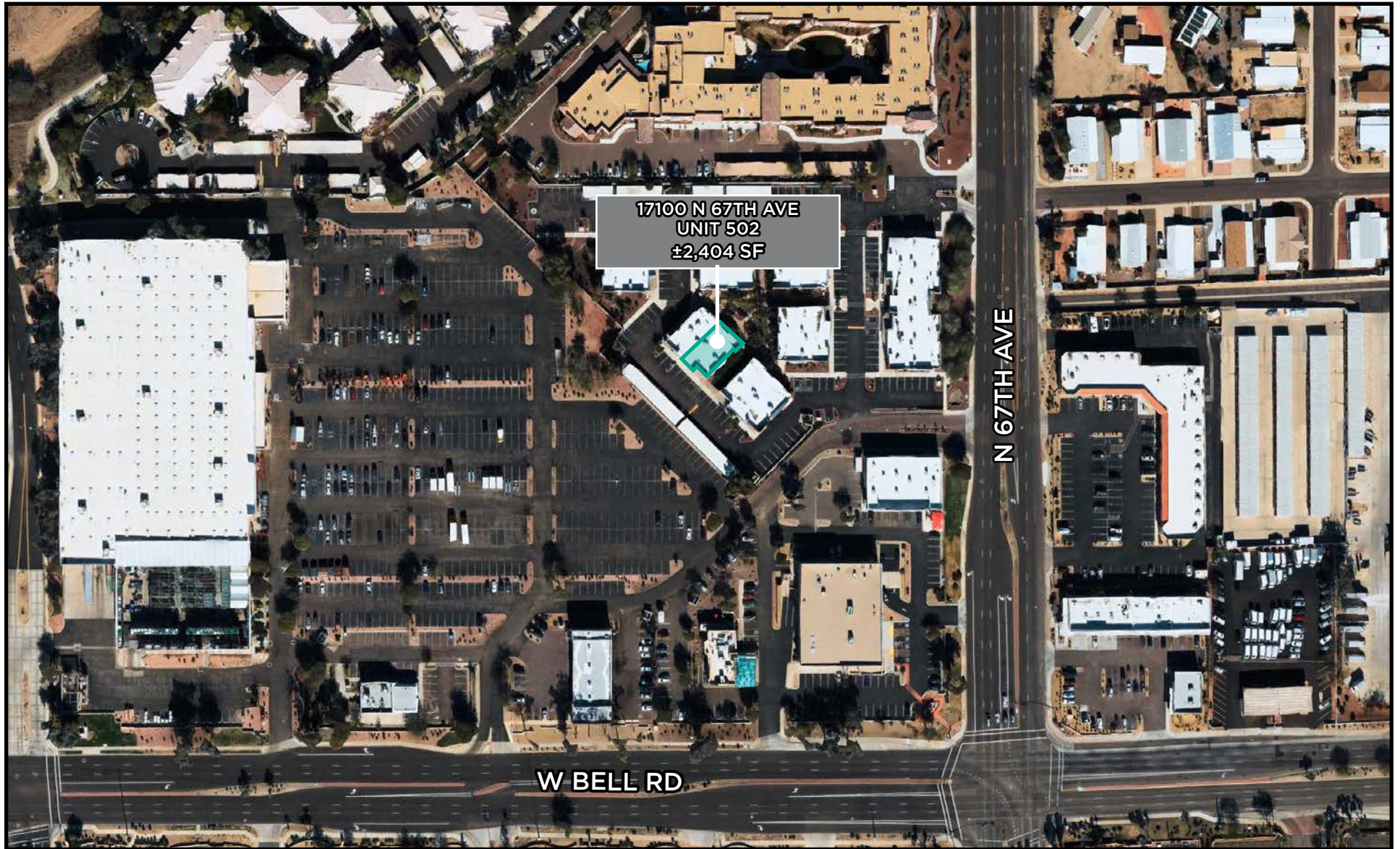
±2,404 SF



INTERIOR PHOTOS



AERIAL OVERVIEW





LOCATION HIGHLIGHTS



DIRECT ACCESS TO
LOOP 101 FREEWAY



40+ RESTAURANTS
WITHIN 1 MILE



20+ RETAIL STORES
WITHIN 1 MILE



30 MINUTES FROM PHOENIX
SKY HARBOR AIRPORT



GLENDALE DEMOGRAPHICS



POPULATION

2 MILE 5 MILES 10 MILES

2025	46,444	317,781	1,129,555
2030	47,984	327,977	1,171,470



HOUSEHOLDS

2 MILE 5 MILES 10 MILES

2025	17,748	122,523	421,473
HH Growth 2025-2030	0.7%	0.7%	0.8%



AVERAGE INCOME

2 MILE 5 MILES 10 MILES

2025	\$114,761	\$105,709	\$97,613
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