

# VETERINARIAN LEASE ASSIGNMENT

8350 WEST LOWER BUCKEYE ROAD, TOLLESON, AZ 85353 | SUITE: 101

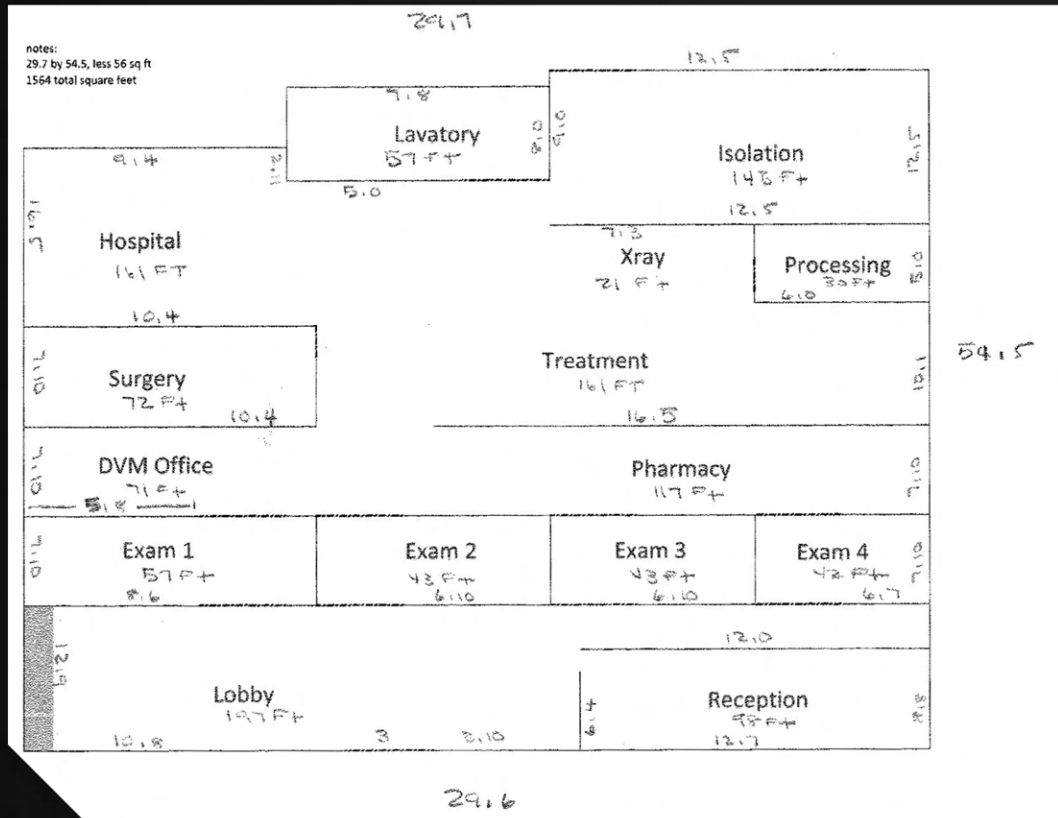
LEASE ASSIGNMENT





# PROPERTY FEATURES

Prime opportunity for veterinary professionals seeking a ready-to-go space. Suite 101 offers a fully built-out, functional veterinary office layout, equipped to streamline operations and serve clients efficiently. Located in a high-traffic area of Tolleson, this suite provides excellent accessibility for pet owners in the community. Ideal for an established practice looking to expand or for a new venture needing minimal setup.



1,898 SQ. FT.

LEASE EXPIRATION: MAR 31, 2029

ASKING RATE: \$27.50/SF/YR NNN

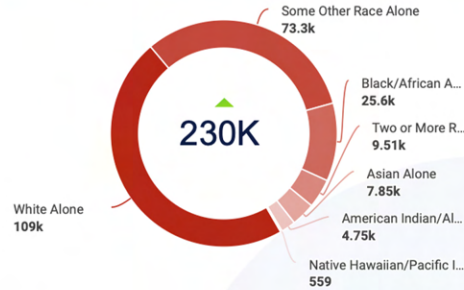


# DEMO-GRAPHICS

5 Mile Radius  
8350 W Lower  
Buckeye Rd,  
Tolleson, AZ  
85353

## High Density Populati... 113.8K 116.3K

57% Above your average location density



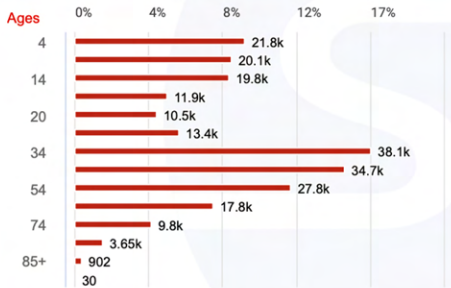
## Median Home Value 200K

-26% less affluent than average site



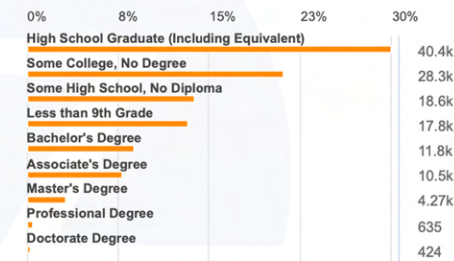
## Median Age 30 YEARS

16% younger than average site



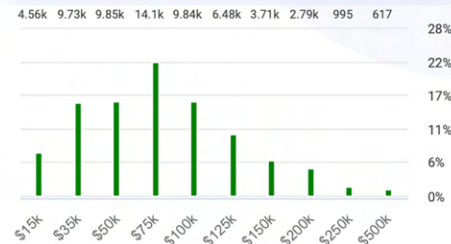
## Education BACHELOR'S

Less Educated than average site



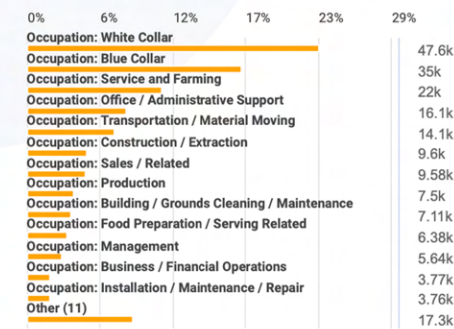
## Median Income 60.6K

-5% similar to average site



## Employed Workforce 106K

34% more employed workforce than average site



## INTERESTED?



For more information,  
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