

FOR LEASE

7802 N. 43RD AVENUE, GLENDALE, AZ 85301

OTONDO PROFESSIONAL BUILDING



PROPERTY HIGHLIGHTS

- Prominent Visibility along 43rd Avenue
- Available Monument Signage
- Competitive Rental Rates
- Turn-Key Dental Office
- Build-To-Suit PAD available
- Available Tenant Improvement Monies

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	975 - 5,000 SF
Traffic Counts:	32,380 VPD
Zoning:	C-2
Parking Ratio:	5/1,000

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,803	30,583	64,109
Total Population	20,534	86,215	185,886
Average HH Income	\$54,398	\$51,742	\$49,596



MPB Realty Services, Inc
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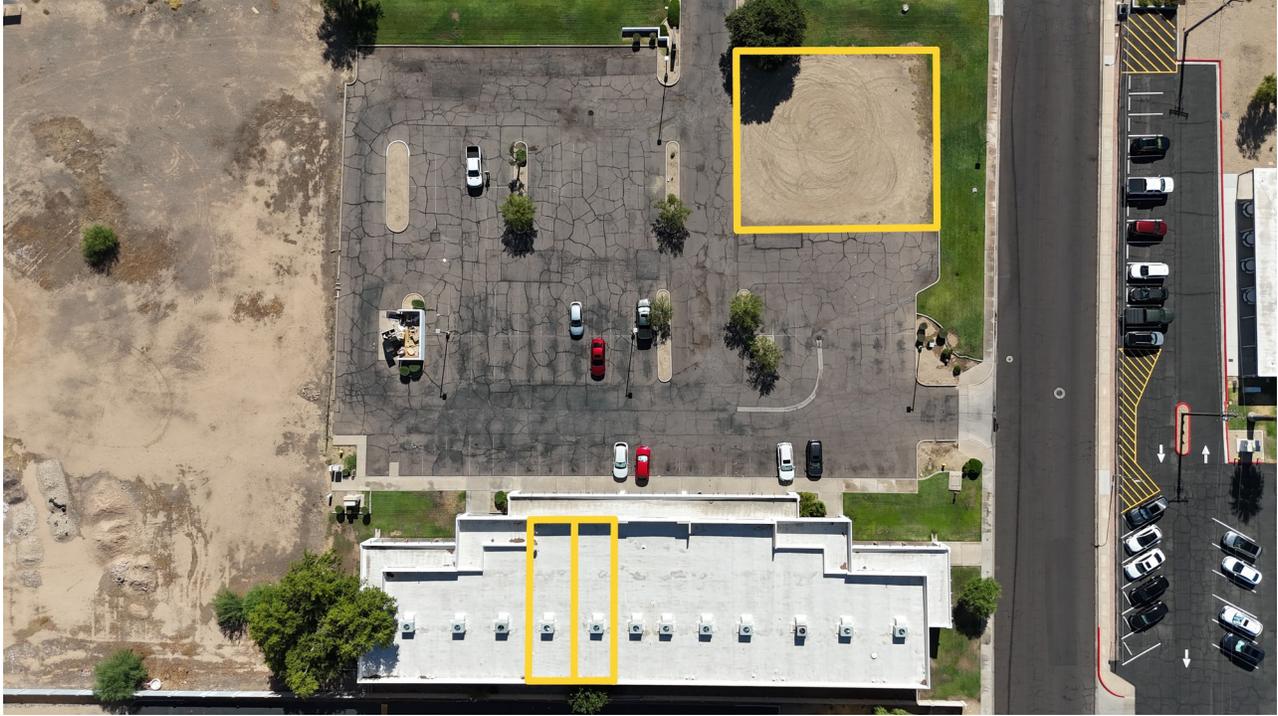
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 7	975 SF	NNN	Negotiable	Retail/Office, can be conjoined with suite 8
Suite 8	1,300 SF	NNN	Negotiable	Former dentist office with existing buildout, can be combined with suite 7
Build-To-Suit PAD	1,200 - 5,000 SF	NNN	Negotiable	Build-to-suit PAD, please contact broker for more information



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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,534	86,215	185,886
Average Age	35.4	33.0	31.8
Average Age (Male)	33.3	30.5	30.1
Average Age (Female)	36.6	34.8	33.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,803	30,583	64,109
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$54,398	\$51,742	\$49,596
Average House Value	\$175,229	\$176,941	\$174,999

2020 American Community Survey (ACS)



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