



Menlo Group
COMMERCIAL REAL ESTATE



Medical/Dental Building | Verrado Heritage District

NWC Thomas Rd & Verrado Way Buckeye, AZ
85396

Exclusively listed by:

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PROPERTY DESCRIPTION

Step into a modern and sophisticated medical building, offering a generous 8,650 square feet of versatile space tailored to meet the needs of healthcare professionals. With flexible leasing options available, this property provides ample parking space for staff, visitors, and clients, ensuring convenience for all. Experience competitive leasing rates and terms, with pricing details available upon request. This property is specifically designed for medical professionals, offering customizable floor plans ideal for medical practices, clinics, and healthcare service providers. Enjoy convenient access and prominent visibility, creating a welcoming and patient-friendly environment.

PROPERTY FEATURES

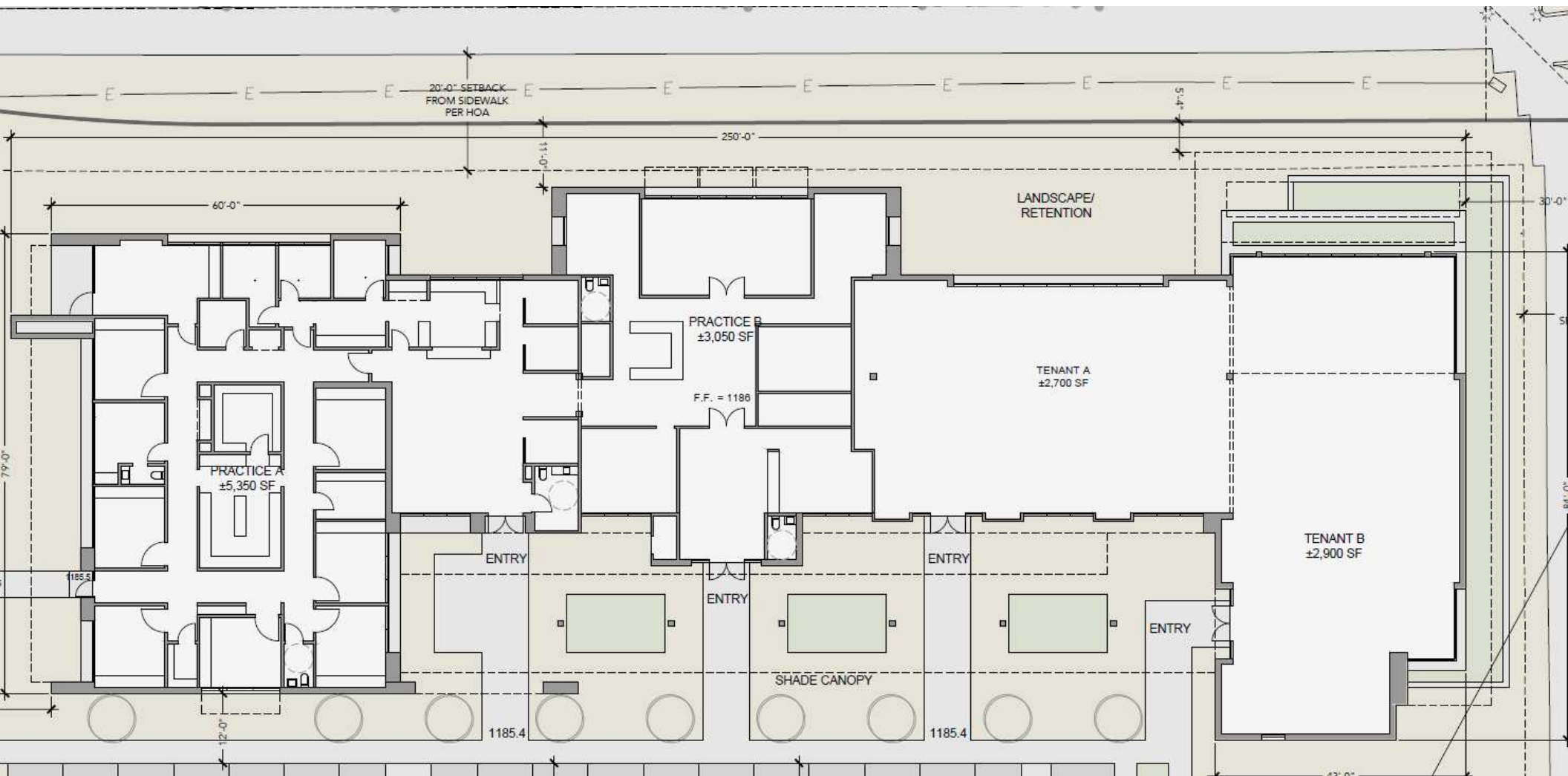
- Generous building size of 14,100 square feet for versatile use
- Flexible leasing options for up to 8,650 square feet to accommodate various needs
- Ample parking space for staff, visitors, and clients
- Competitive leasing rates and terms, with pricing details available upon request
- Tailored for medical professionals with customizable floor plans
- Ideal for medical practices, clinics, and healthcare service providers
- Convenient access and prominent visibility for patient convenience



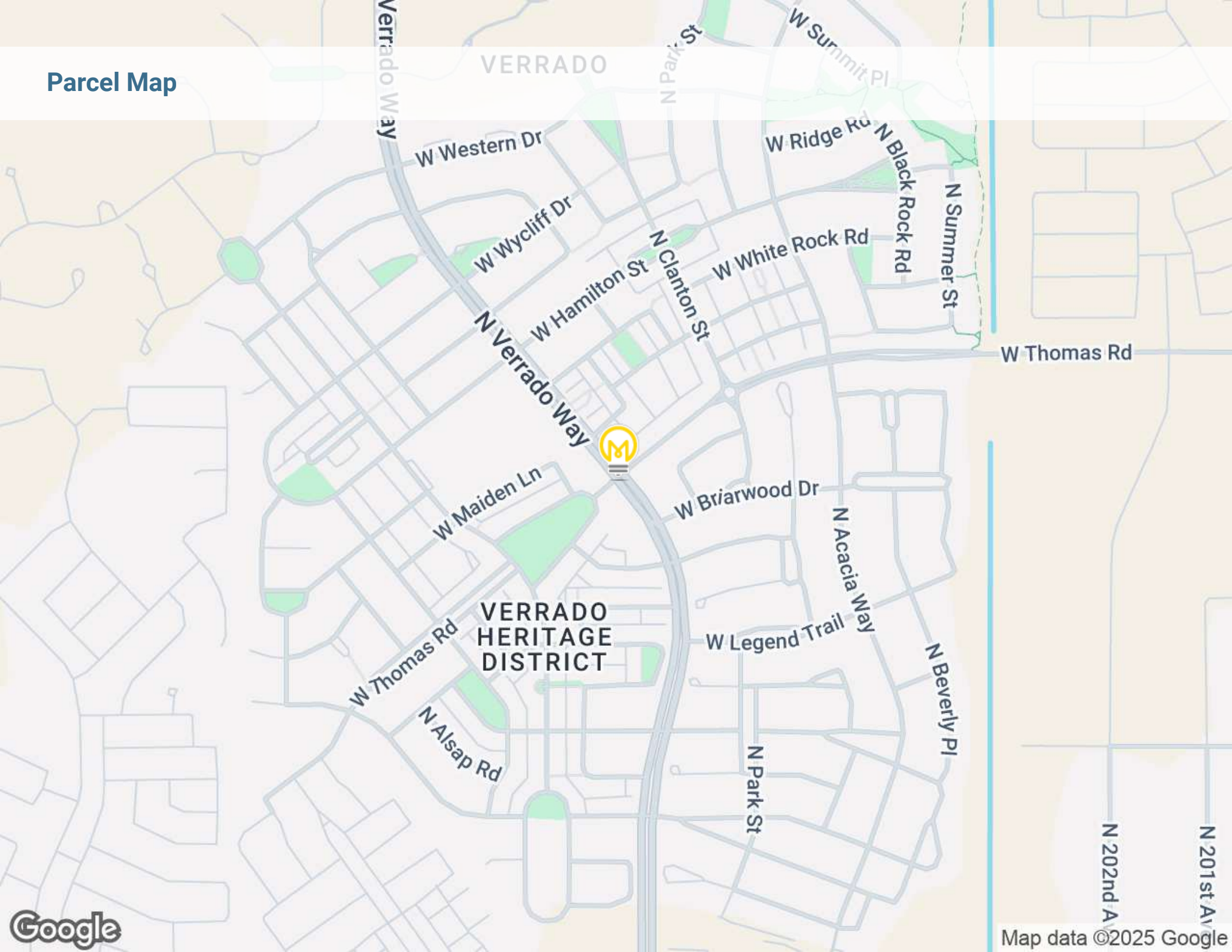
Building Renderings



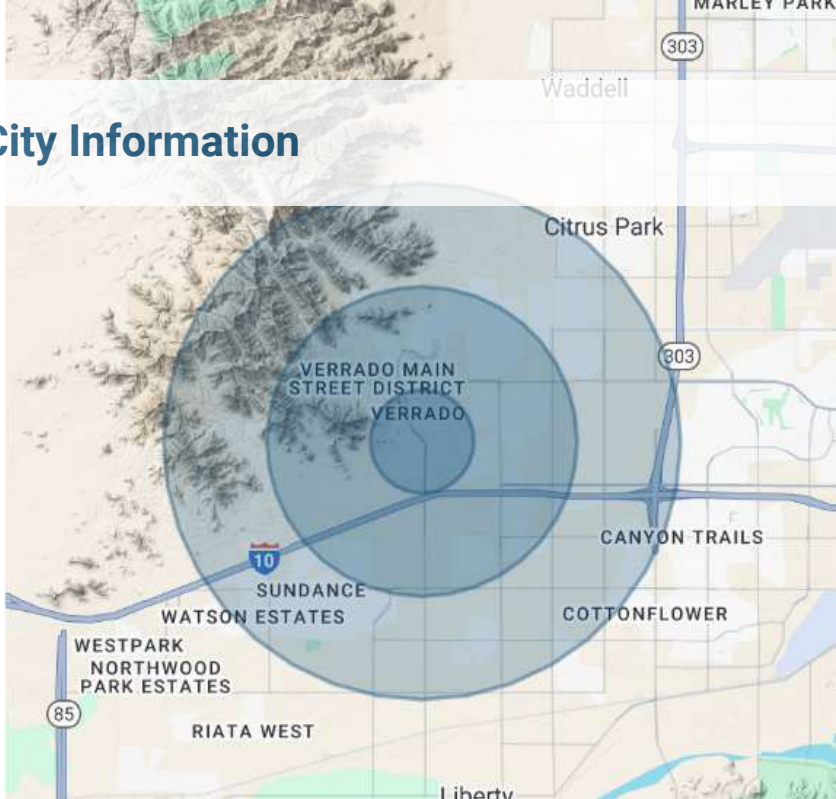
Building Plans



Parcel Map



City Information



CITY OF BUCKEYE

Buckeye is the second-largest city in Arizona by area and one of the fastest growing cities in the United States. Buckeye is located approximately 30 miles west of downtown Phoenix. Interstate 10 runs through the city, providing easy access to other parts of the state.

Verrado is a master-planned community located in Buckeye. Located at the base of the White Tank Mountains, the community is planned to have more than 14,000 dwelling units when finished. Verrado offers residence a walkable Main Street district, more than 80 neighborhood parks, highly rated schools and miles of hiking trails.

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|------------------|-----------|-----------|
| Total Population | Add text here... | 38,407 | 76,383 |
| Average Age | 35 | 37 | 38 |
| Average Age (Male) | 34 | 37 | 38 |
| Average Age (Female) | 36 | 38 | 39 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,183 | 12,077 | 23,354 |
| # of Persons per HH | 3.3 | 3.2 | 3.3 |
| Average HH Income | \$157,985 | \$138,140 | \$130,657 |
| Average House Value | \$593,997 | \$551,579 | \$554,764 |

