

For Sublease

10184 W HAPPY VALLEY ROAD

*±2,020 SF of Physical Therapy Space
for Sublease*

PEORIA, AZ 85383



Represented by

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 **Kidder
Mathews**

Property Highlights

7,200 SF one-story medical office building

Located within Pleasant Plaza, a 5-building medical/office complex

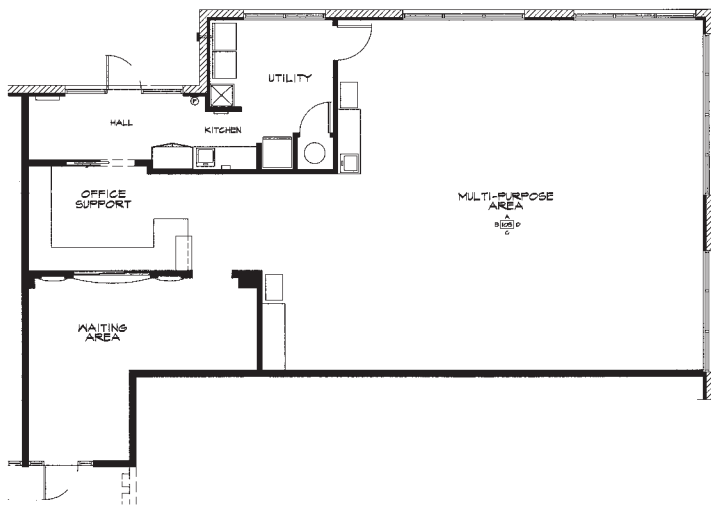
Parking ratio of 4.0/1,000 with covered parking available

Physical therapy buildout with generous sized waiting room, break, admin office and open space for a variety of uses

Master lease expires 2/28/2027

AVAILABILITIES

Suite 190 2,020 SF



10184 W Happy Valley Road

10184 W Happy Valley Road is a drive-up medical building strategically located adjacent to Lake Pleasant Town Center. Favorable demographics in the surrounding Peoria area include an average HH income of \$155,541 within one mile. The Property is located within a 3 minute drive to Loop 303 access.

With lush landscaping and easy patient access, this building was built in 2008 and is the perfect location for any user looking for space with a flexible floor plan for medical or office use and a shorter term lease.



Strategically Located

1.9 MI

TO LOOP 303

FRONTAGE

ON W HAPPY VALLEY ROAD

ADJACENT

TO LAKE PLEASANT TOWN CENTER

\$155,541

1-MILE HH INCOME





10184 W HAPPY VALLEY RD

LAKE PLEASANT TOWNE CENTER

Target, Marshalls, Starbucks, McDonald's, Rubio's, Big Lots, Verizon, and other retail logos.

Banner Health Health Center Plus

Abrazo Arrowhead Campus

LOOP 101

HONORHEALTH. Deer Valley Medical Center

ADJACENT
TO LAKE PLEASANT TOWNE CENTER

3 MIN
TO LOOP 303 ACCESS

15 MIN
TO ABRAZO ARROWHEAD MEDICAL CENTER

For subleasing information contact

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