

SUBLEASE AVAILABLE

5702 W Glendale Ave | Glendale, AZ 85301



CBRE

PROPERTY OVERVIEW

This ±3,000 SF turnkey medical spa and aesthetics suite offers a rare opportunity for a medical or wellness provider seeking immediate occupancy in a highly accessible West Valley location. Conveniently positioned just off Grand Avenue, the property provides excellent visibility and a fully built-out interior designed for a seamless transition for med spa, dermatology, or aesthetic practices. Its central Glendale location ensures easy reach to Peoria, Phoenix and surrounding communities, making it ideal for patient convenience and regional client growth.

PROPERTY SUMMARY

Type	Medical Office
Project SF	±5,085 SF
Available SF	±3,000 SF
Lease Rate	\$27.00/SF NNN
Operating Expenses	\$5.10
Lease Expiration Date	12/31/2030
Year Built	1958 / Refurbished 2025
Site Area	±.31 AC
Zoning	C-2, City of Glendale
Stories	1-story
Parking	Flex
Signage	Building



PROPERTY HIGHLIGHTS

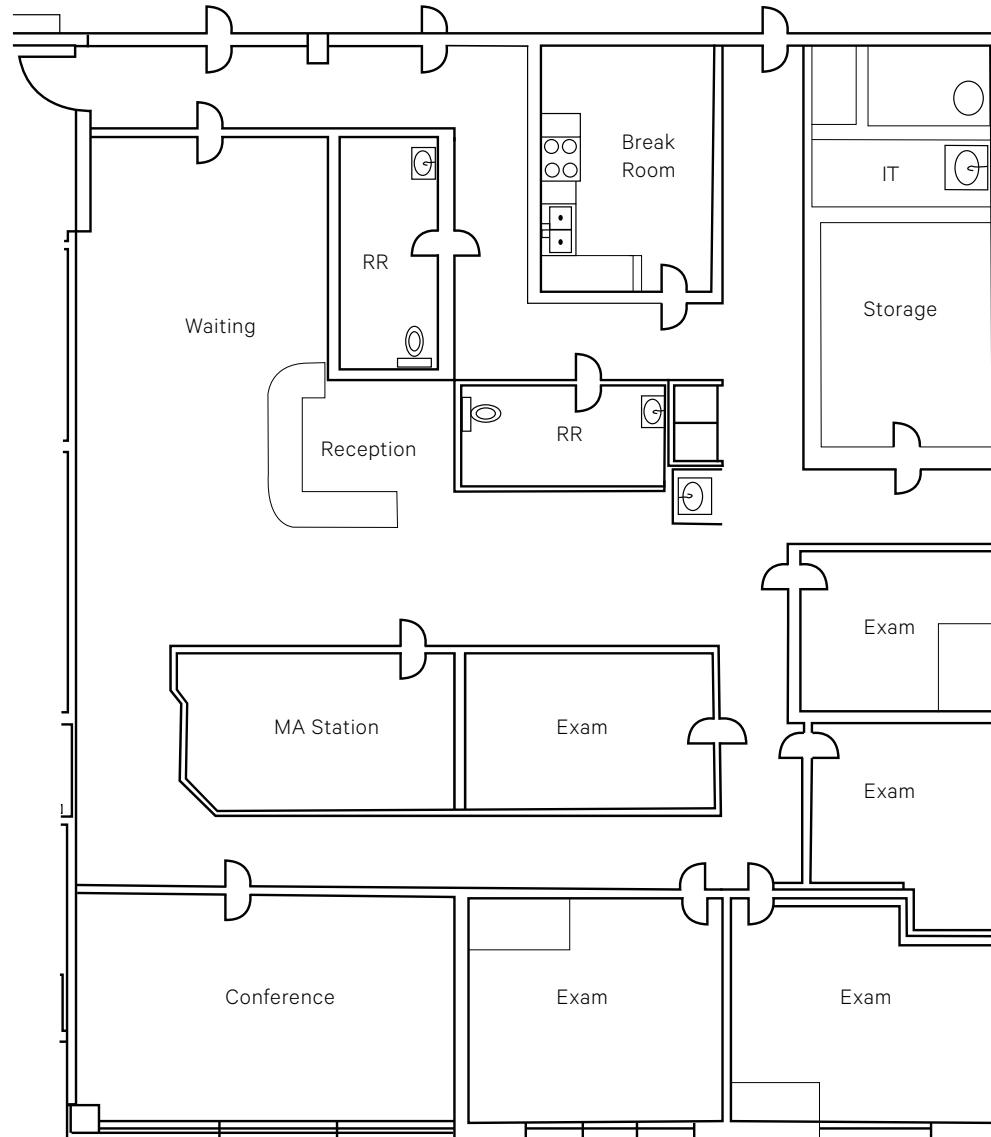
- » Turnkey ±3,000 SF med spa / aesthetics suite with modern finishes and treatment rooms in place
- » Convenient freeway access with strong visibility along Glendale Avenue
- » Fully built-out and move-in ready, minimizing upfront costs and downtime
- » Flexible configuration to accommodate medical spa, dermatology or other wellness uses
- » Modern infrastructure and ADA-compliant access throughout

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SPACE PLAN

$\pm 3,000$ SF



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LOCATION HIGHLIGHTS

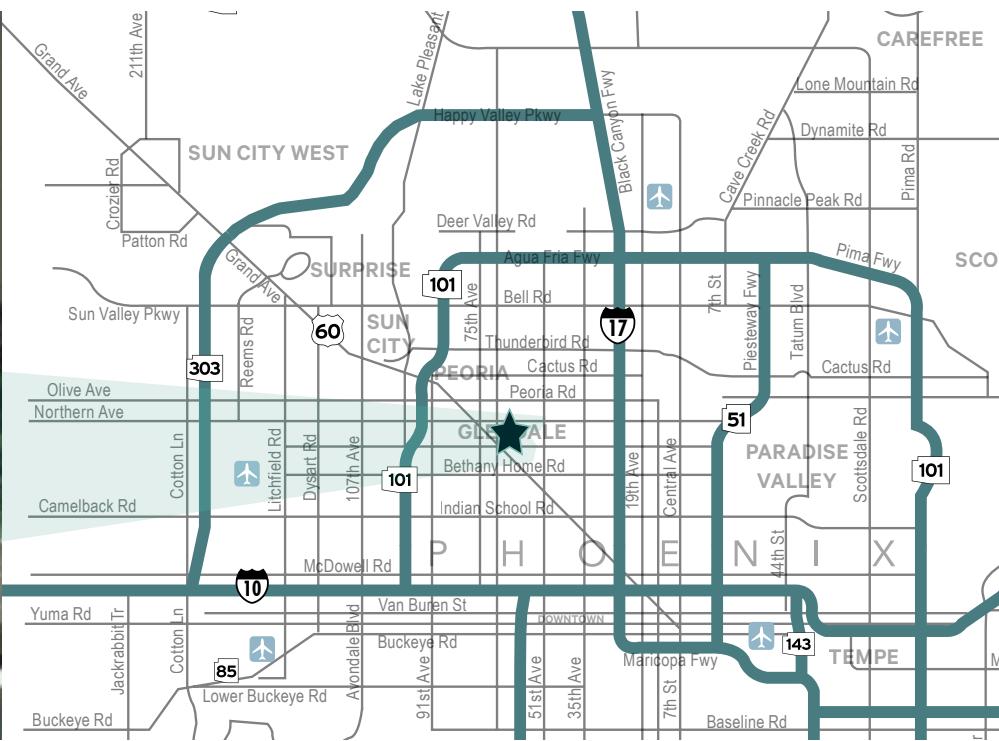
- » Situated in the heart of Glendale's medical and retail corridor, minutes from major healthcare providers and shopping amenities
- » Quick access to Loop 101 and Grand Avenue, ensuring seamless connectivity across the West Valley
- » Surrounded by dense residential growth and complementary businesses, offering strong referral potential and steady client traffic



2024 Demographics

	2 miles	5 miles	10 miles
Population	93,762	541,257	1,445,587
Median Household Income	\$52,684	\$66,311	\$73,625

Source: ESRI



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