

# CLASS "A" MEDICAL OFFICE FOR LEASE

**CBRE**

## ARROWHEAD ORCHARDS

Delivered by Feb 2019



±4,000 - ±22,700 SQUARE FEET AVAILABLE

6320 W. UNION HILLS DR, GLENDALE, AZ 85308

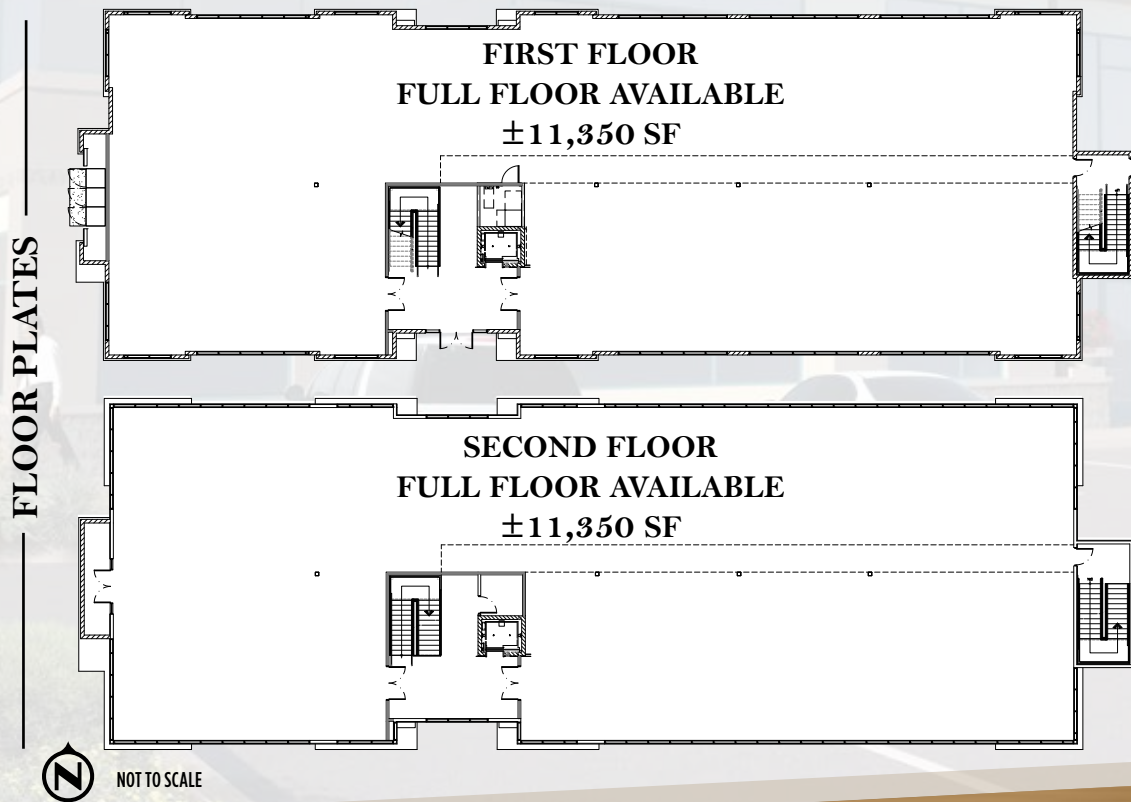


## UPGRADE YOUR SPACE | DELIVERED BY FEBRUARY 2019:

- The property is under development and can deliver  $\pm 22,700$  square feet by February 2019.
- Located adjacent to Abrazo Arrowhead Campus with no ground lease restrictions
- Visibility on Union Hills Drive - great signage opportunity
- Abundant surface and covered parking available - 5:1,000 ratio
- Creative, well-capitalized ownership
- On-site property management

## DEMOGRAPHICS

	1 Miles	3 Miles
Population	12,170	101,064
Households	4,702	38,274
Average Age	39.00	38.60
Median HH Income	\$68,758	\$70,060
Daytime Employees	4,215	39,606
Population Growth '15-'20	6.1%	6.7%
Household Growth '15-'20	6.0%	6.7%



### FOR MORE INFORMATION PLEASE CONTACT:

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