Arrowhead Medical Office

8801 W UNION HILLS - BLDG A | PEORIA, AZ 85382

FOR SALE OR LEASE

Fully built out freestanding medical office available near prestigious Arrowhead Ranch trade area

BRET ISBELL
Senior Vice President
602.300.4112
bret.isbell@kidder.com

Kidder Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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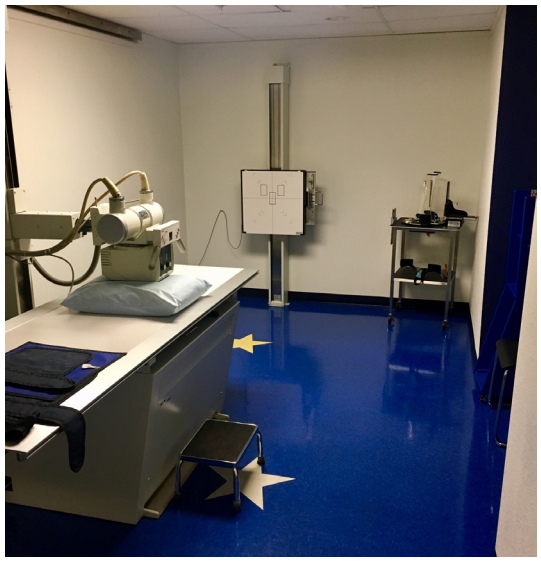

OFFERING SUMMARY

Available	**April 1, 2020**
Sale Option Price	$1,250,000 ($208/SF)
Lease Option Rate	$18/NNN
Features	**T.I. Allowance Negotiable - For Lease Option Only**
APN	**200-42-009R**
Year Built	**1998**
Zone	**C-2**
Signage	**Prime frontage signage on Union Hills Dr.**

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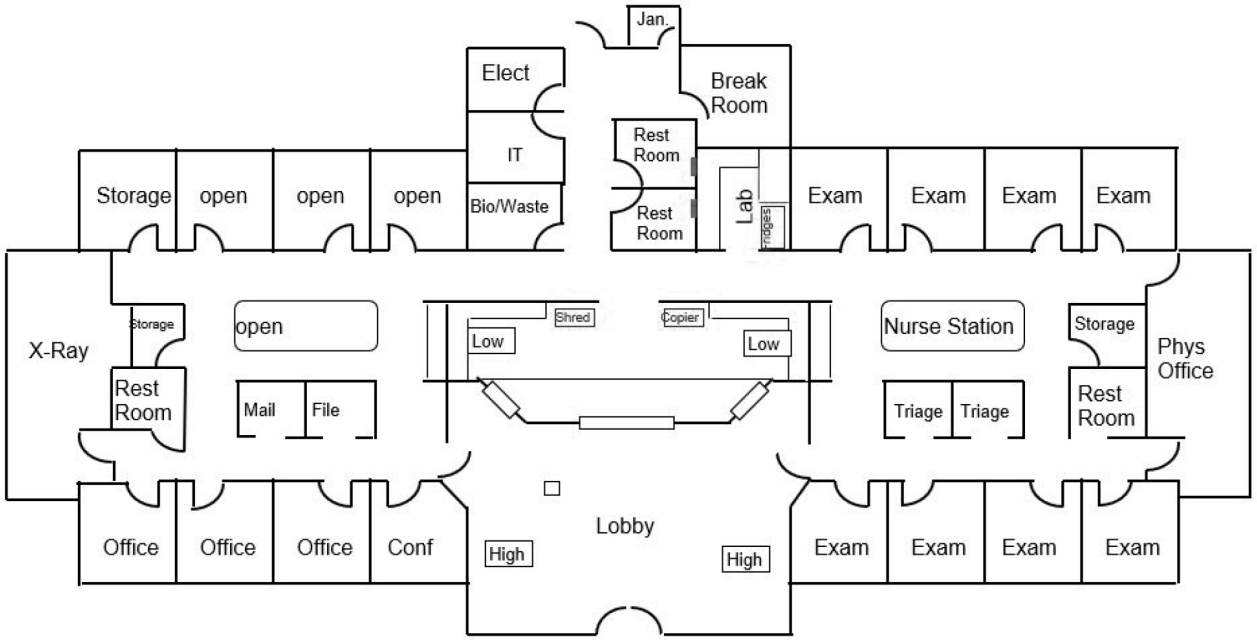

±6,000

TOTAL SQUARE FEET

PROPERTY HIGHLIGHTS

Fully built out freestanding medical office with 16 exam rooms (with sinks), Break Room, 2 labs, 2 nurse stations, x-Ray room, 4 restrooms and multiple storage/offices.

One mile west of the full diamond interchange at the 101 Loop Freeway and Union Hills Drive

Two miles northwest of the popular Arrowhead Towne Center

Exceptionally dense labor pool to the south with approximately 460,000 workers within a 20 minute commute

Building and monument signage available

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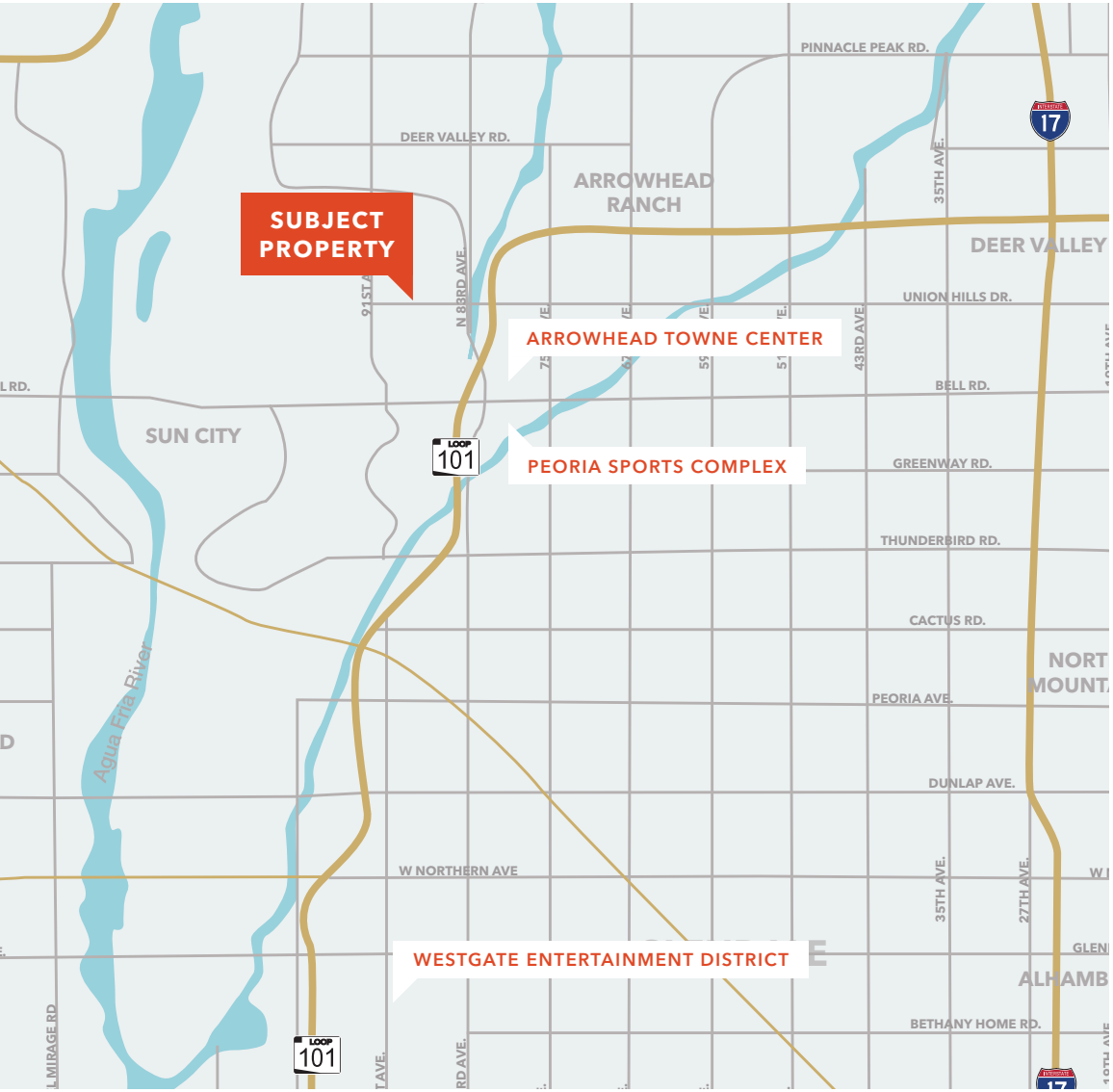

DEMOGRAPHICS

2019	1 MILE	3 MILE	5 MILE
Population	13,821	100,433	242,995
Median HH Income	$53,880	$62,370	$61,913
Households	6,956	44,495	100,903
Daytime Employment	5,202	41,439	91,425

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