

GLENVIEW MEDICAL & DENTAL



FOR LEASE

6040 NORTH 43RD AVENUE | GLENDALE, ARIZONA 85301

AVAILABLE SF	1,496 - 1,904 SF
LEASE RATE	\$13/ SF (MG)
BUILDING SIZE	7,418 SF
YEAR BUILT	1974
ZONING	C-2, Glendale
CROSS STREETS	43rd Ave & Bethany Home Rd
TRAFFIC COUNT	55,953 VPD (Intersection)

- Located at a Strategic Traffic Intersection
- High Daily Traffic Count (55,953 VPD)
- Superior Frontage on 43rd Avenue
- Motivated Landlord
- Dental and General Office Available

SUITE	SIZE	LEASE RATE
2 (DENTAL)	1,496 SF	\$13/ SF
3 (OFFICE)	1,904 SF	\$13/ SF
4 (DENTAL)	1,496 SF	\$13/ SF

AGENT CONTACT:

GARY MAITHA

O: 480.498.6132
C: 480.390.9329
gary.maiha@orionprop.com

PROPERTY PHOTOS



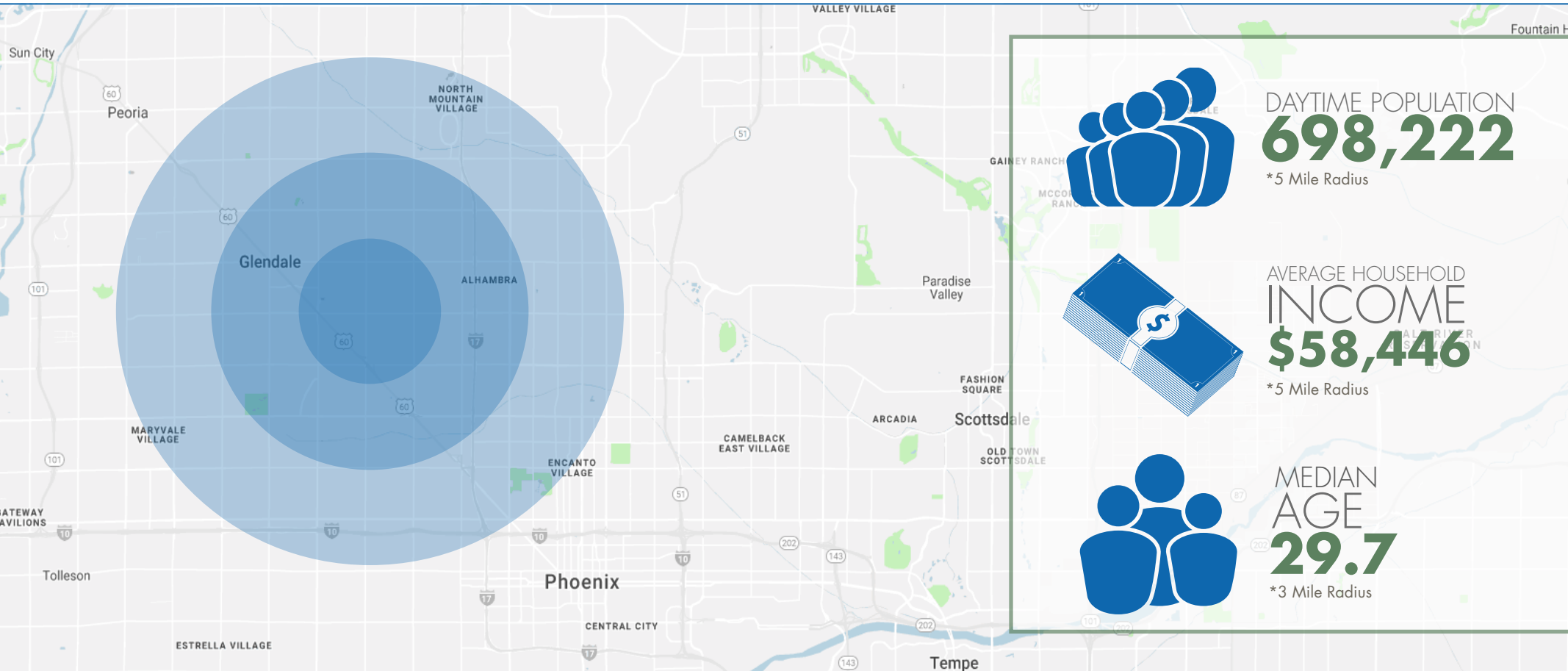
GLENVIEW
MEDICAL & DENTAL



GARY MAITHA
O: 480.498.6132
C: 480.390.9329
gary.maitha@orionprop.com

www.orionprop.com

DEMOGRAPHICS



2019 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	30,203	264,343	698,222
POPULATION	26,938	211,944	547,579
AVERAGE HOUSEHOLD SIZE	3.30	3.27	3.10
AVERAGE HOUSEHOLD INCOME	\$46,229	\$49,547	\$58,446
MEDIAN AGE	30.4	29.7	30.4

GARY MAITHA
 O: 480.498.6132
 C: 480.390.9329
 gary.maitha@orionprop.com

AERIAL VIEW



GLENVIEW
MEDICAL & DENTAL

GARY MAITHA
O: 480.498.6132
C: 480.390.9329
gary.maitha@orionprop.com

www.orionprop.com