

# Arrowhead Professional Center

18001 N 79th Ave, Bldg C  
Glendale, Arizona 85308



For Sale: \$3,240,000

For Lease: \$15.00/SF, NNN

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## Property Features

- ±14,400 SF office building for sale
- 4 suites ranging from ±1,664 - ±3,076 RSF available for lease
- ±1,664 up to ±9,450 RSF contiguous
- Long standing stable ownership
- Well maintained
- Long standing tenant base
- Refurbished parking lot

- Excellent income producing property with four remaining availabilities
- Located in the heart of Glendale and Peoria's Arrowhead Neighborhood
- Tremendous traffic counts and strong demographics
- Minutes to the Loop 101 off of Union Hills or Bell Roads
- Adjacent to Arrowhead Mall

# Available Suites

SUITE	SQUARE FEET
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C53	1,664 - 9,450
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C56	2,550 - 9,450
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C60	3,076 - 9,450
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C62	2,160 - 9,450
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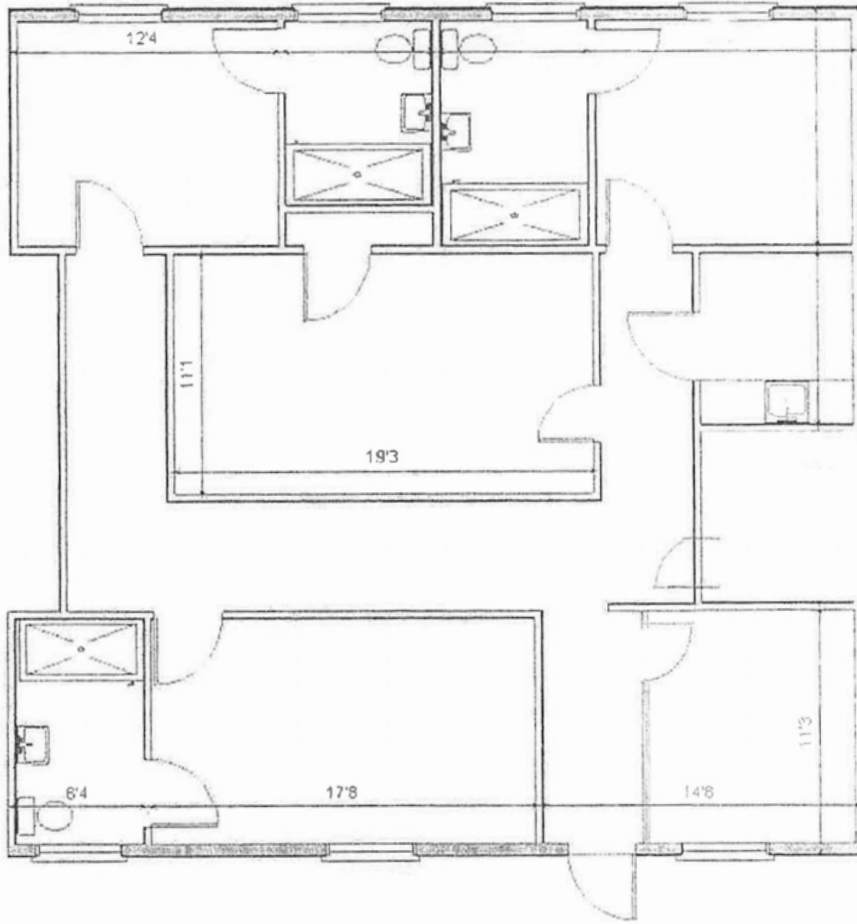


# Floor Plans

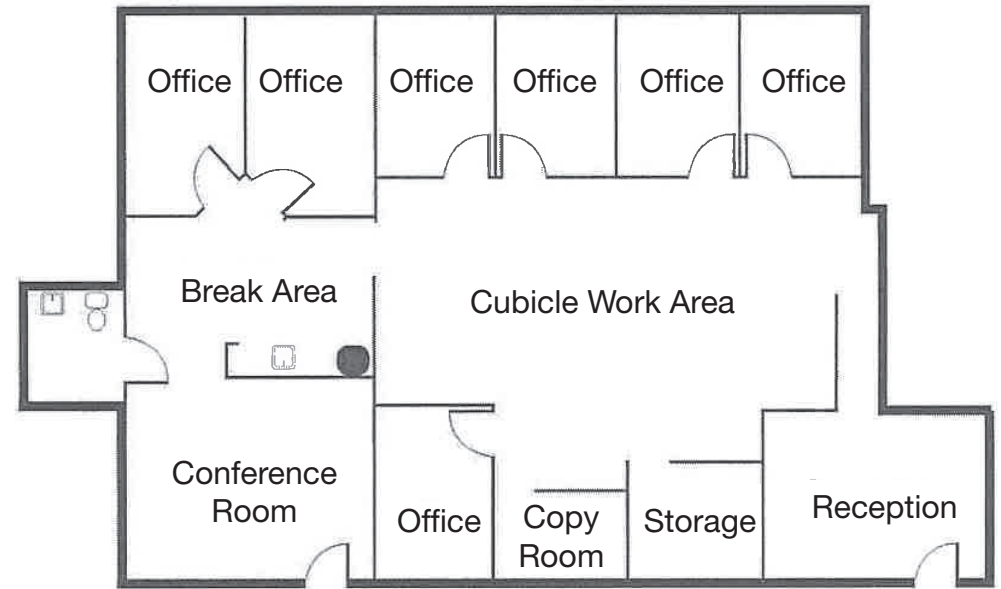
For Sale or Lease

## Arrowhead Professional Center

**Suite C53**  
**1,664 SF**



**Suite C56**  
**2,550 SF**

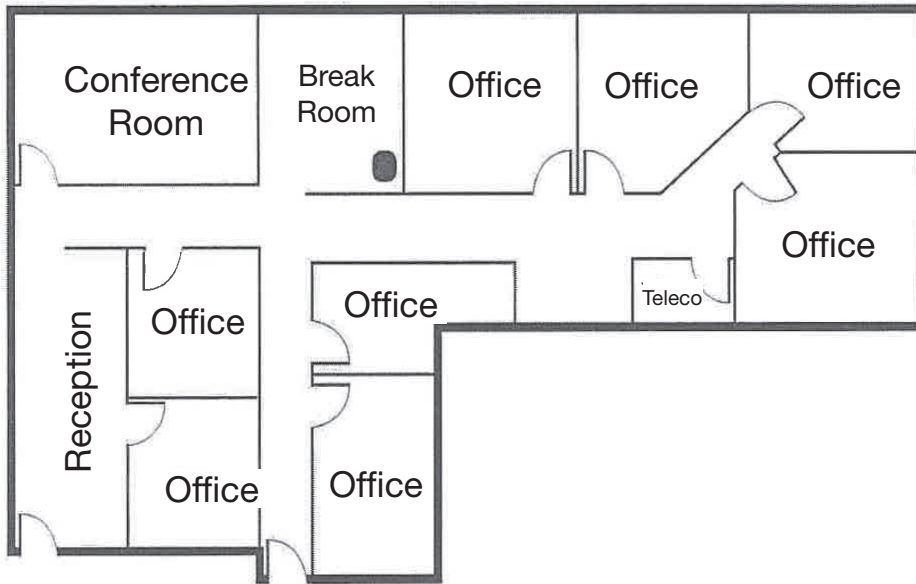


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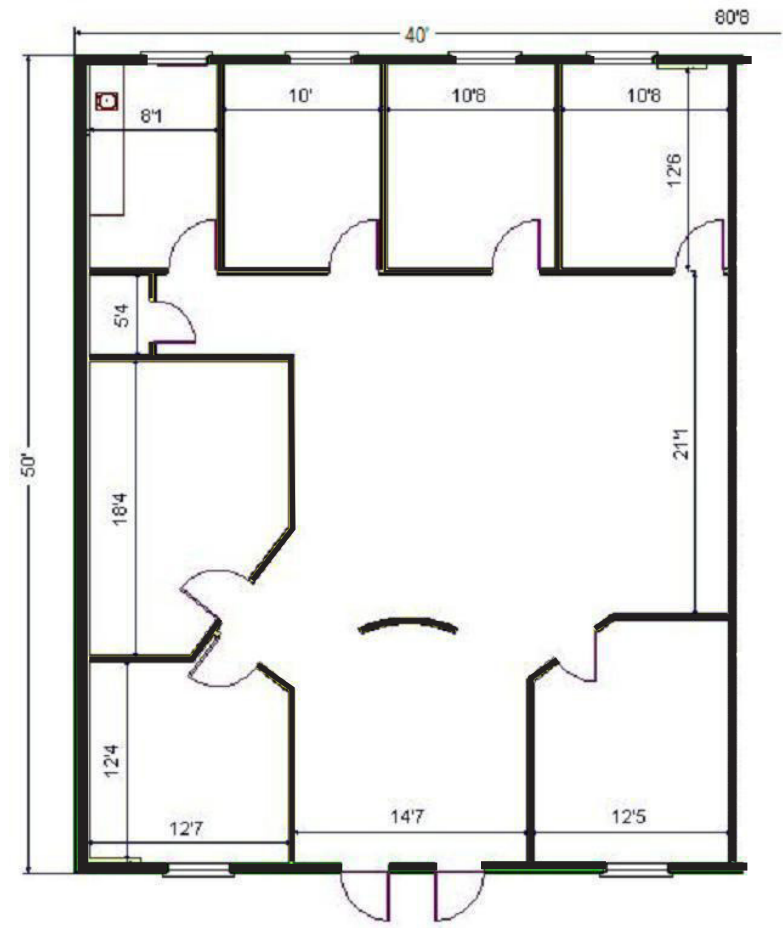
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## Arrowhead Professional Center

**Suite C60**  
**3,076 SF**



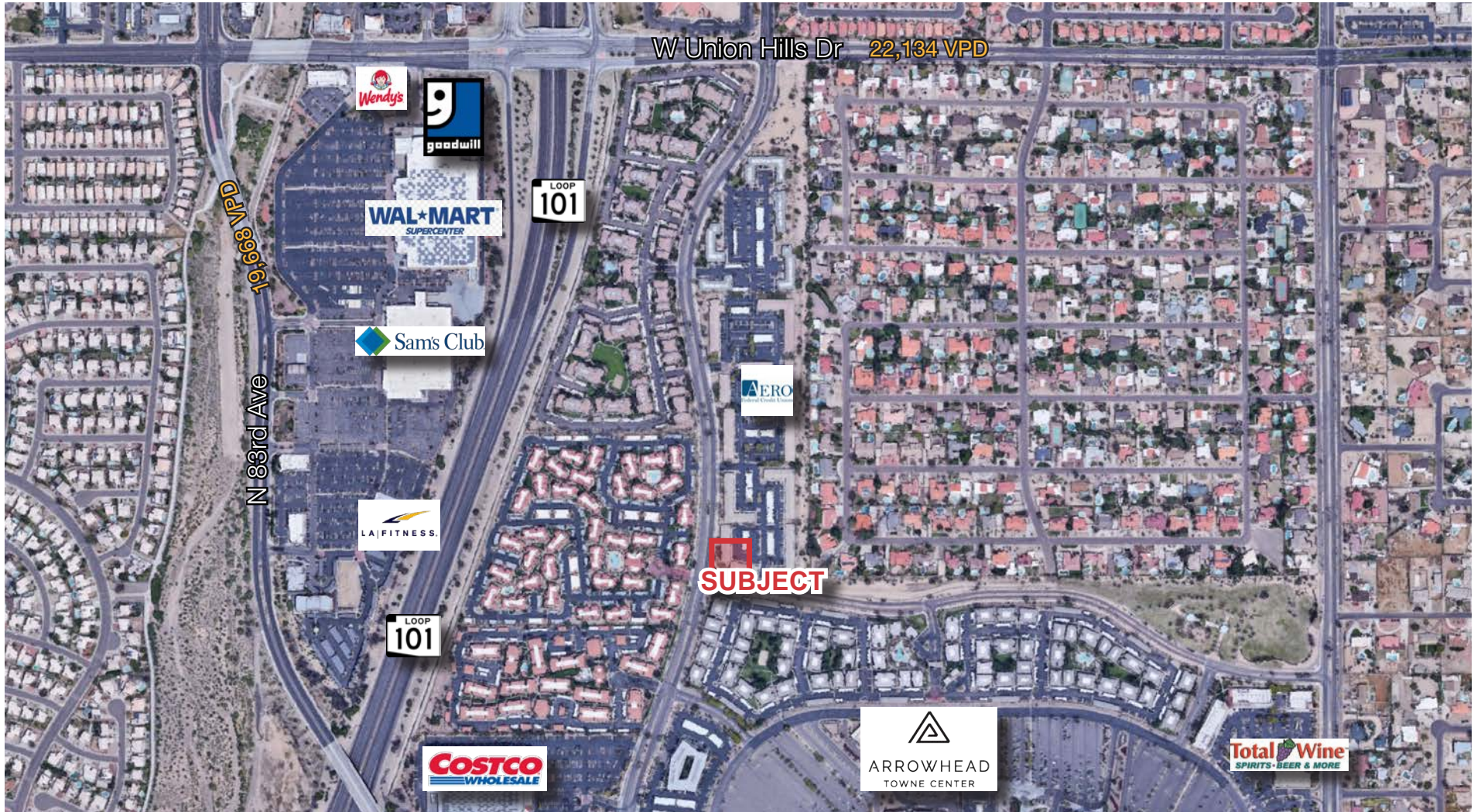
**Suite C62**  
**2,160 SF**



# Property **Aerial**

For Sale or Lease

## Arrowhead Professional Center



### Demographics

2020 Median Household Income  
2020 Population  
Total # of Employees

### 1 Mile

\$70,247  
9,969  
14,129

### 3 Mile

\$75,974  
108,445  
49,873

### 5 Mile

\$68,767  
270,642  
95,820