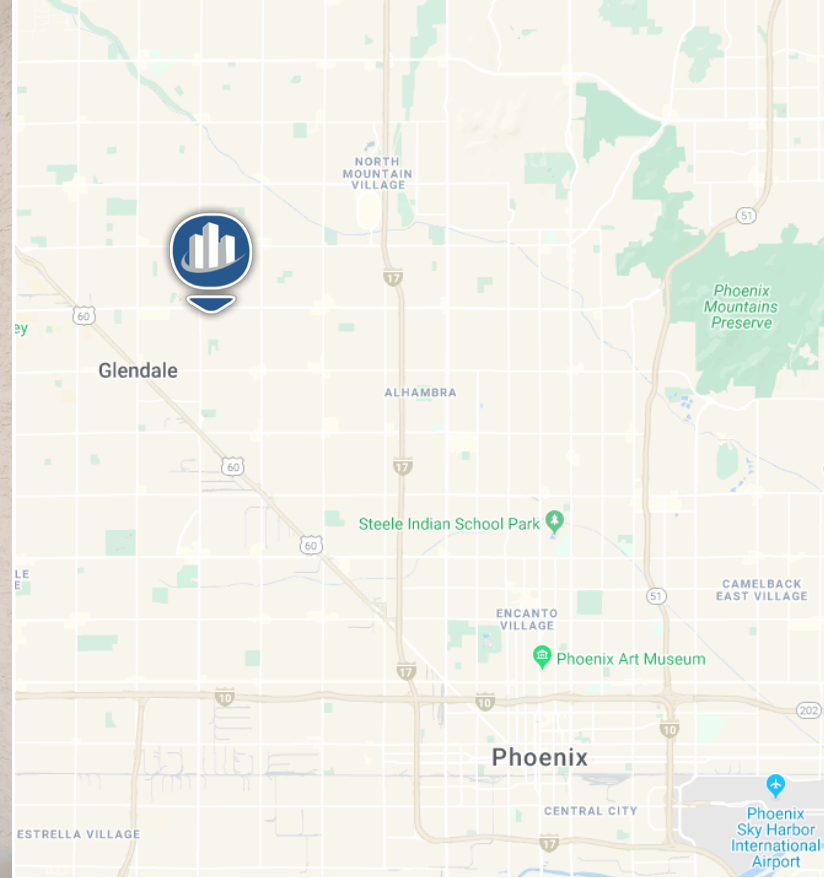


MEDICAL OFFICE SUITES AVAILABLE FOR LEASE

5041 West Northern Avenue | Glendale, AZ



PROPERTY HIGHLIGHTS

- Marquee Signage On Northern Avenue
- Corner Location At Busy Intersection with Access From Both Northern & 51st Avenue(s)
- Strong Traffic Count 25,000+ Cars Per Day
- Across From Walgreens & Multiple Commercial Strip Centers
- Mature Landscape

LEASE RATE

\$15/SF/YR MG

BUILDING SIZE

±4,750 SF

YEAR BUILT/RENOVATED

1979/2018

PARKING RATIO

4.63/1,000 SF

CROSS STREETS

51st Ave & Northern

SUITE	SIZE	RATE
A	2,200 SF	\$15 MG
B	1,250 SF	\$15 MG
C	1,270 SF	\$15 MG

ARVLE KNIGHT

O: 480.569.2207

C: 602.885.8000

a.knight@orionprop.com



www.orionprop.com



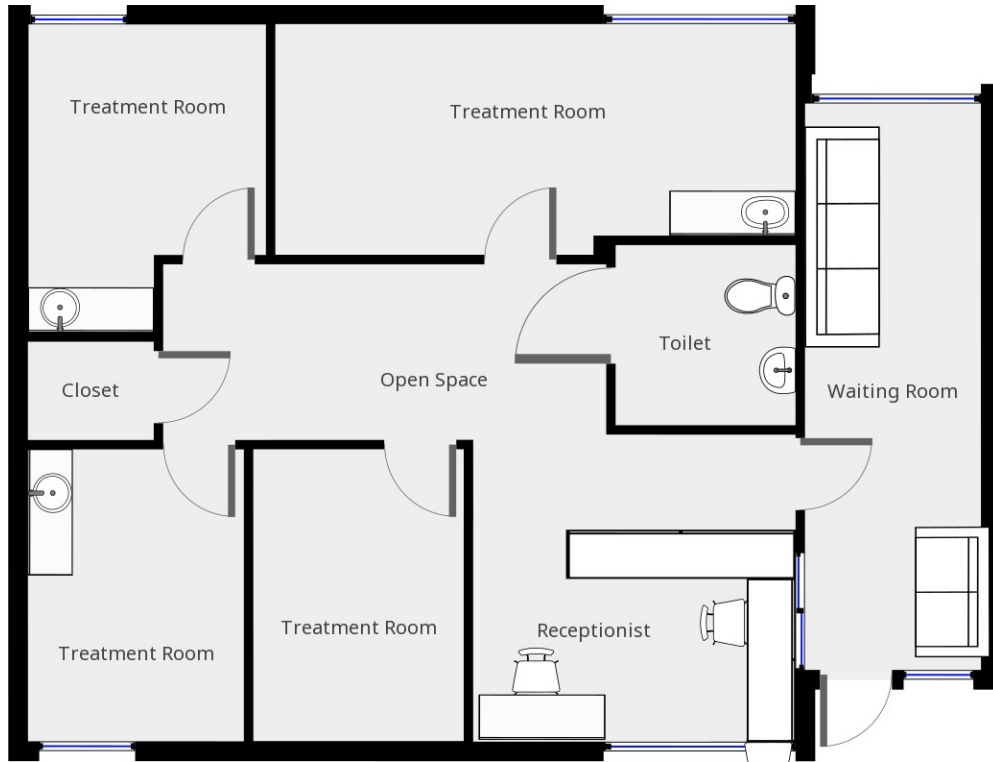
UPGRADED INTERIORS

SUITE A: 2,200 SF



SUITE B: 1,250 SF

SUITE C: 1,270 SF





METRO CENTER
 1,391,859 SF OF RETAIL SPACE
Dillard's **Walmart**
Harkins Bath & Body Works VICTORIA'S SECRET
 THEATRES

THE HOME DEPOT
GLENDALE COMMUNITY COLLEGE
 A MARICOPA COMMUNITY COLLEGE

HONORHEALTH
JOHN C. LINCOLN MEDICAL CENTER
 266 BEDS

APOLLO High School
 2,024 STUDENTS

CORTEZ HIGH SCHOOL
 1,197 STUDENTS

BlueCross BlueShield of Arizona
ICONIC RESULTS
 lanza av

SUNNYSLOPE HIGH SCHOOL
 2,029 STUDENTS

WAL*MART SUPERCENTER
LOWE'S **ROSS**
 DRESS FOR LESS

GLENDALE High School
 2,689 STUDENTS

SUBJECT

60
 38,300 VPD

INTERSTATE ARIZONA 17
 214,149 VPD

WAL*MART SUPERCENTER
HARBOR FREIGHT **Denny's**

WASHINGTON HIGH SCHOOL
 1,729 STUDENTS

West Wind
 ALL DIGITAL DRIVE-IN

frus
GRAND CANYON UNIVERSITY
 70,000 STUDENTS

Abrazo
 Central Campus
 221 BEDS

ALHAMBRA HIGH SCHOOL
 2,733 STUDENTS

CHRISTOWN SPECTRUM MALL
Harkins THEATRES **JCPenney** **TARGET**
COSTCO WHOLESALE **WAL*MART SUPERCENTER**

CAMELBACK ROAD

67th AVENUE

PEORIA AVENUE

DUNLAP AVENUE

NORTHERN AVENUE

GLENDALE AVENUE

BETHANY HOME ROAD

NORTHWEST LIGHT RAIL EXTENSION

59th AVENUE

51st AVENUE

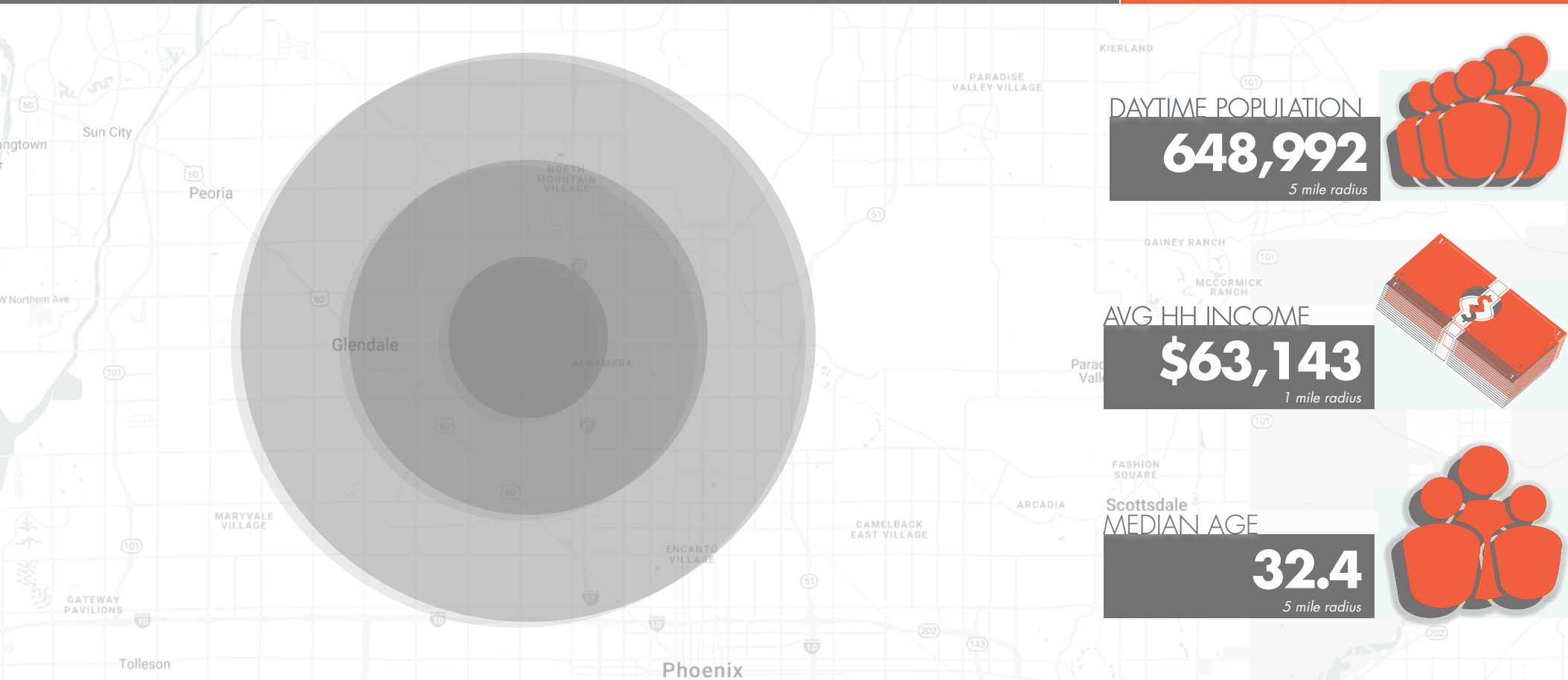
43rd AVENUE

35th AVENUE

27th AVENUE

19th AVENUE

7th AVENUE



2019 SUMMARY (SOURCE: ESRI) **ONE MILE** **THREE MILE** **FIVE MILE**

DAYTIME POPULATION	23,927	235,110	648,992
POPULATION	20,442	195,644	518,603
AVERAGE HOUSEHOLD SIZE	2.64	2.95	3.03
AVERAGE HOUSEHOLD INCOME	\$63,143	\$56,480	\$60,323
MEDIAN AGE	39.0	33.0	32.4

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