

# WESTGATE

MEDICAL CENTER

6622 N 91st Ave, Glendale, AZ

38,954 SF Medical Building Located at  
Westgate in Glendale - 6,485 SF For Lease

OWNED BY



REPRESENTED BY

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MILES  
FROM LOOP 101

**1 MILE**



MINUTES FROM  
DIGNITY HEALTH

**1.8 MILES**



HH INCOME  
(1-MILE RADIUS)

**\$82,000**

## PROPERTY HIGHLIGHTS

Suite 230: Up to ±6,485 SF available (shell) divisible to 2,500 SF

\$24.00 NNN

Located seconds away from numerous dining options, NFL and NHL stadiums, and two 4-star hotels

Situated between St. Joseph's Westgate Medical Center and Banner Estrella Medical Center

Cover and Surface parking available, 4.20/1,000 SF (expandable to 10/1,000)



## STRATEGIC LOCATION

Exceptional location adjacent to NFL football stadium (State Farm Stadium), NHL hockey arena (Jobing.com Arena) and large developments. Westgate Corporate Center is less than 2 miles to Loop 101 and St. Joseph's Westgate Medical Center. Additionally, Banner Estrella Medical Center is a quick 7 minutes. The strategic location enables quick walkable access to ample restaurants, stadiums/arenas, hotels and less than 5 miles to two large hospital facilities.

### Drive Times

1 min to Loop 101

4 min to St. Joseph's Westgate Medical Center

7 min to Banner Estrella Medical Center



102,981  
Population



+1mil SF  
Retail/Shopping



23,900  
Traffic count



ST. JOSEPH'S  
WESTGATE  
MEDICAL CENTER

TANGER OUTLETS- 350,000 SF OF RETAIL



WESTGATE ENTERTAINMENT DISTRICT ±800,000 SF



N 9th Ave

LOOP  
101

RENAISSANCE  
GLENDALE  
HOTEL & SPA

HAMPTON  
INN &  
SUITES

W Glendale Ave

W Maryland Ave



WESTGATE  
MEDICAL CENTER



N 9th Ave

FOR LEASING INFORMATION CONTACT

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