

Shops on 51st Ave ±1,200 SF Medical Office

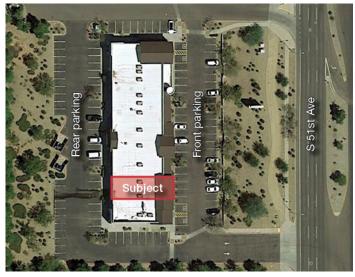


6170 S 51st Avenue Laveen, Arizona 85339

Property Features

- 1,200 SF medical office build-out
- Excellent co-tenancy
- Strong mix of local and national tenants
- High quality newer construction
- Growing residential area
- High traffic intersection
- Low vacancy submarket
- Close proximity to Loop 202 Extension South Mountain Freeway
- Arizona General Hospital located immediately to the south
- S/SWC of 51st Avenue and Southern
- Heart of Laveen
- Located on the going home side of the street
- Landlord is willing to bring the space to vanilla shell

For Lease: \$28.00/SF (NNN)



Demographics	1 Mile	3 Miles	5 Miles
Median Age:	30.0	30.6	30.0
Population:	12,403	65,166	151,777
Average HH Income	\$84,940	\$83,950	\$73,720
Daytime Emp. Pop.	2,054	6,903	32,358
Traffic Counts		VPD	
S 51st Ave:	28,193		
W Southern Ave:		9,721	

Matt Harper, CCIM

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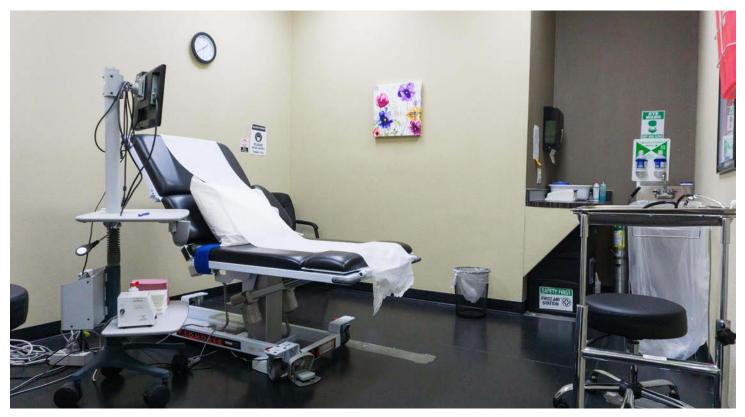
> 2944 N 44th St, Suite 200 Phoenix, AZ 85018 +1 602 955 4000

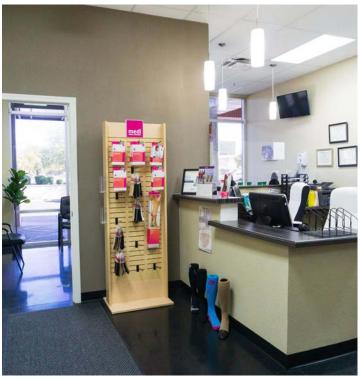
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Property Photos



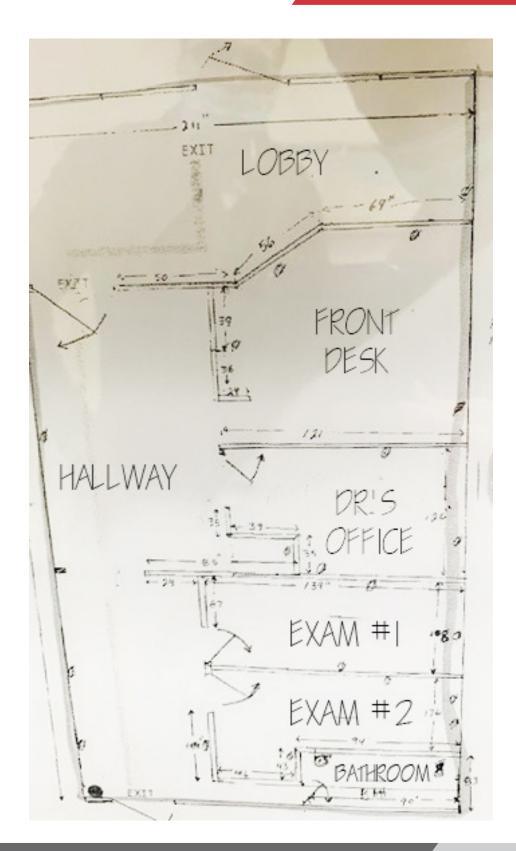






Floor Plan

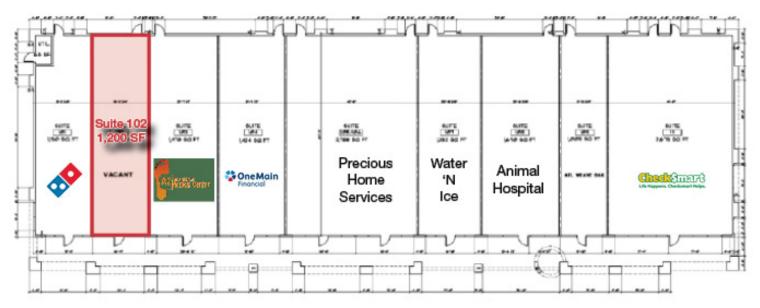
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Site Plan & Aerial

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Proximity Map

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