



## 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



### 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

**For Lease: \$28.00/SF  
(NNN)**

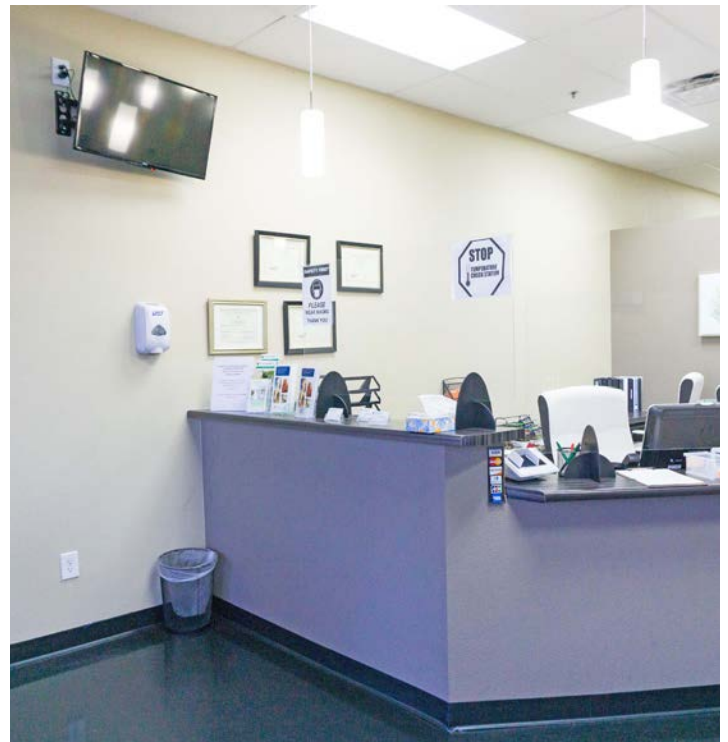
**Matt Harper, CCIM**  
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matt.harper@naihorizon.com



# Property Photos

For Lease

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



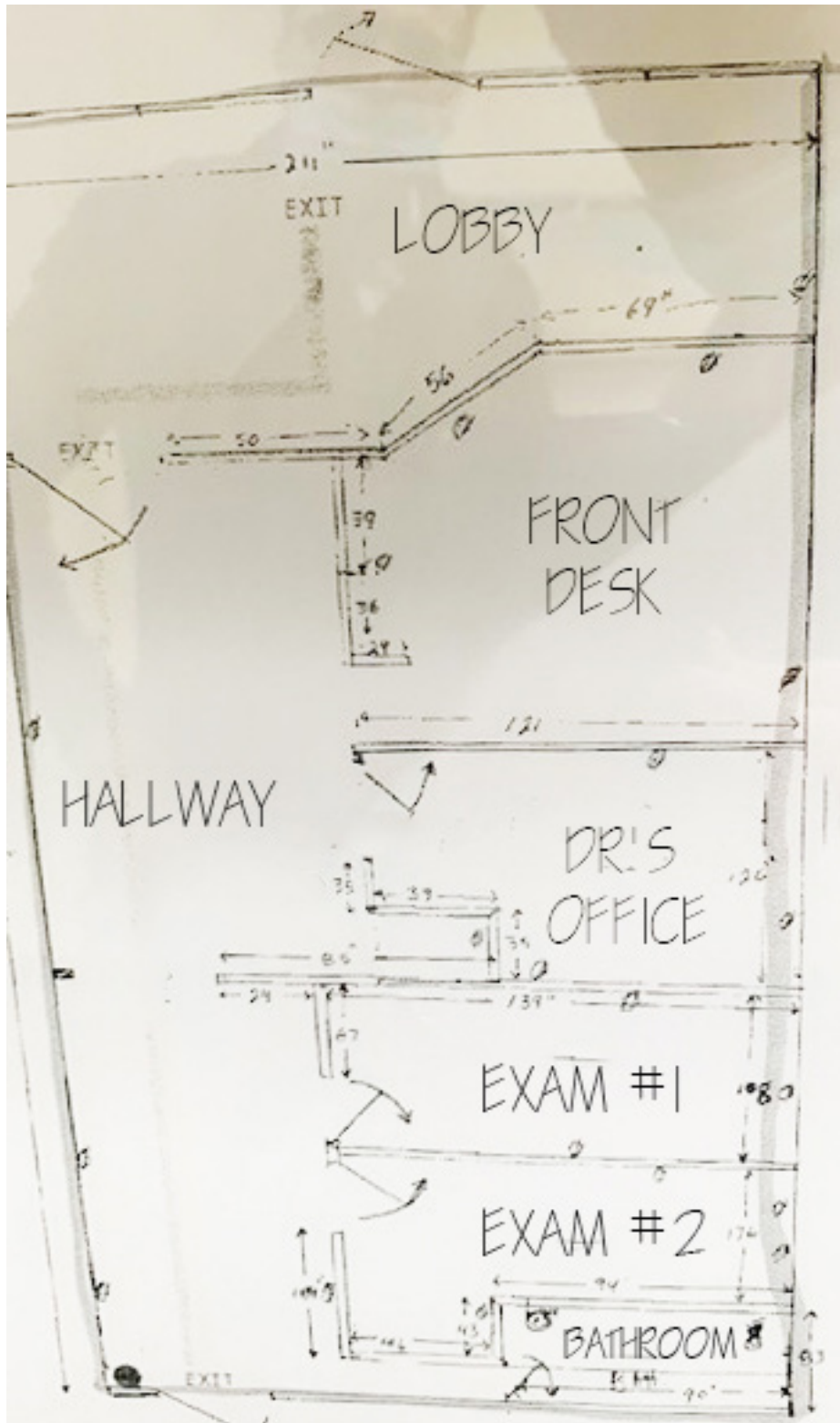
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**NAI**Horizon

# Floor Plan

## Shops on 51st Ave

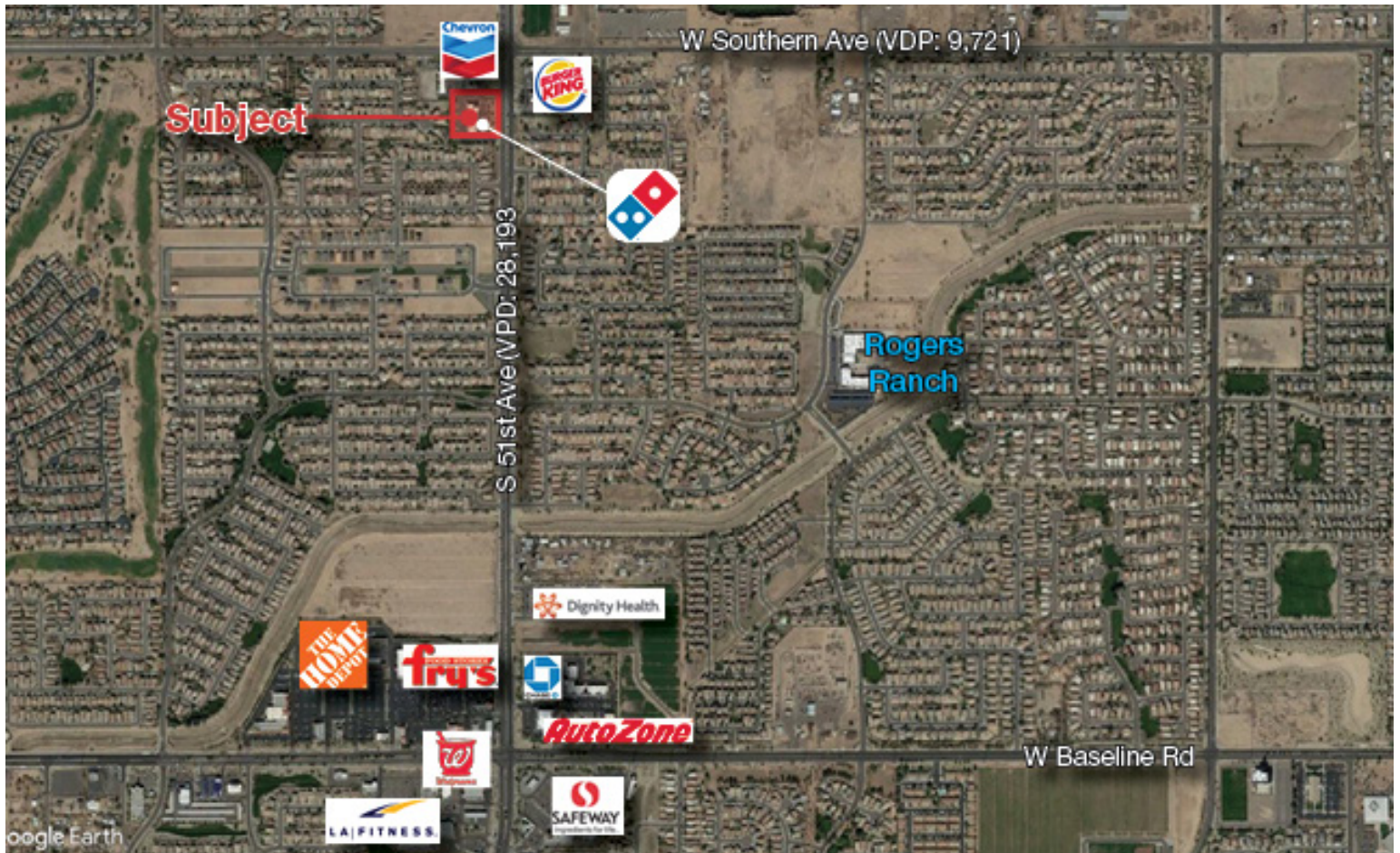
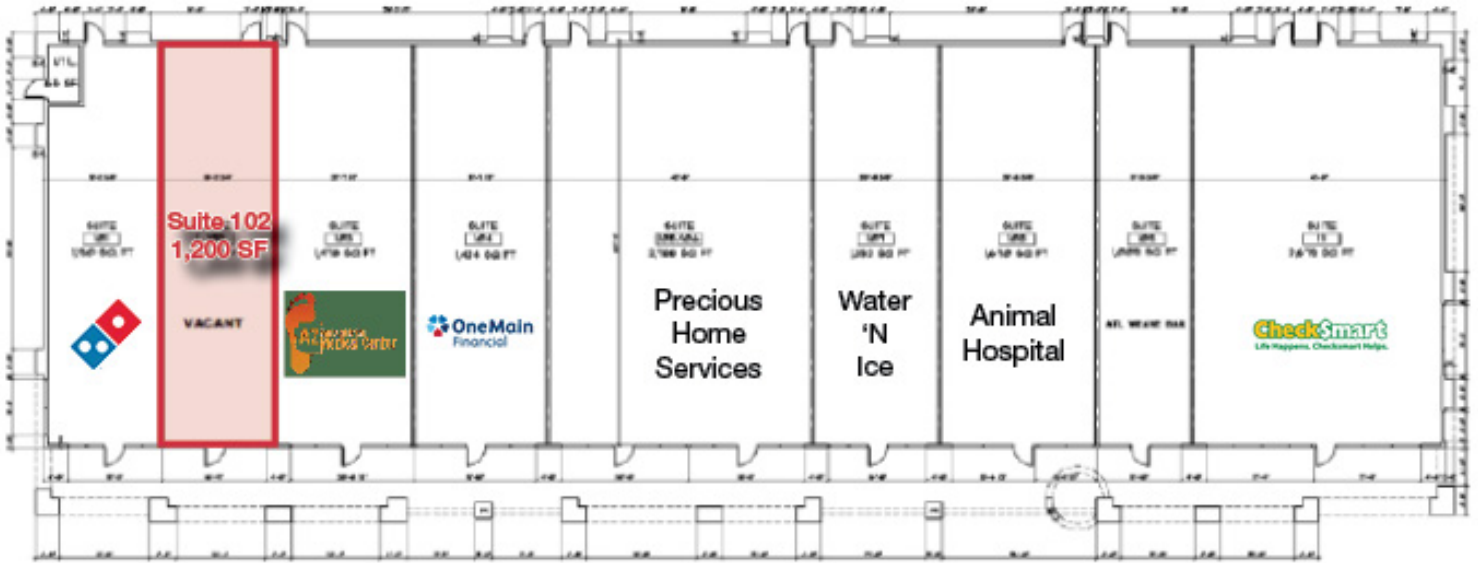
±1,200 SF Medical Office





# Site Plan & Aerial

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





For Lease

# Proximity Map

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

