







METRO MEDICAL PLAZA

3201 West Peoria Avenue | Phoenix, AZ

- 
 Anchored by SimonMed, Stamp Medical and Above & Beyond Physical Therapy
- 
 Blue Cross/Blue Shield Primary Insurance within 5 Mile Radius
- 
 Ideally Located Between Banner Thunderbird Medical Center and Honor Health John C. Lincoln Medical Center
- 
 Motivated Landlord with Generous Tenant Improvement Allowance Available

SPACE AVAILABLE	1,363 - 2,819
LEASE RATE	\$22.50/SF Full Service Gross
BUILDING SIZE	54,529 SF
YEAR BUILT	1979
ZONING	C-O, Phoenix
CROSS STREETS	32nd Lane & Peoria Avenue

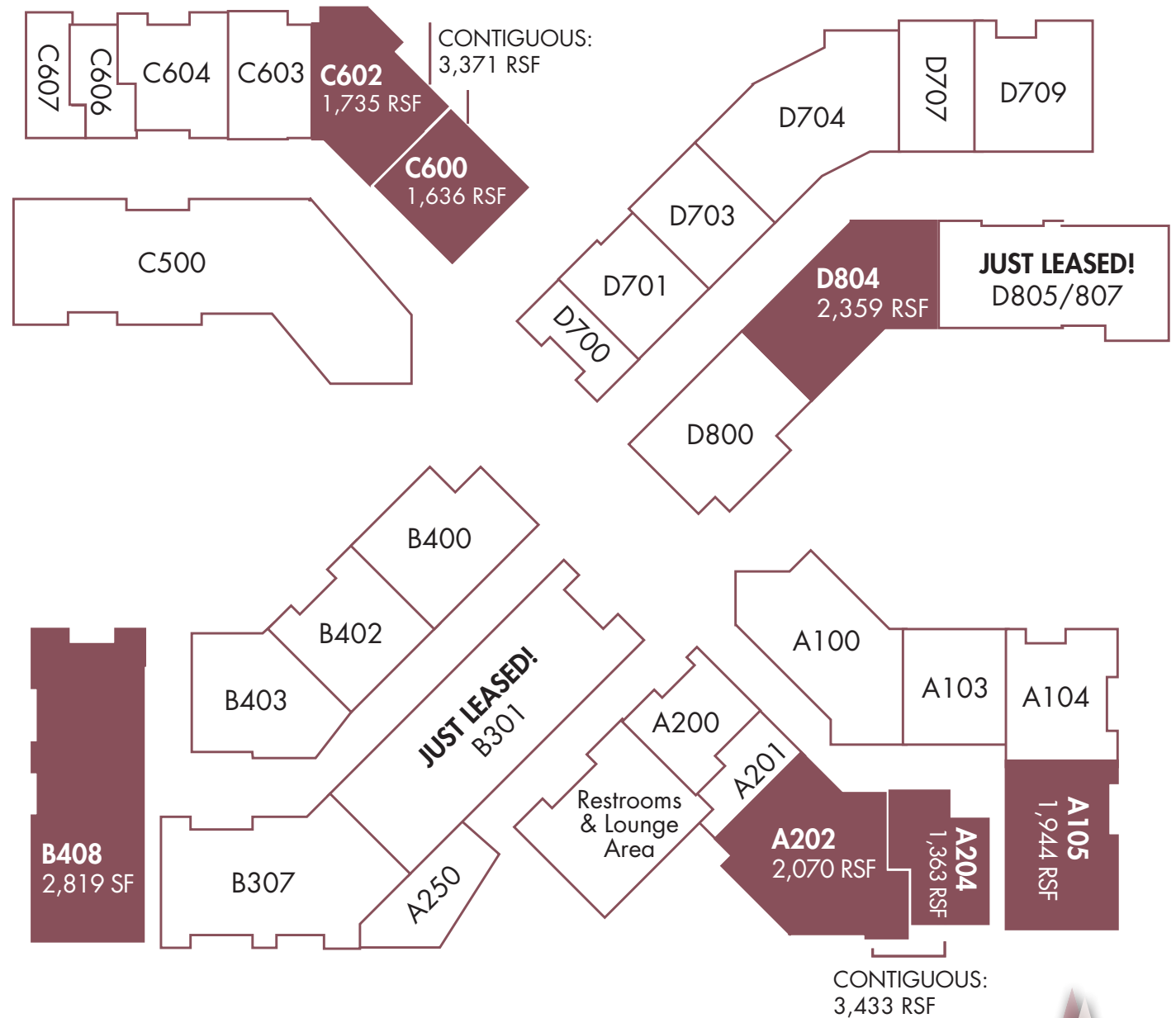


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A105	1,944 RSF	
A202	2,070 RSF	CONTIGUOUS TO 3,433 RSF
A204	1,363 RSF	
B408	2,819 RSF	
C600	1,636 RSF	CONTIGUOUS TO 3,371 RSF
C602	1,735 RSF	
D804	2,359 RSF	



SITE PLAN



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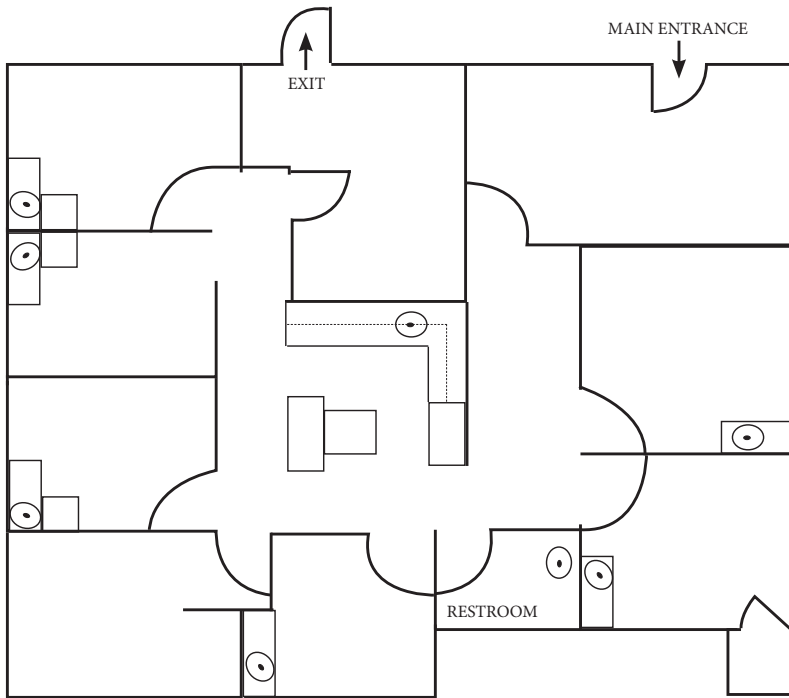
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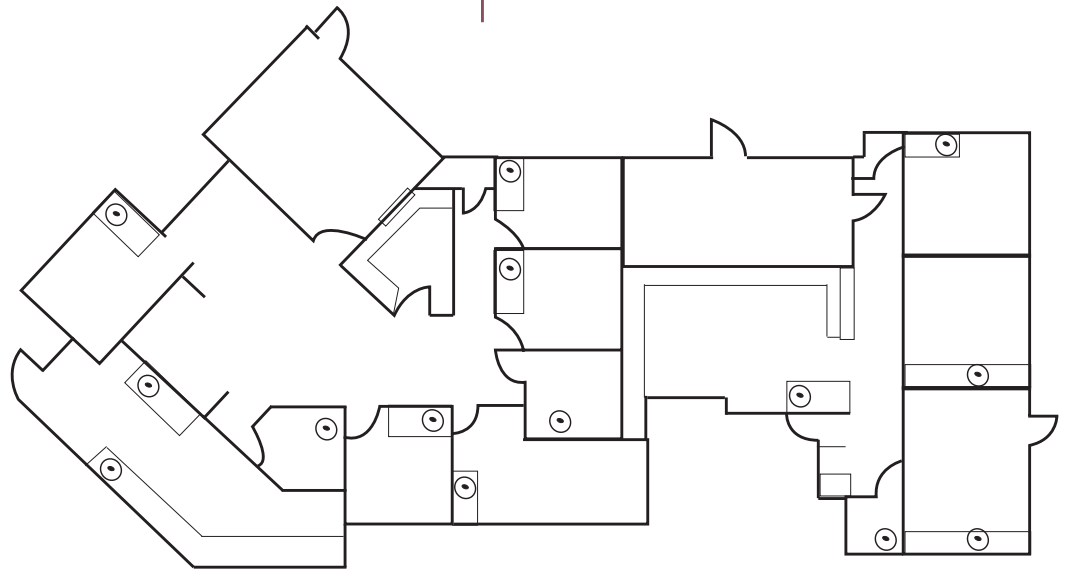
PG 2

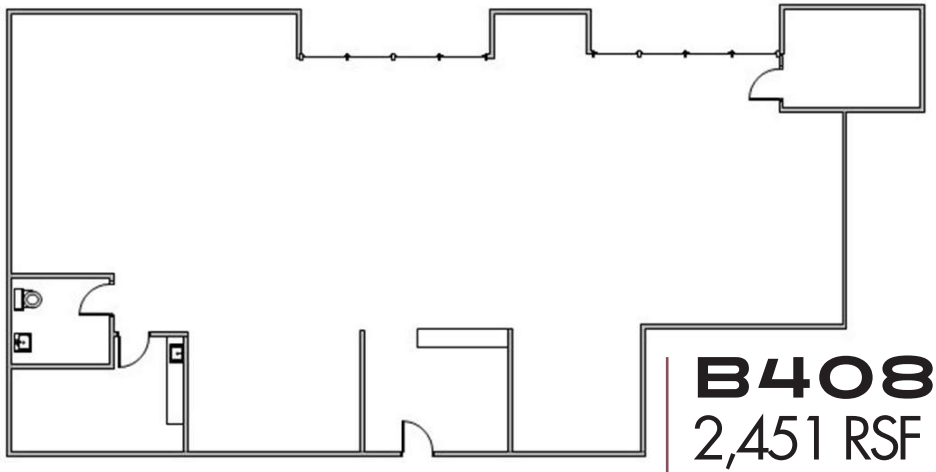
METRO MEDICAL
PLAZA

A105
1,690 RSF

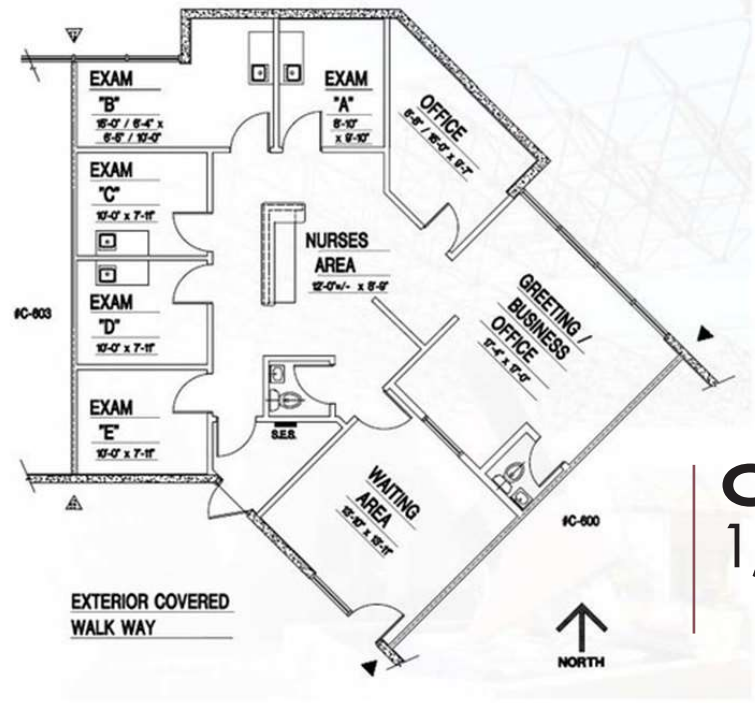


A202/204
2,985 RSF

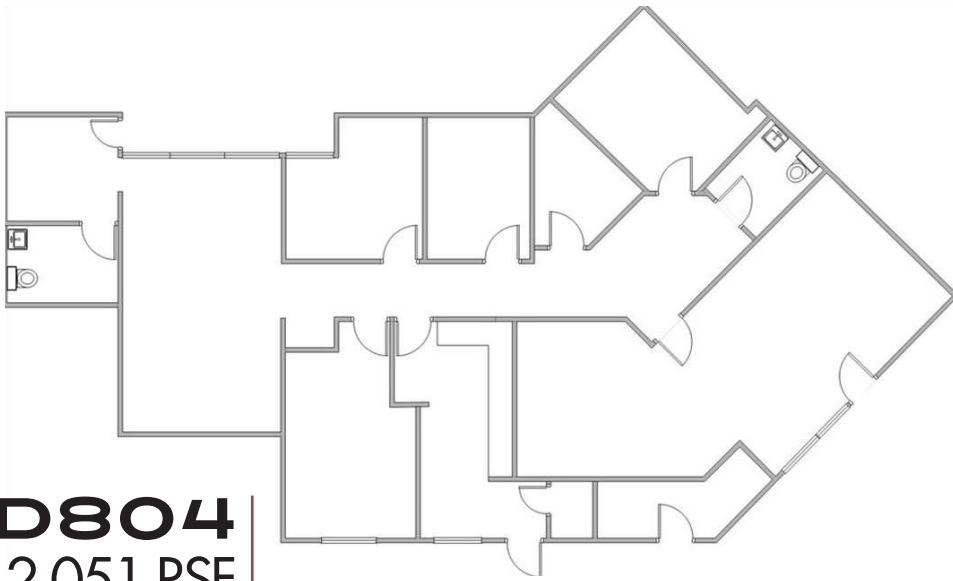




B408
2,451 RSF



C602
1,509 RSF



D804
2,051 RSF



214,149 VPD



NORTH

ASU ARIZONA STATE UNIVERSITY
WEST CAMPUS
3,363 STUDENTS

Banner Thunderbird
Medical Center
555 BEDS

SUBJECT

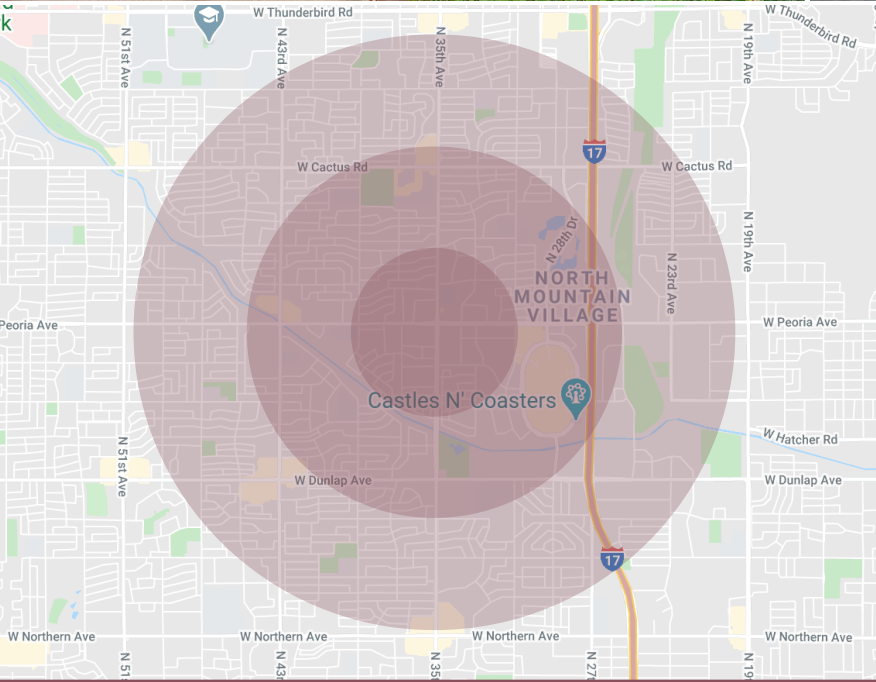
HONORHEALTH
JOHN C. LINCOLN
204 BEDS

GLENDALE COMMUNITY COLLEGE
19,000 STUDENTS

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PG 5

METRO MEDICAL
P L A Z A



DEMOGRAPHICS

2019 SUMMARY (SOURCE: ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	25,246	222,033	573,760
POPULATION	16,741	174,276	446,739
AVERAGE HH SIZE	2.43	2.71	2.67
AVERAGE HH INCOME	\$60,715	\$64,172	\$69,449
MEDIAN AGE	35.7	34.3	35.4

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PG 6

