

**MEDICAL OFFICE FOR LEASE**



**METRO MEDICAL PLAZA**  
**3201 W PEORIA AVE**  
**PHOENIX, AZ 85029**

**Availability:**  
**1,061 RSF - 1,962 RSF**

[ARIZONAMOB.COM](http://ARIZONAMOB.COM)

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HEALTHCARE PARTNERS

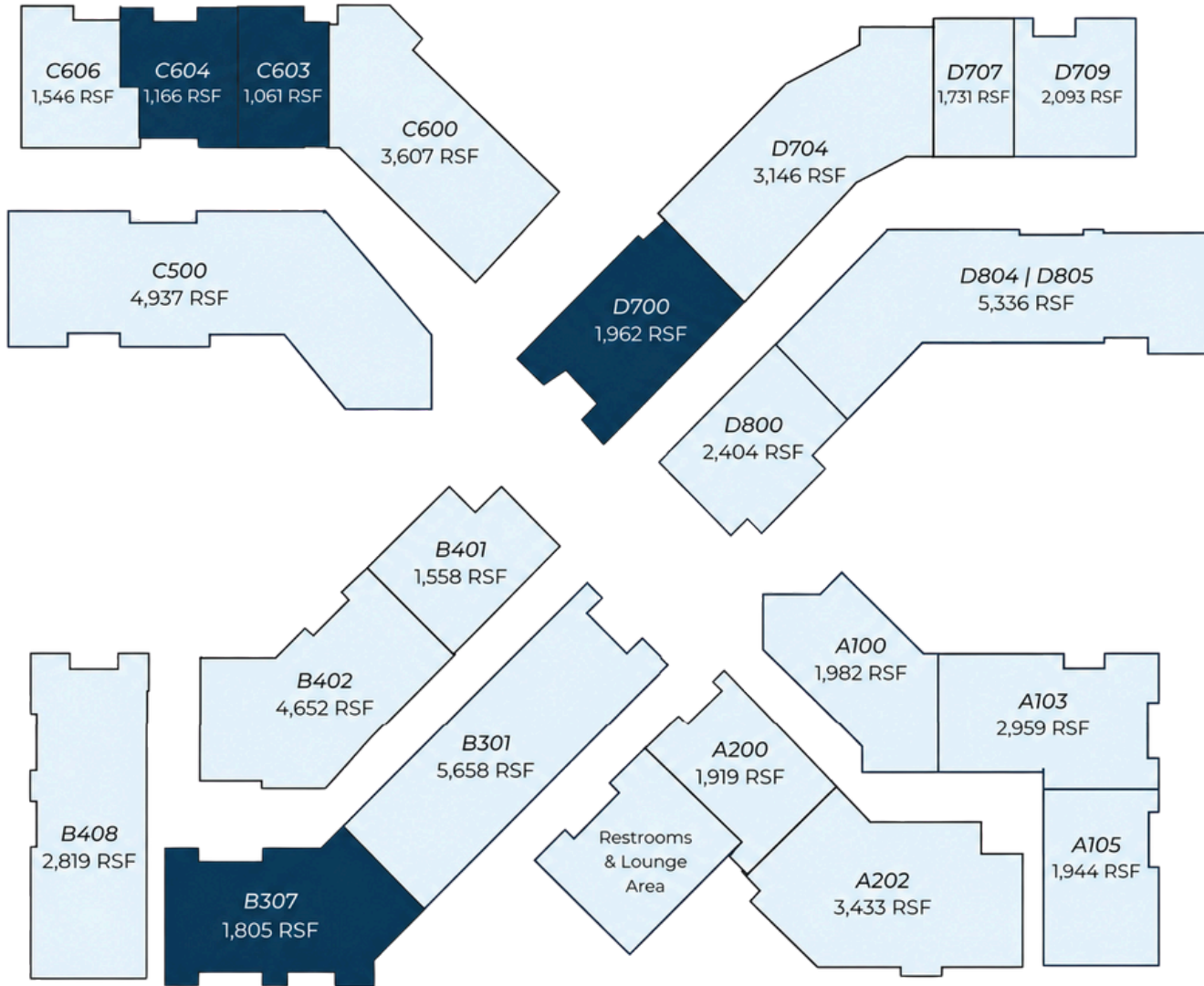
# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS

- Anchored by SimonMed, Stamp Medical, and Above & Beyond Physical Therapy
- Adjacent to Major Metro Center Redevelopment and Light Rail Extension
- Ideally Located Between Banner Thunderbird Medical Center and Honor Health John C. Lincoln Medical Center
- New Ownership, Newly Paved Parking Lot, New Paint



# SITE PLAN & AVAILABILITY



SUITE NUMBER:	SIZE (RSF):
B307	1,805
C603	1,061
C604	1,166
D700	1,962

# DOCTORS LOUNGE



# SUITE B307

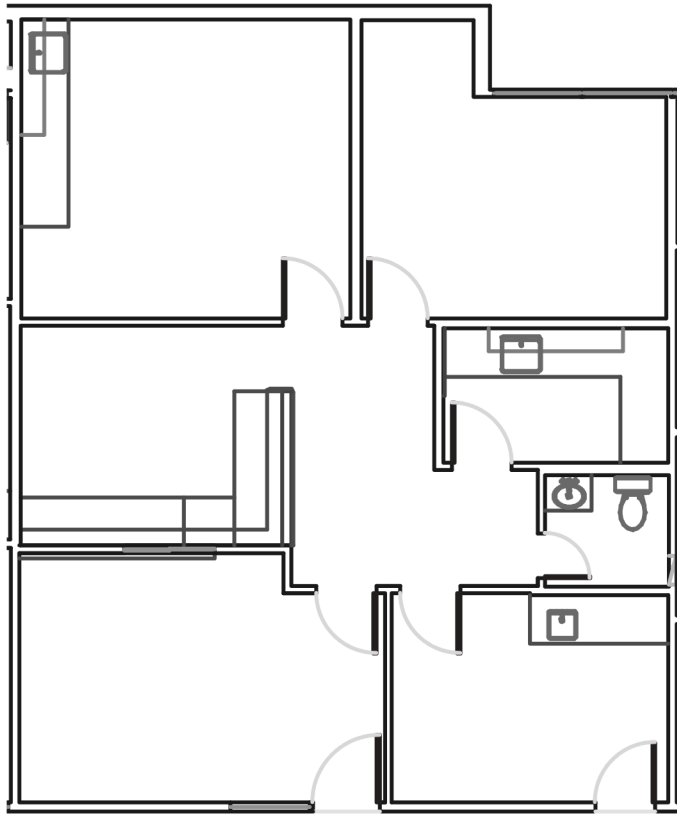


*B307*  
*1,805 RSF*

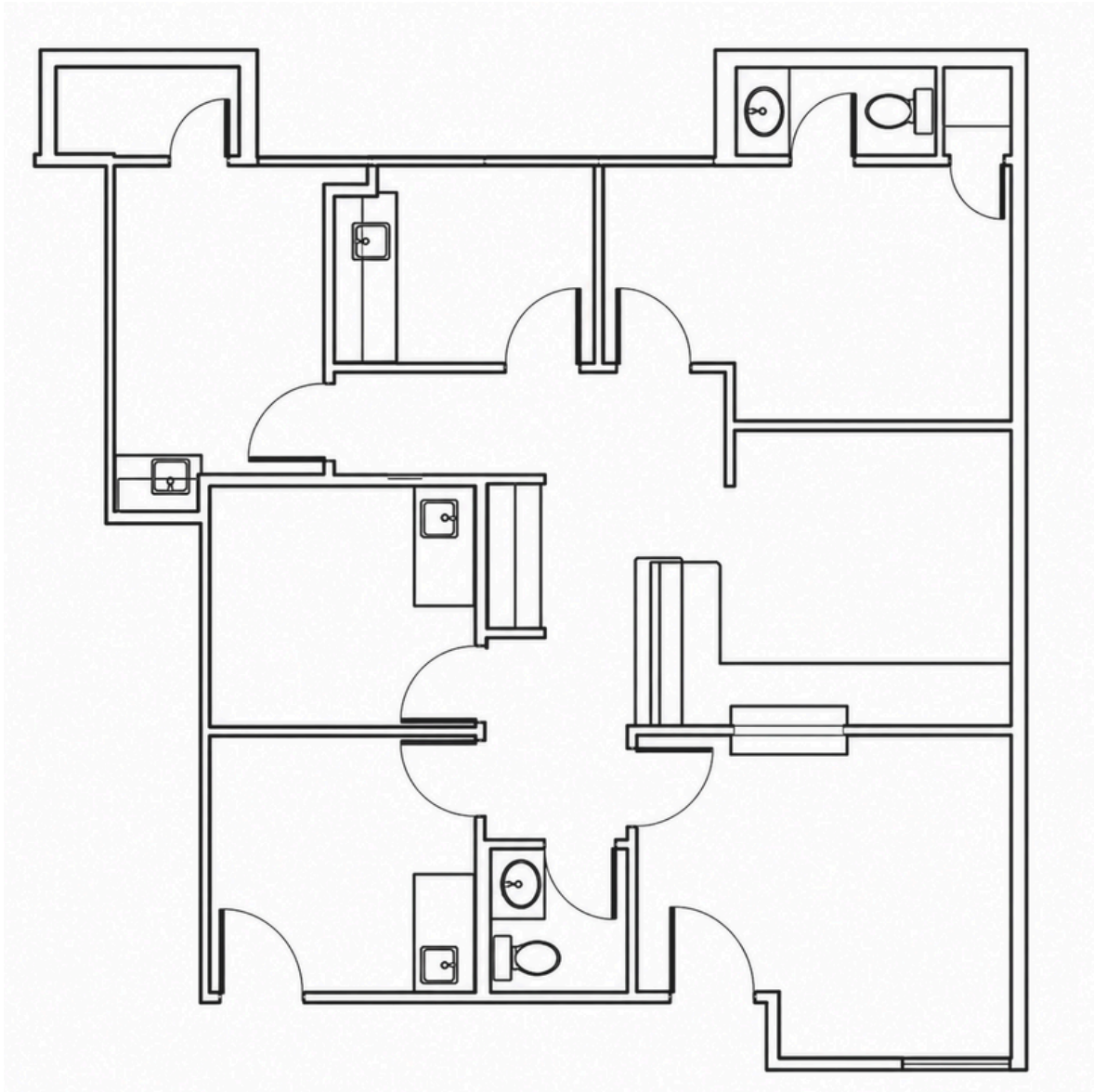
# SUITE C603

C603

1,061 RSF

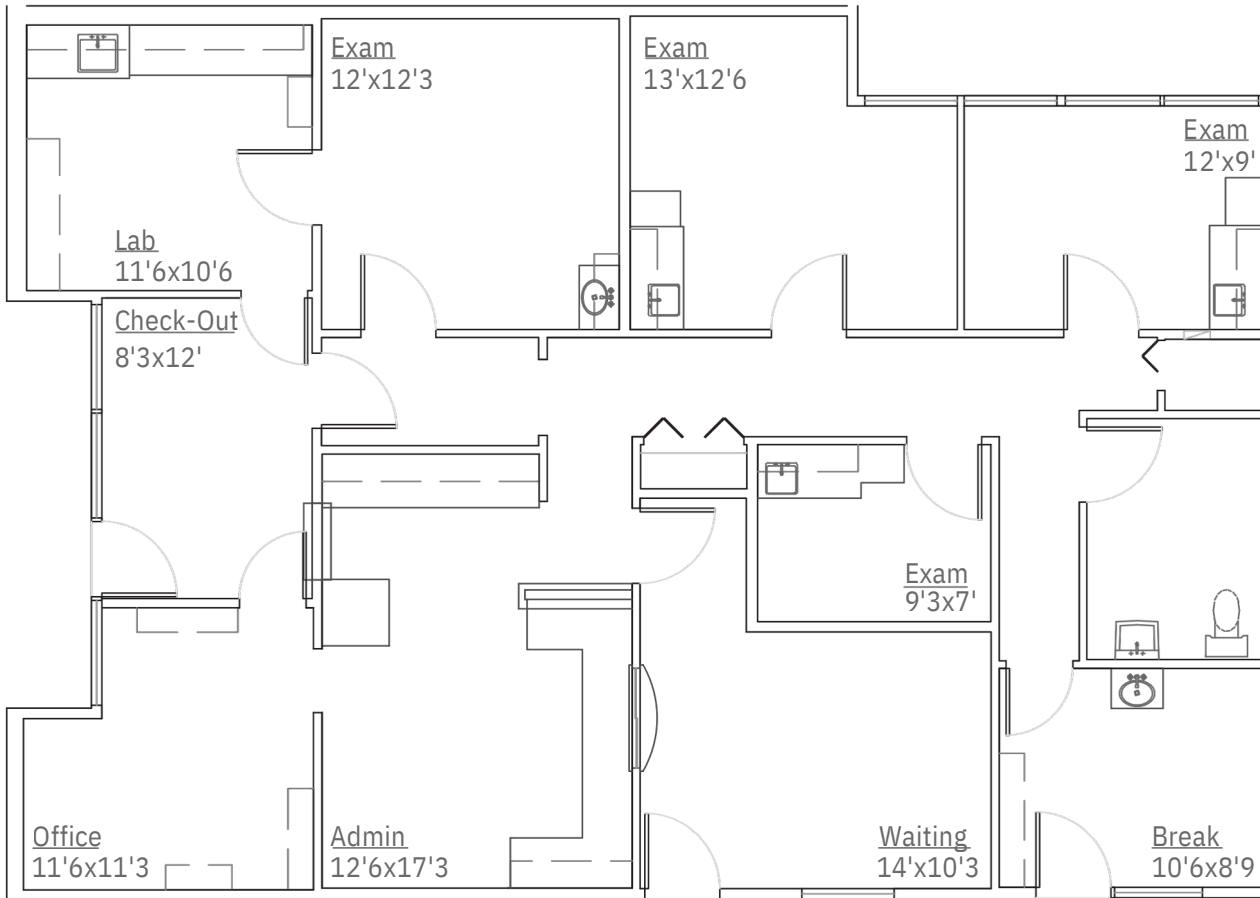


# SUITE C604



C604  
1,166 RSF

# SUITE D700



*D700*  
*1,962 RSF*

# ARIAL OVERVIEW



Moon Valley High School  
1,422 STUDENTS

**TARGET**  
Starbucks  
Jack in the box  
ROSS DRESS FOR LESS

Chick-fil-A  
Smashburger  
Menchie's  
MOD PIZZA  
Starbucks

PET SMART  
ROSS DRESS FOR LESS  
Red Robin  
Panera  
crumbl cookies  
PEI WEI

Burlington IN-N-OUT  
petco  
Michaels  
DOLLAR TREE  
Staples

43rd Avenue

Peoria Avenue

Fry's  
goodwill  
SAJAD AND GO  
planet fitness  
eegee's  
CVS pharmacy  
TACO BELL  
99c ONLY STORES  
Domino's  
McDonald's

Dunlap Avenue

Cortez High School  
1,235 Students

Fry's

VASA FITNESS  
STREETS OF NEW YORK  
Jack in the box

Northern Avenue

199,589 VPD

INTERSTATE 17

19th Avenue

NORTHWEST VALLEY METRO EXPANSION PHASE II

**METROCENTER**  
\$750 Million Mixed-Use Redevelopment



WAL-MART SUPERCENTER  
RED LOBSTER  
Culver's  
chili's  
Jason's deli

METRO

# DEMOGRAPHICS

METRO MEDICAL PLAZA 3201 W  
PEORIA AVE PHOENIX, AZ 85029

Population	1 Mile	3 Mile	5 Mile
Daytime Population	24,896	229,571	587,284
Residential Population	16,456	181,203	470,793
Average Age	35.4	35.1	35.9
Housing Units	7,164	70,239	181,685
Total Businesses	921	5,879	15,063
<b>Households</b>			
Total Households	6,532	65,724	169,099
# of Persons per HH	2.4	2.6	2.6
<b>Income</b>			
Average HH Income	\$89,626	\$83,653	\$92,316

DAYTIME  
POPULATION

**587,384**

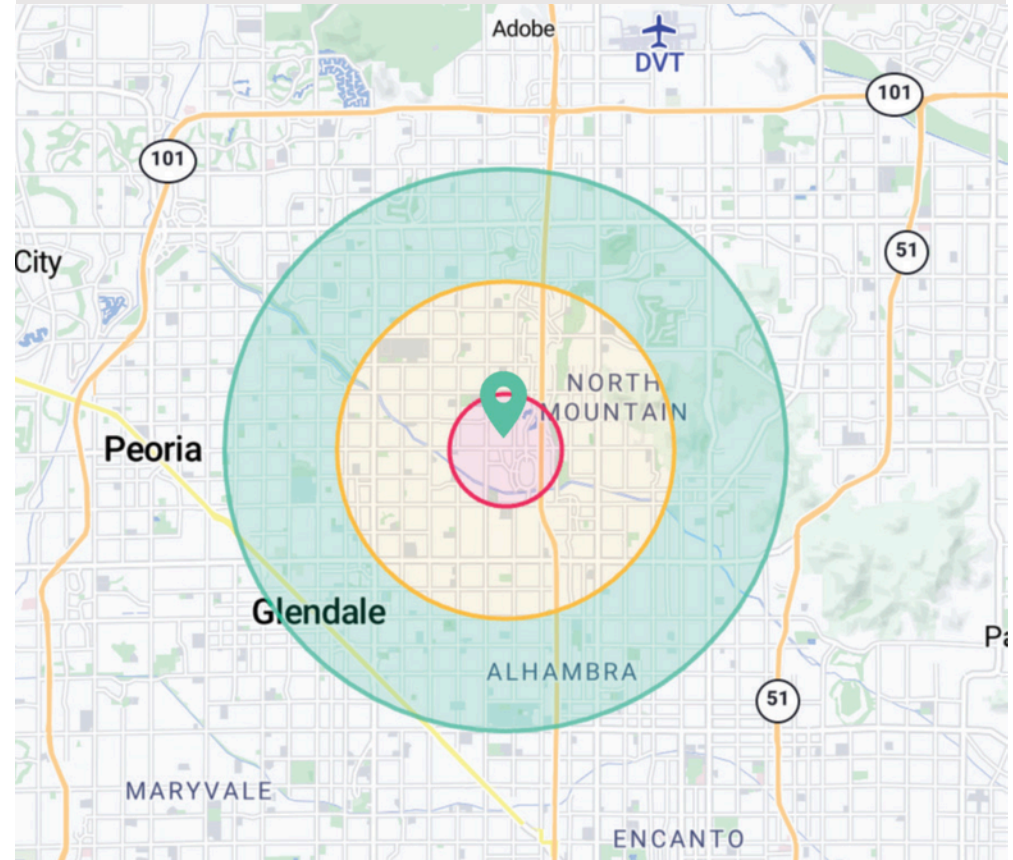
\*5mileradius



MEDIAN  
AGE

**35.1**

\* 3 mile radius



AVERAGE HOUSEHOLD  
INCOME

**\$92,316**

\* 5 mile radius



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