

ANTHEM

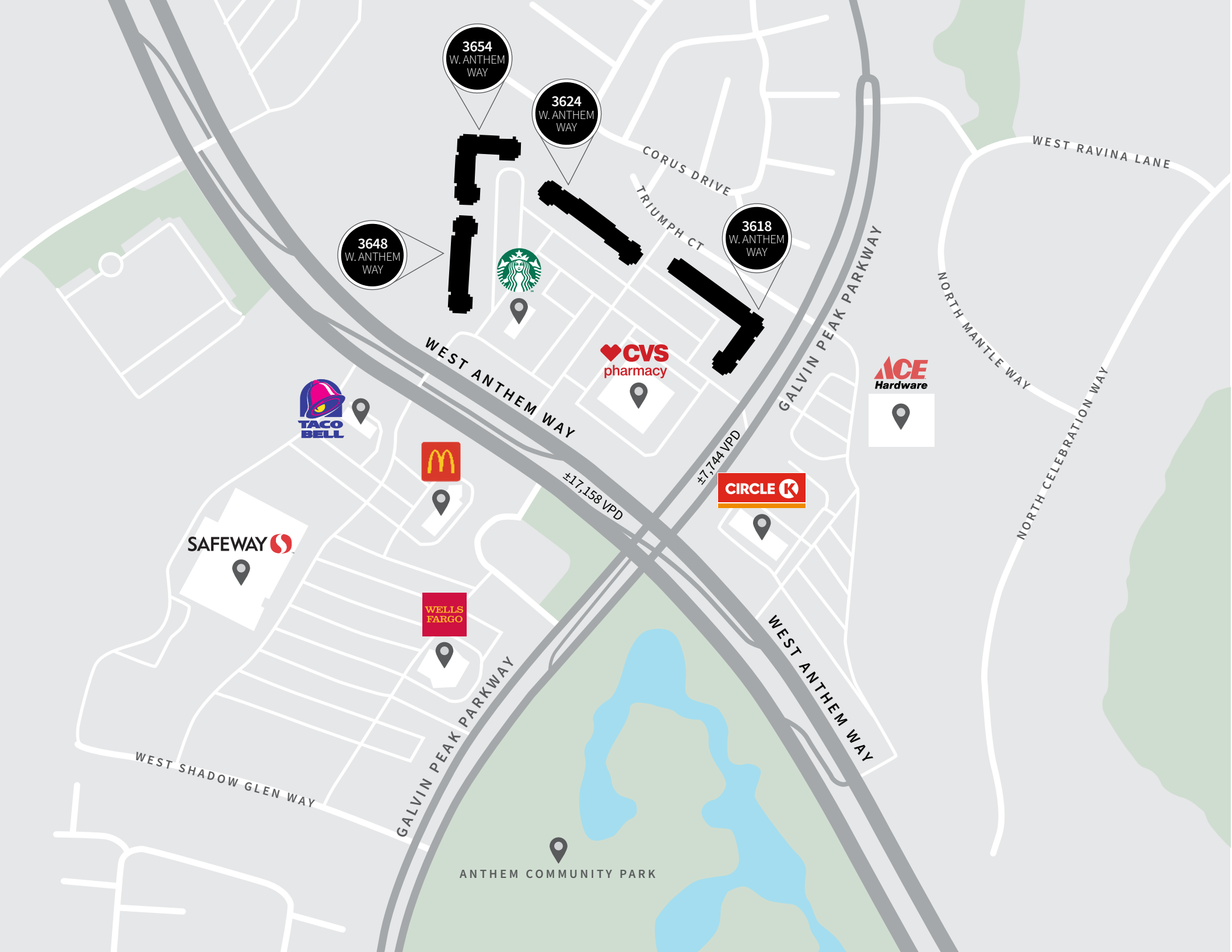
MEDICAL PLAZA

3648, 3654, 3624, 3618 W. ANTHEM WAY
ANTHEM, AZ 85086

THE PREEMINENT MEDICAL OFFICE
COMPLEX SERVING THE ANTHEM COMMUNITY



Jones Lang LaSalle Brokerage, Inc



PROPERTY FEATURES



A four-building medical office complex with move-in ready medical offices



Easy drive-up parking and access for patients with an overall 5.1/1,000 parking ratio



Less than 1 mile from the I-17, located in the highest trafficked intersection in Anthem (17,745 vehicles, source: CoStar)



Great tenant mix includes: HonorHealth Urgent Care, urology, cardiology, imaging, and lab services



Exterior signage available to tenants



Drive-through Starbucks located on-site

AVAILABILITY

*TIMESHARE

**BUILDING A - 3648 W. ANTHEM WAY
FULLY OCCUPIED**

**BUILDING B - 3654 W. ANTHEM WAY
SUITE 116 - 1,386 SF**

**BUILDING C - 3624 W. ANTHEM WAY
SUITE 100* - 2,576 SF
SUITE 106* - 1,389 SF**

*CONTIGUOUS TO 3,965 SF

**BUILDING D - 3618 W. ANTHEM WAY
SUITE 120 - 1,577 SF
SUITE 114 - 1,873 SF**

DEMOGRAPHICS 2023

TOTAL POPULATION

1 MILE	3 MILE	5 MILE
7,552	30,441	47,220

AVERAGE FAMILY SIZE

1 MILE	3 MILE	5 MILE
2.94	3.06	3.06

MEDIAN HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$109,081	\$112,841	\$112,143

MEDIAN HOME VALUE

1 MILE	3 MILE	5 MILE
\$447,985	\$455,240	\$460,735

MEDIAN AGE

1 MILE	3 MILE	5 MILE
38.9	39.3	40.4

ANTHEM

AZ

OUTLETS
AT ANTHEM

TRAFFIC COUNTS FOR ANTHEM WAY & N GAVILAN PEAK PKWY:

NORTHBOUND ON GAVILAN PKWY: 4,616 VPD
SOUTHBOUND ON GAVILAN PKWY: 7,744 VPD
EASTBOUND ON ANTHEM WAY: 17,158 VPD
WESTBOUND ON ANTHEM WAY: 14,498 VPD



ANTHEM



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