

# Palo Verde Center

7410 N ZANJERO BLVD., BUILDING D, GLENDALE, AZ 85305

**FOR LEASE**

Palo Verde Center



## FOR MORE INFORMATION

❏ **Margaret Lloyd**  
Senior Vice President  
O 623.344.4558  
C 602.828.7214  
[margaret.lloyd@theplazaco.com](mailto:margaret.lloyd@theplazaco.com)

❏ **Michael McWilliams**  
Leasing Associate  
O 623.972.1184  
C 602.803.9029  
[michael.mcwilliams@theplazaco.com](mailto:michael.mcwilliams@theplazaco.com)

## Executive Summary



### PROPERTY SUMMARY

<b>Available SF:</b>	4,765 SF
<b>Lease Rate:</b>	\$35.00 SF/yr (NNN)
<b>Lot Size:</b>	3.12 Acres
<b>Building Size:</b>	10,500 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	2008
<b>Zoning:</b>	PAD
<b>Property Website:</b>	View

### PROPERTY OVERVIEW

Palo Verde Center is strategically located just off Loop 101 at Glendale Avenue across from Dignity Health St Joseph's Westgate Medical Center, Westgate Entertainment Center, State Farm Stadium, Desert Diamond Arena, and much more. The property is home to Palo Verde Cancer Treatment Center, a premier cancer treatment center with the highest caliber of Board Certified physicians of medical oncologists, radiation oncologists, and nurse practitioners to provide their patients with a total package of cancer care.

Just across the freeway, St. Joseph's Westgate Medical Center is a not-for-profit, 23 bed inpatient hospital that features new approaches to healthcare and provides a wide spectrum of medical services including emergency care, heart and vascular, advanced cancer treatment, specialized women's health services, Orthopedics, Bariatric Surgery and many other healthcare specialties. The hospital is part of Dignity Health, one of the largest healthcare systems in the West with more than 40 hospitals in Arizona, California and Nevada.

### PROPERTY HIGHLIGHTS

- The 4,765 square foot space is in grey shell condition and ready to be designed built out to tenant specifications.
- Property includes a pad buildable up to ±7,520 square foot for a custom single tenant build-to-suit.
- Building Signage available
- Generous Tenant Improvement Allowance available for a 10-year term, or greater.



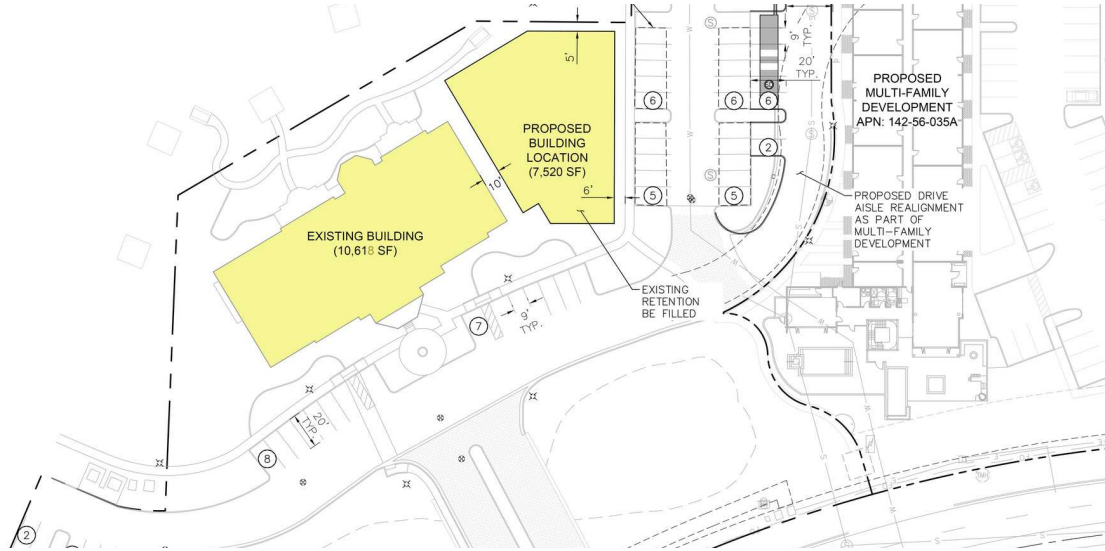
**Margaret Lloyd**  
Senior Vice President  
O 623.972.1184  
C 602.828.7214  
margaret.lloyd@theplazaco.com



**Michael McWilliams**  
Leasing Associate  
O 623.972.1184  
C 602.803.9029  
michael.mcwilliams@theplazaco.com

Copyright © 2025 Plaza Companies. All rights reserved. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

## Lease Spaces



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150	Available	4,765 SF	NNN	\$35.00 SF/yr	Shell space



**Margaret Lloyd**  
Senior Vice President  
O 623.972.1184  
C 602.828.7214  
margaret.lloyd@theplazaco.com



**Michael McWilliams**  
Leasing Associate  
O 623.972.1184  
C 602.803.9029  
michael.mcwilliams@theplazaco.com

Copyright © 2025 Plaza Companies. All rights reserved. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

# Palo Verde Center

7410 N ZANJERO BLVD., BUILDING D, GLENDALE, AZ 85305

## Location Map



Google

Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



**Margaret Lloyd**  
Senior Vice President  
O 623.972.1184  
C 602.828.7214  
margaret.lloyd@theplazaco.com



**Michael McWilliams**  
Leasing Associate  
O 623.972.1184  
C 602.803.9029  
michael.mcwilliams@theplazaco.com

Copyright © 2025 Plaza Companies. All rights reserved. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

Plaza Companies  
www.theplazaco.com  
PEORIA | PHOENIX | SCOTTSDALE

# Palo Verde Center

7410 N ZANJERO BLVD., BUILDING D, GLENDALE, AZ 85305

## Area Analytics

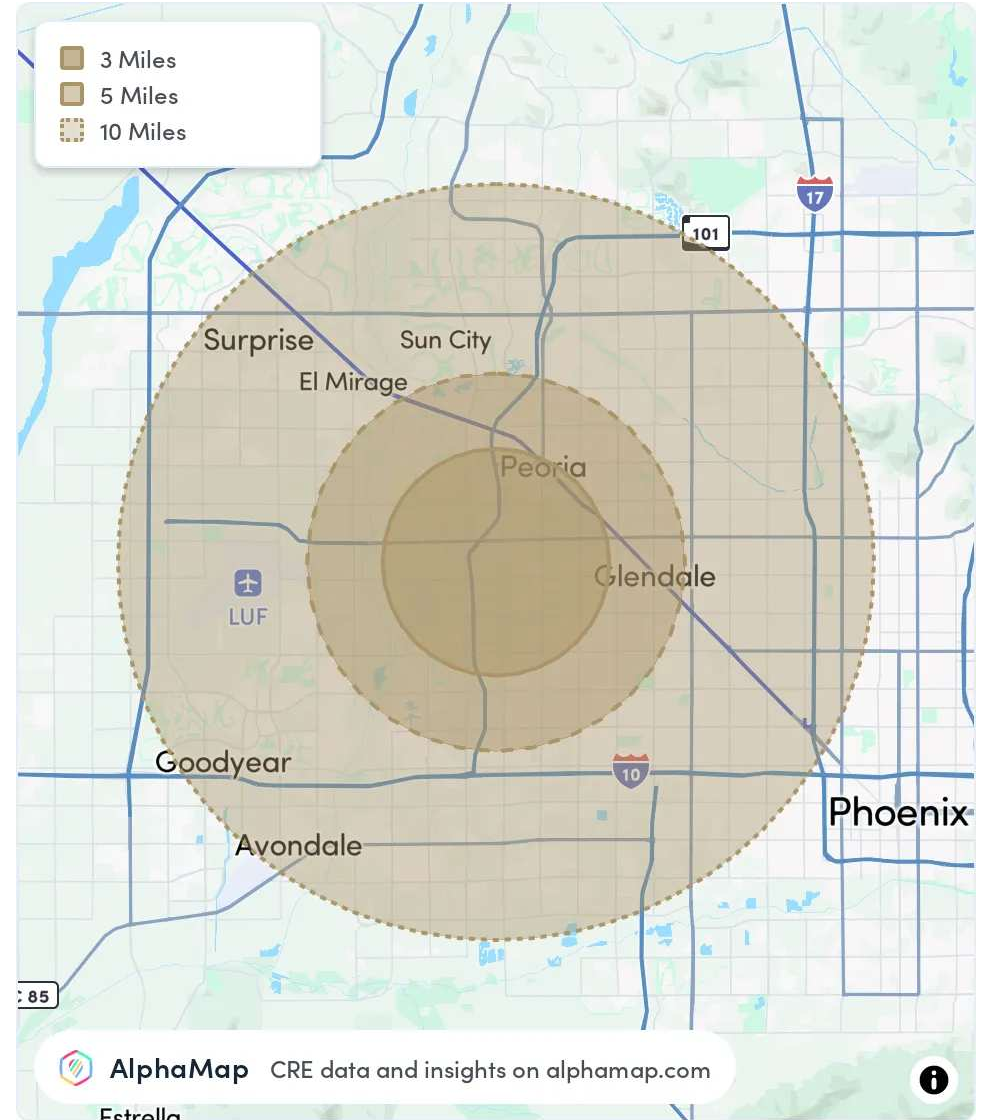
### POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	97,694	344,918	1,295,740
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

### HOUSEHOLD & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	33,802	117,070	445,725
Persons per HH	2.9	2.9	2.9
Average HH Income	\$91,868	\$85,599	\$89,101
Average House Value	\$364,556	\$337,981	\$367,667
Per Capita Income	\$31,678	\$29,516	\$30,724

Map and demographics data derived from AlphaMap



**Margaret Lloyd**  
Senior Vice President  
O 623.972.1184  
C 602.828.7214  
[margaret.lloyd@theplazaco.com](mailto:margaret.lloyd@theplazaco.com)



**Michael McWilliams**  
Leasing Associate  
O 623.972.1184  
C 602.803.9029  
[michael.mcwilliams@theplazaco.com](mailto:michael.mcwilliams@theplazaco.com)

Copyright © 2025 Plaza Companies. All rights reserved. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

Plaza Companies  
[www.theplazaco.com](http://www.theplazaco.com)  
PEORIA | PHOENIX | SCOTTSDALE