

FOR LEASE

# ORIGIN MEDICAL PLAZA

13980 W AVALON DR | GOODYEAR, AZ



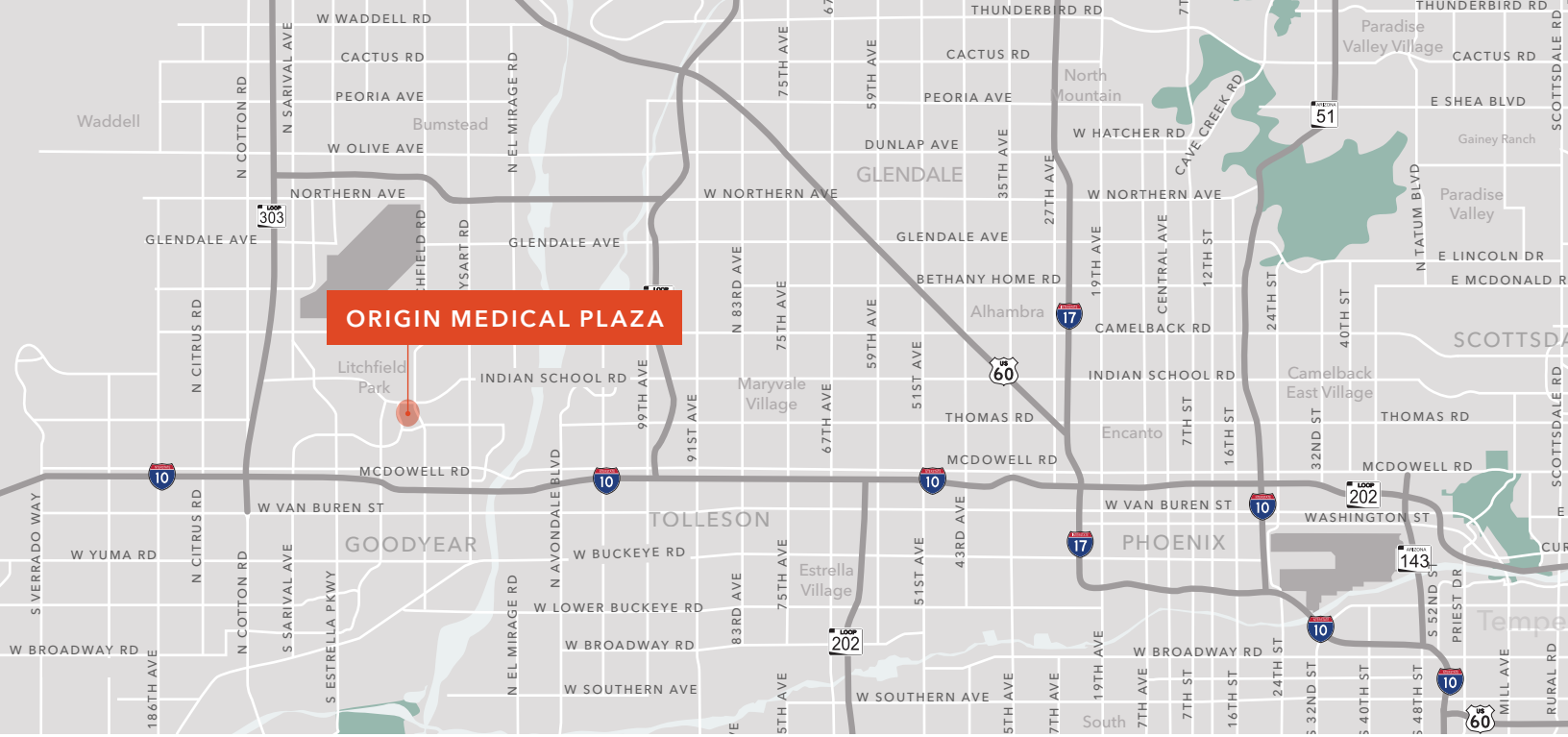
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## *Property Highlights*

Two-story, ±22,132 SF medical office building completed in 2024

Located within Palm Valley Phase II

Ample patient parking available

Less than 5 minutes from I-10 access

Shell spaces available with generous tenant improvement packages

Building and monument signage options available

Less than 2 miles from Abrazo West Campus



# ORIGIN MEDICAL PLAZA

Origin Medical Plaza is a 2-story, recently completed medical office building located in the heart of Goodyear. Purpose-built for medical use, the Property offers an exceptional environment for clinics, speciality practices and healthcare groups seeking a high-visibility, high-function location. Nestled along Avalon Drive just west of the I-10 corridor, this building boasts excellent access and exposure to one of the region's most dynamic growth corridors. Within a three-mile radius, the population exceeds ±88,000 with household incomes averaging over \$110,000 - supporting strong consumer and business demand for services. Origin Medical Plaza is located within Palm Valley Phase II, a 9,000-acre master-planned community consisting of residential subdivisions, parks, schools, churches, additional medical facilities, retail amenities, restaurants, hotels and more.



*Strategically Located*

*±26,517*

VEHICLES PER DAY

*\$114,042*

AVERAGE HH INCOME

*5 MINUTE*

DRIVE TIME TO I-10

*3 HOSPITALS*

WITHIN A 3 MILE RADIUS

*650,000 SF*

RETAIL AMENITIES WITHIN A 3 MILE RADIUS

*88,664*

POPULATION WITHIN A 3 MILE RADIUS



**5 MIN**

TO I-10 ACCESS

**6 MIN**

TO ABRAZO WEST  
CAMPUS

**9 MIN**

TO BANNER ESTRELLA  
MEDICAL CENTER

**10 MIN**

TO WESTGATE  
ENTERTAINMENT DISTRICT

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