

Palo Verde Center

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

FOR LEASE

Palo Verde Center



FOR MORE INFORMATION

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Executive Summary



PROPERTY SUMMARY

Available SF:	4,765 SF
Lease Rate:	\$29.00 SF/yr (NNN)
Lot Size:	3.12 Acres
Building Size:	10,500 SF
Building Class:	B
Year Built:	2008
Zoning:	PAD
Property Website:	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.



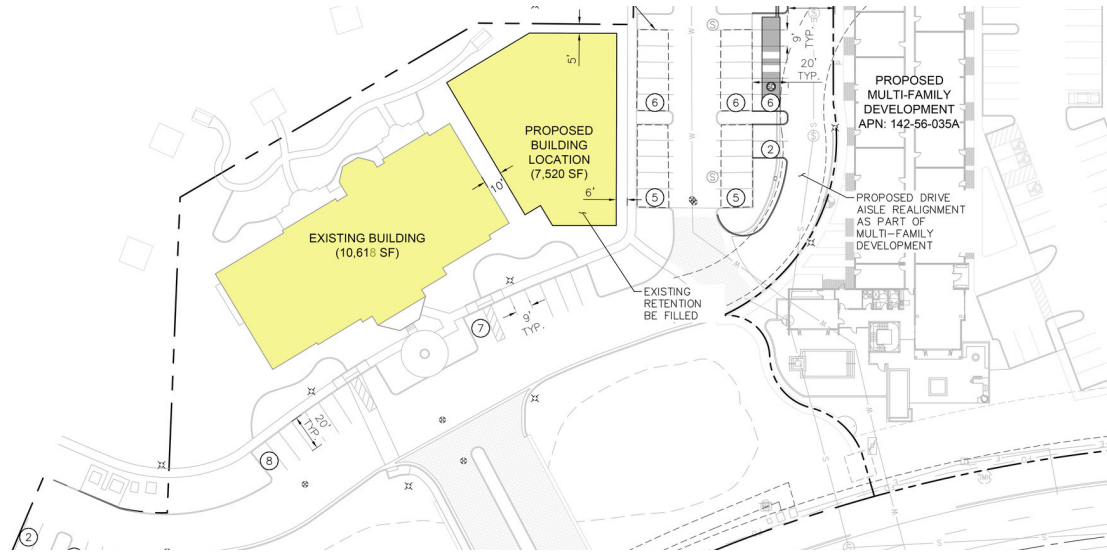
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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150	Available	4,765 SF	NNN	\$29.00 SF/yr	Shell space



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Location Map



Google

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Area Analytics

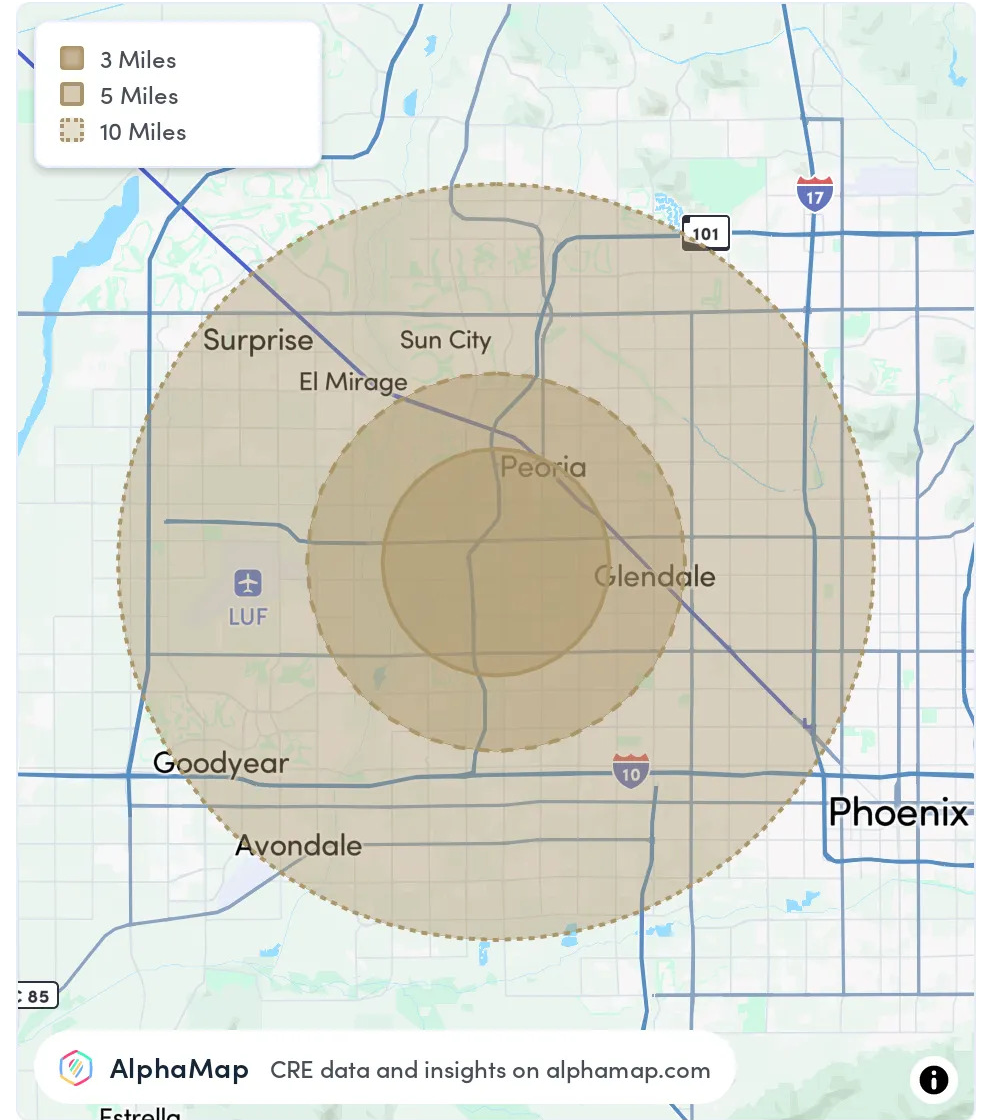
POPULATION

	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



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