

FOR SALE | OWNER-USER / INVESTMENT | ±7,940 SF



Medical Office Building

8877 W Union Hills Drive | Peoria, AZ 85382

CBRE

Union Hills Professional Centre

8877 W Union Hills Dr
Peoria, AZ 85382

This high-quality medical office condo offers an exceptional opportunity for an owner-user to establish or expand their practice in a thriving healthcare corridor. Strategically positioned just minutes from Loop 101 and Bell Road, the property provides excellent visibility, convenient access, and strong demographic support.

The building features contemporary medical improvements, ample surface parking, and a layout that supports a range of outpatient services and specialties. A portion of the building is currently leased, providing immediate income while allowing the buyer to occupy or customize the remaining space to meet their clinical needs.



Offering Summary

Sale Price:	\$3,056,900 \$385/SF
Building Size:	±7,940 SF
Available Space:	±4,806 SF
Leased Space:	±3,134 SF <small>Lease exp 09/27; One 36-mo renewal option at market rate</small>
Rental Income	\$62,072.58
2024 Property Taxes:	\$1.39/SF
Association Dues:	\$4.51/SF <small>includes common area property taxes</small>
Zoning:	C-2, City of Peoria
Parking Ratio	4.66:1,000 SF

Property Highlights

- + Ideal for physicians, specialists, or outpatient services
- + Partial tenancy in place offers immediate income potential
- + Prime frontage on Union Hills Drive with building, monument and entrance signage
- + On-grade surface parking with ADA-compliant access
- + Modern construction with efficient clinical layout
- + Excellent access to Loop 101 and major arterial roads
- + Surrounded by residential neighborhoods, senior living communities, and complementary healthcare users

Photos

EXTERIOR

UNION HILLS DR FRONTAGE



AMPLE SURFACE PARKING



Photos

SUITE A

RECEPTION



TREATMENT



WAITING



EXAM



RECOVERY



Space Plan

±4,806 SF

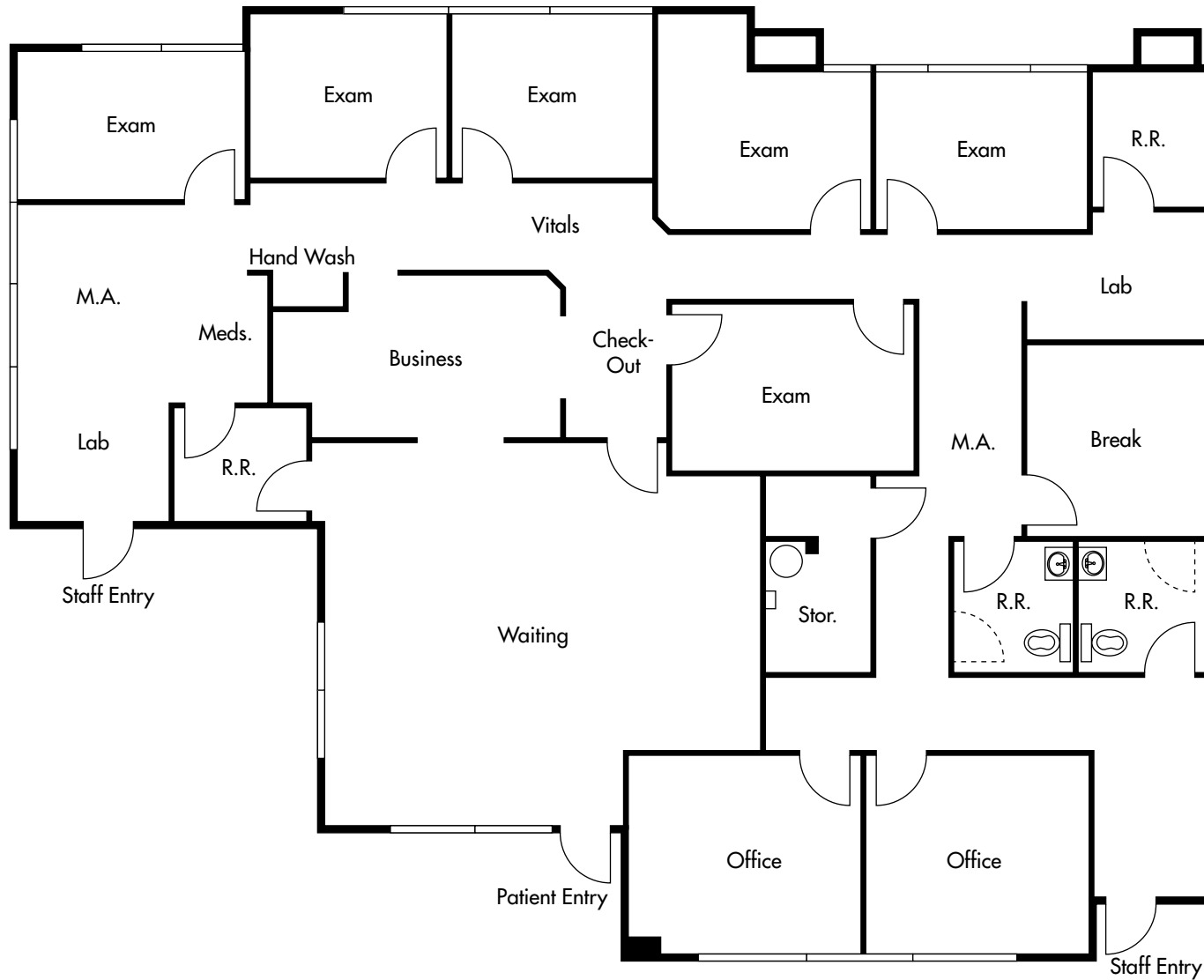
SUITE A
AVAILABLE



Space Plan

±3,134 SF

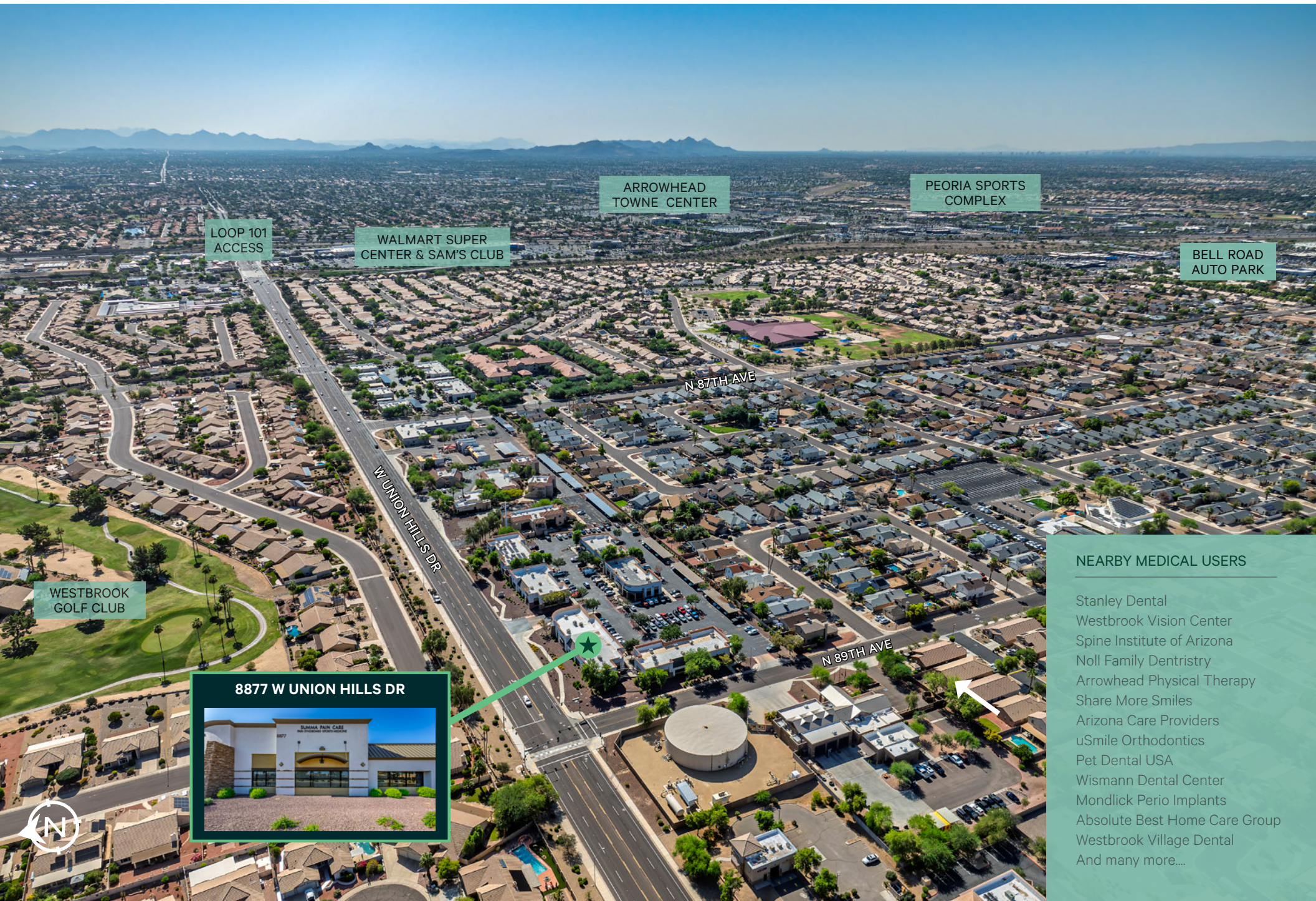
SUITE B
LEASED



Not to Scale

Aerial Overview

8877 W Union Hills Dr
Peoria, AZ 85382



LOOP 101
ACCESS

WALMART SUPER
CENTER & SAM'S CLUB

ARROWHEAD
TOWNE CENTER

PEORIA SPORTS
COMPLEX

BELL ROAD
AUTO PARK

WESTBROOK
GOLF CLUB



NEARBY MEDICAL USERS

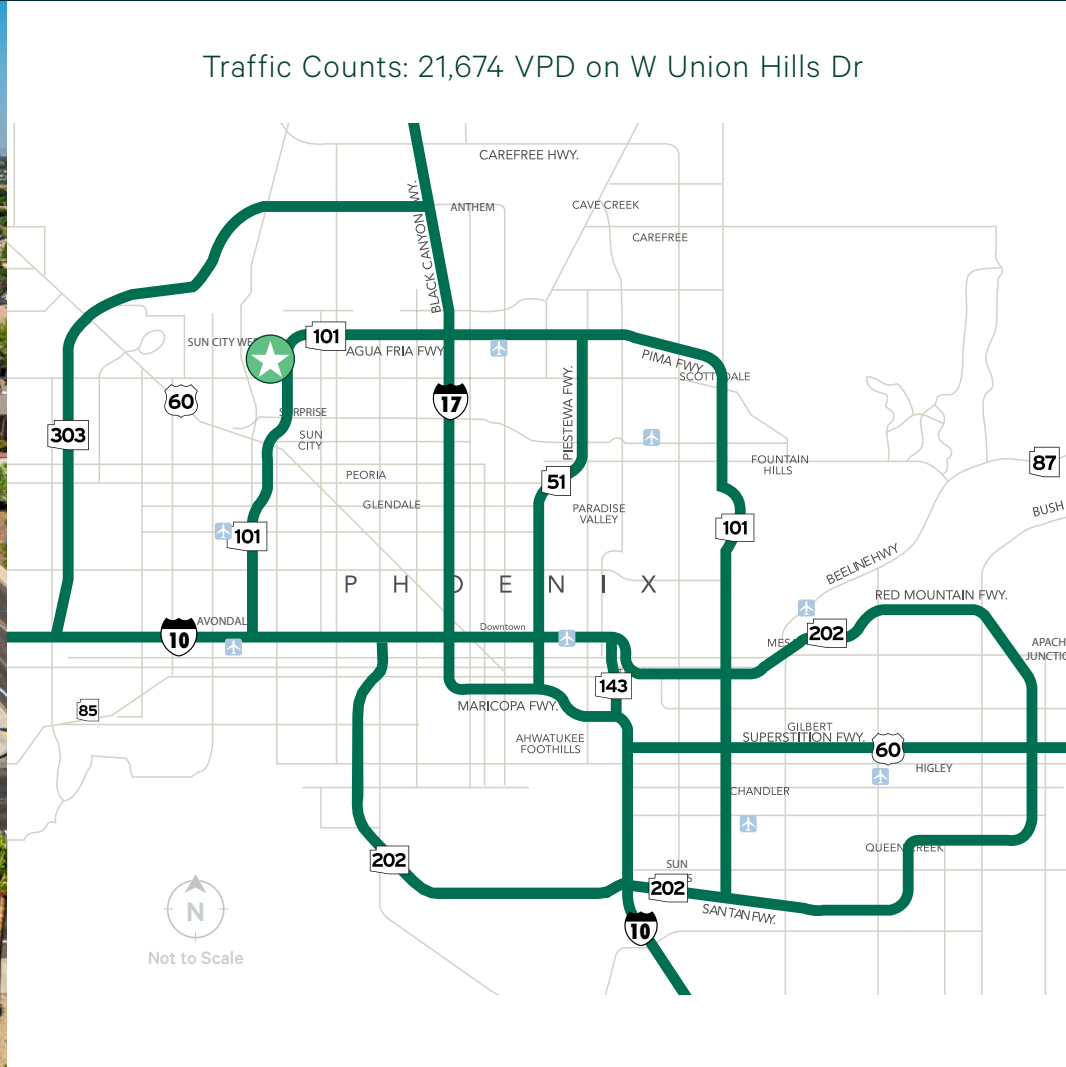
- Stanley Dental
- Westbrook Vision Center
- Spine Institute of Arizona
- Noll Family Dentistry
- Arrowhead Physical Therapy
- Share More Smiles
- Arizona Care Providers
- uSmile Orthodontics
- Pet Dental USA
- Wismann Dental Center
- Mondlick Perio Implants
- Absolute Best Home Care Group
- Westbrook Village Dental
- And many more....



Location and Demographics

2024	1 mile radius	3 mile radius	5 mile radius
POPULATION	12,650	107,080	252,688
AVG HOUSEHOLD INCOME	\$92,416	\$112,406	\$110,884
MEDIAN AGE	62.3	52.1	47.8

Source: ESRI



UNION HILLS PROFESSIONAL CENTRE | 8877 W UNION HILLS DRIVE | PEORIA, AZ 85382



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8877 W UNION HILLS DR

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