



**±7,028 SF EXECUTIVE, MEDICAL, OR SALON SUITES FOR LEASE**

PLAZA 44

WEST OF NWC 43RD AVE & PEORIA / 4494 W PEORIA AVE. GLENDALE, AZ 85302



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### PROPERTY OVERVIEW

**±7,028 SQ FT**

Suite Size

**±36,295 SQ FT**

Shopping Center Size

**C-1**

Zoning

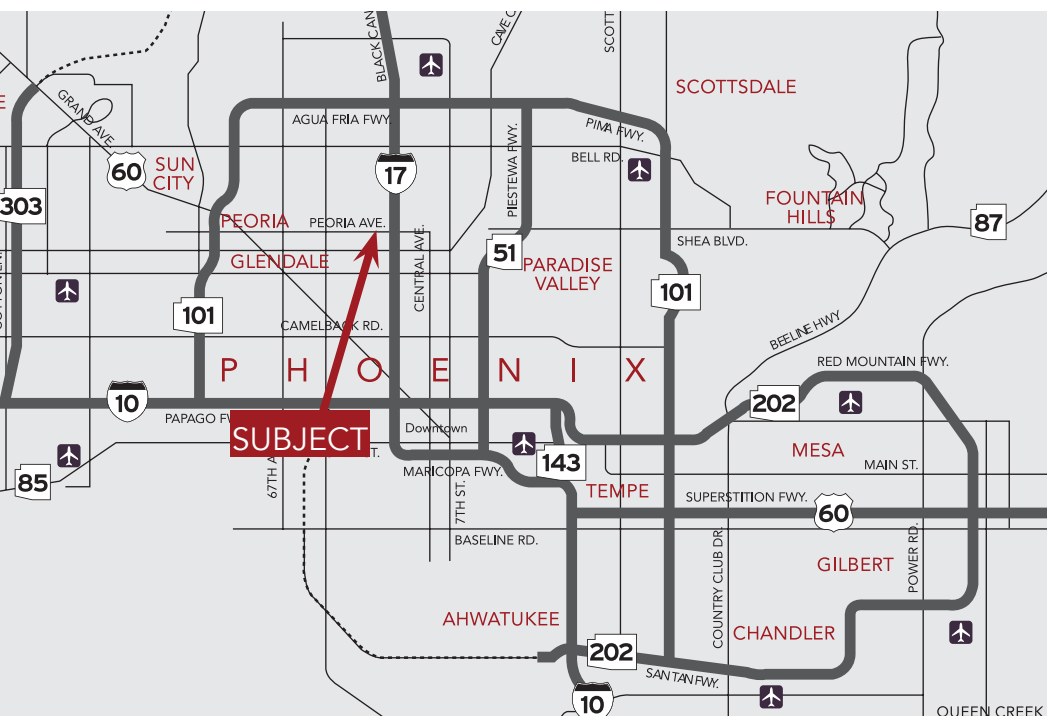
**\$17.50 NNN**

Lease Rate

### SPACE HIGHLIGHTS

- Open & operating medical suites have been here for five years
- Could be medical, executive, or salon suites
- Fully leased as of 2/1/26. Existing tenants are likely to stay if you want them
- The current master lease expires 4/30/26
- Avoid tenant improvement costs and lease-up time & expenses
- This is a great opportunity to take over an existing executive suite operation without the typical risks or expenses

Mark Rein & Steve Grossoehme are owner/agents



LOCATION DETAILS

FREEWAY ACCESS

I-17 is two miles to the east and the Loop 101 is six miles to the north.

NEARBY COLLEGES

ASU West is two miles to the north and Glendale Community College is 2.5 miles to the west contributing additional daytime population and service demand.

METROCENTER REDEVELOPMENT

The major mixed-use redevelopment of Metrocenter is two miles to the east and when done will further invigorate this area.

GOOD DEMOGRAPHICS

There is an extremely dense population in a 5-mile radius of the property. Average Household Income in a 1-Mile radius is \$81,839. There are 160,339 households in a 5-mile radius.

STRONG WEST VALLEY COMMUTER CORRIDOR

Peoria Avenue and 43rd Avenue serve as key east–west and north–south commuter routes through Phoenix and Glendale.

CLOSE PRESENCE OF BIG BOX RETAILERS

Target, Ross, Walmart, Fry’s Foods, Home Depot, Lowe’s & Best Buy have chosen to locate in the area and serve as daily traffic generators.

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

PROPERTY DETAILS

ANCHOR TENANT OPPORTUNITY

You will be one of the biggest tenants in the center and in the most prominent position in the center to maximize your identity and presence

LOTS OF PARKING

There are 184 parking spaces with a 5.1 per 1000 parking ratio.

MONUMENT SIGNAGE

There is no additional charge to be on the monument sign and this suite gets the big top slot.

FRIENDLY OWNERS

The center’s long-term professional owners are local, friendly and accessible. The property managers are responsive.

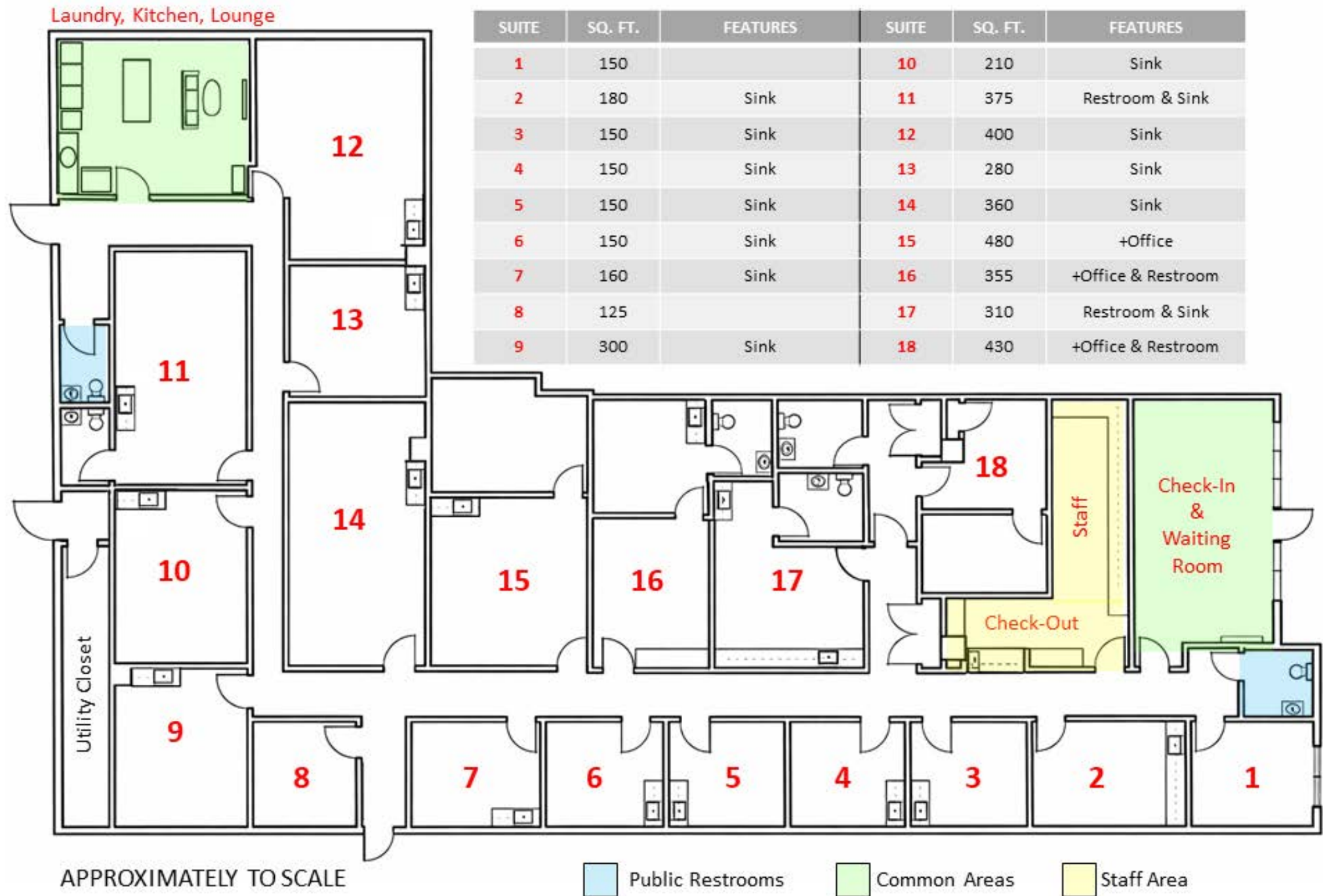
DEMOGRAPHICS (2024)

	1 MILE	3 MILES	5 MILES
POPULATION	20,140	174,841	450,148
AVG HOUSEHOLD INCOME	\$81,839	\$74,149	\$73,709
# OF HOUSEHOLDS	6,794	62,333	160,339

TRAFFIC COUNTS (2018)

43rd Avenue	
NORTH	25,823 VPD
SOUTH	26,635 VPD
Peoria Avenue	
EAST	33,943 VPD
WEST	29,000 VPD













SUBJECT

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