



# ±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

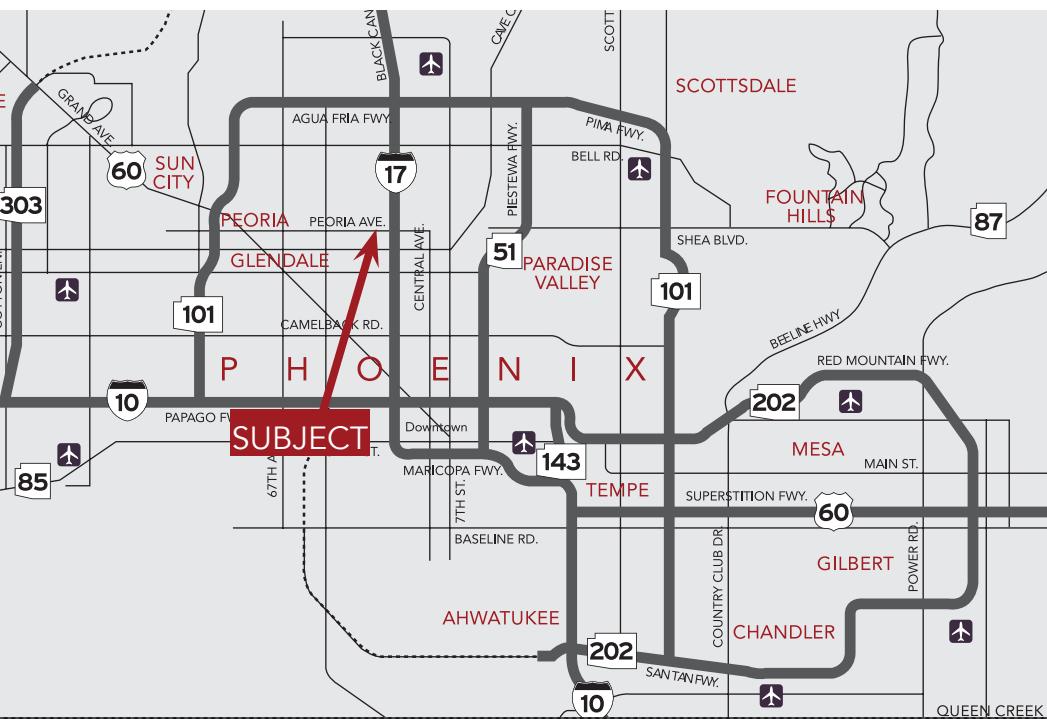
**\$17.50 NNN**

### 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 & Grossoehme 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
<b>POPULATION</b>	20,140	174,841	450,148
<b>AVG HOUSEHOLD INCOME</b>	\$81,839	\$74,149	\$73,709
<b># OF HOUSEHOLDS</b>	6,794	62,333	160,339

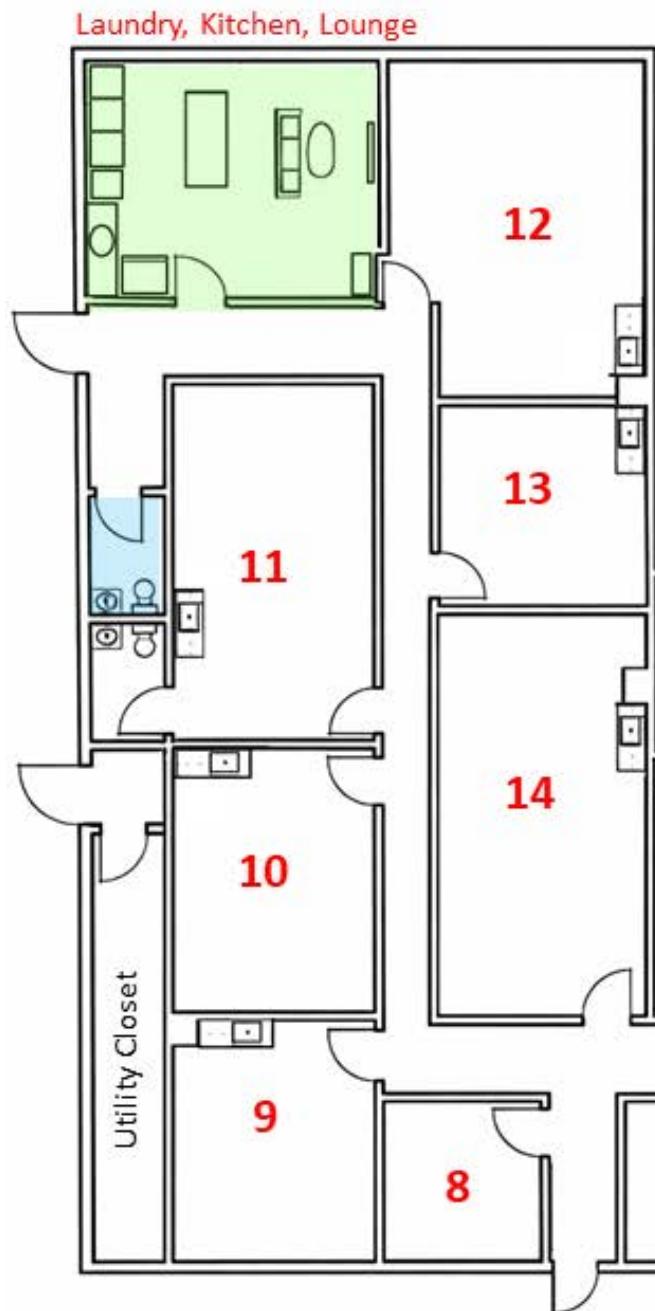
### TRAFFIC COUNTS (2018)

#### 43rd Avenue

<b>NORTH</b>	25,823 VPD
<b>SOUTH</b>	26,635 VPD

#### Peoria Avenue

<b>EAST</b>	33,943 VPD
<b>WEST</b>	29,000 VPD



SUITE	SQ. FT.	FEATURES	SUITE	SQ. FT.	FEATURES
1	150		10	210	Sink
2	180	Sink	11	375	Restroom & Sink
3	150	Sink	12	400	Sink
4	150	Sink	13	280	Sink
5	150	Sink	14	360	Sink
6	150	Sink	15	480	+Office
7	160	Sink	16	355	+Office & Restroom
8	125		17	310	Restroom & Sink
9	300	Sink	18	430	+Office & Restroom





