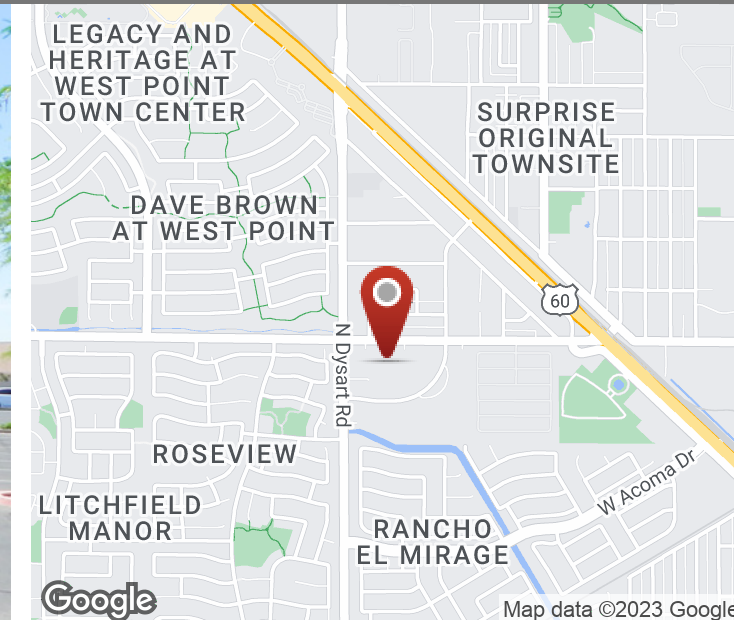


OFFICE SPACE

FOR LEASE

15235 N. DYSART ROAD, EL MIRAGE, AZ 85335



OFFERING SUMMARY

Total Available Space:	±3,960 SF
Lease Rate:	\$17 MG
# Of Suites:	3
Suite Size:	±1,320 Each
Zoning:	UC, C-C

PROPERTY OVERVIEW

Opportunity to lease a combined total of 3,960 SF, on the busy corner of Greenway and Dysart. The space is comprised of three, (~1,320 SF) suites, with the option to lease all three or individually. This space is in grey shell condition. Tenant improvements are negotiable depending on the lease terms, and desired buildout. The neighboring tenant is a busy family practice, Clinica La Familia and a Chiropractor. This property benefits immensely from the abundance of parking, easy access to US Hwy 60, which provides quick access to the Loop 101 and Loop 303.

PROPERTY HIGHLIGHTS

- Three Available Space Options: 1,320 SF, 2,640 SF, or 3,960 SF..
- Customize you Buildout, Owner is Offering Generous Tenant Improvements Allowance
- Benefit from medical snyergy with an end cap suite

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END CAP AVAILABLE

FOR LEASE

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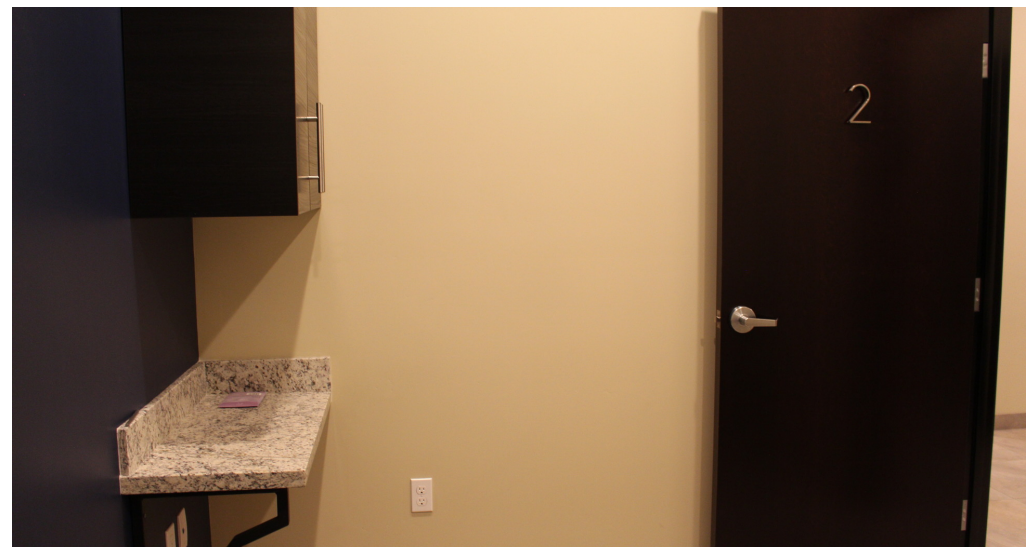
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POTENTIAL FUTURE BUILDOUT

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AVAILABLE SPACES

FOR LEASE

15235 N. DYSART ROAD, EL MIRAGE, AZ 85335

LEASE RATE: \$16/SF

LEASE TYPE: -

SPACE	SIZE(SF)	LEASE RATE	LEASE TYPE	TERM	COMMENTS
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PROPERTY DESCRIPTION

FOR LEASE

15235 N. DYSART ROAD, EL MIRAGE, AZ 85335



LOCATION DESCRIPTION

Located at the SEC of N Dysart Rd & W Greenway Rd. Located just off of Hwy 60, near the Banner Del Webb Medical Center.

El Mirage is considered the gateway to the Northwest Valley of the Greater Phoenix Metro Area, with close proximity to the Highway 60, Loop 303, and Loop 101.

Approximately 10 miles northwest of Downtown Phoenix, and minutes from the Luke Air Force Base, which is the largest fighter pilot training facility in the world.

The City's population has more than quadrupled in the last decade according to the U.S. Census Bureau. This property is surrounded by residential communities, which offer strong demographics.

This development consists of synergistic practices such as a IMS Cardiology, and Clinica La Familia. These synergistic healthcare specialties promote cross-over traffic, and potential referrals.

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RETAILER MAP

FOR LEASE

15235 N. DYSART ROAD, EL MIRAGE, AZ 85335



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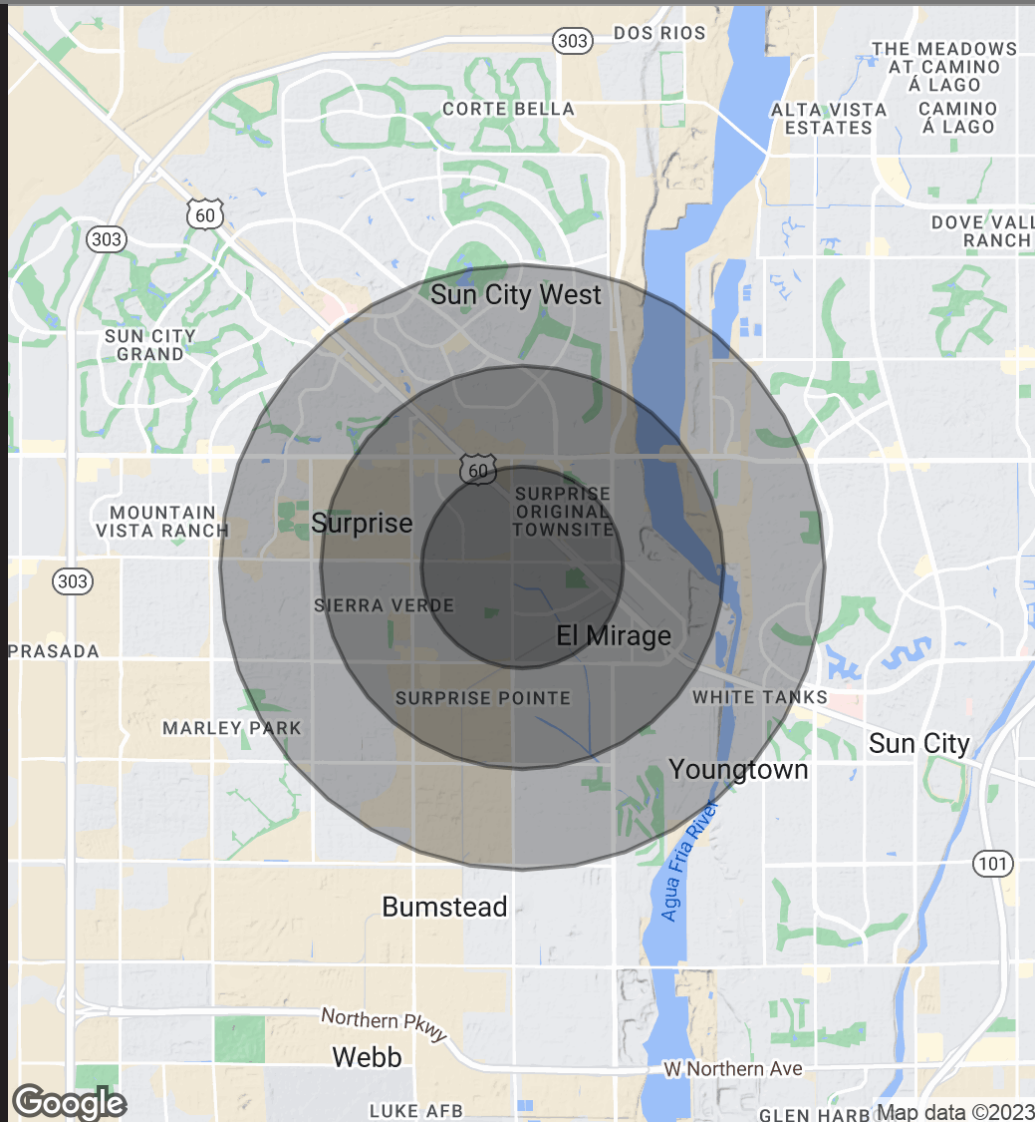
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DEMOGRAPHICS MAP

FOR LEASE

15235 N. DYSART ROAD, EL MIRAGE, AZ 85335



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	16,771	49,511	84,742
Median age	29.7	32.5	37.9
Median age (male)	29.5	32.3	37.3
Median age (Female)	29.9	32.8	38.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,237	16,563	31,172
# of persons per HH	3.2	3.0	2.7
Average HH income	\$61,632	\$59,238	\$56,970
Average house value	\$161,298	\$177,927	\$185,995

* Demographic data derived from 2020 ACS - US Census

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