



**FOR SALE | OFFICE**

# MEDICAL OFFICE

11851 N 51st Ave Bldg G, Glendale, AZ 85304

**Steve Beck** President & Associate Broker | 480.610.2400 | [steve@coberealestate.com](mailto:steve@coberealestate.com)



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## PROPERTY SUMMARY

**Sale Price:** \$3,150,000

**Building Size:** 6,162 SF

**Zoning:** C-O Commercial Office

**Cross Streets:** N 51st Ave and W Rivera Dr

## LOCATION OVERVIEW

N 51st Ave, just South of Cactus.

Less than 5 miles from 3 Major Highways, 17, US 60, and 101. 6 minutes to Banner Thunderbird Medical Center 12 minutes to Abrazo Arrowhead Hospital 16 minutes to John C. Lincoln Hospital

## PROPERTY HIGHLIGHTS

- 6,162 SF Fully Leased Medical Office for Sale for \$3,150,000
- Build out includes 2 receptions, 1 waiting area, pre-op area, 2 operation rooms, post-op area, 1 lab room, break room, 2 storage rooms, 1 sanitation room, 3 janitors room, and 3 restrooms.
- Building and Monument Signage
- Covered Parking

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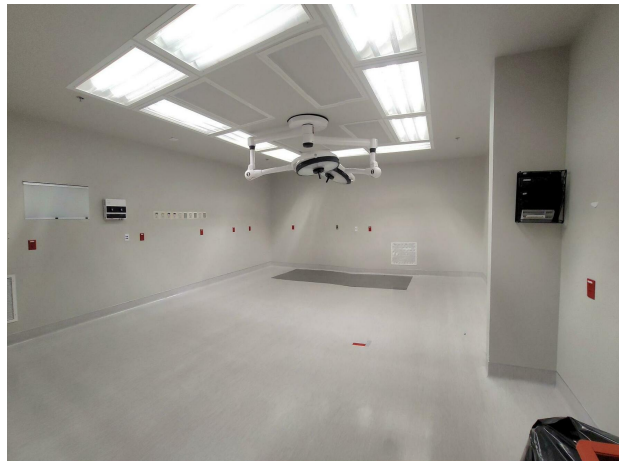
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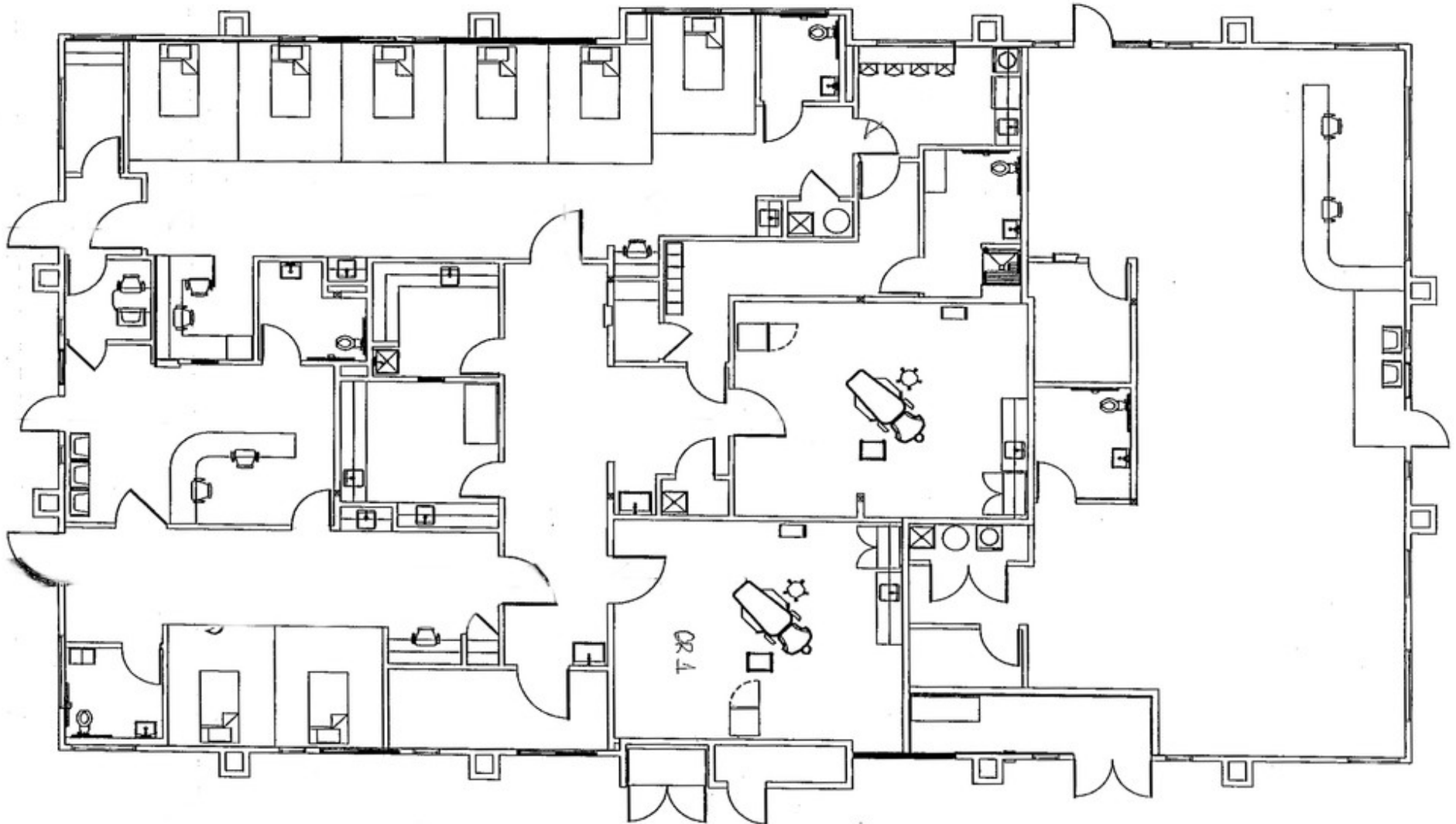
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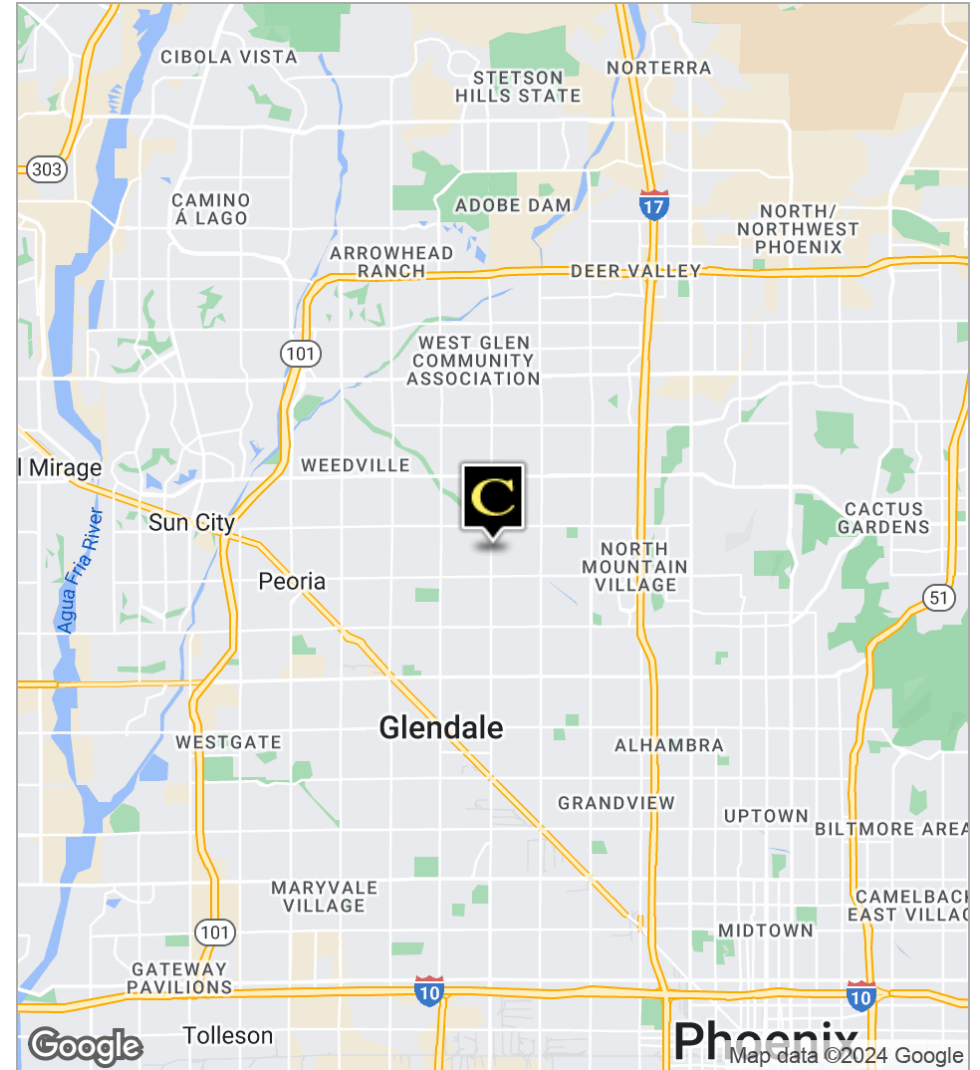
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	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,198	4,843	17,013
Population Density	6,101	6,166	5,415
Median Age	37.9	38.7	38.8
Median Age (Male)	38.5	38.7	40.6
Median Age (Female)	37.3	38.8	37.2
Total Households	432	1,720	5,919
# of Persons Per HH	2.8	2.8	2.9
Average HH Income	\$67,132	\$70,910	\$72,811
Average House Value	\$209,645	\$218,548	\$227,779

\* Demographic data derived from 2020 ACS - US Census

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