

Archway Holdings buys Glendale medical offices for \$20M

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Arrowhead Health Center, formerly known as Arrowhead Orchards, has been sold to Archway Holdings Corp. for \$20 million

Beverly Hills, Calif.-based Archway purchased the 103,216-square-foot, two-building complex from Ventas Real Estate Investment Trust as it looked to expand its portfolio in Arizona.

The complex, two buildings formerly known as Arrowhead Orchards, is just east of [Arrowhead Hospital](#) near 67th Avenue and Union Hills Drive in Glendale. It will be owned by the entity Arrowhead Health Center LLC.

Despite the buildings having a 65 percent lease rate, the new owners view that as an opportunity in a growing health care market.

"We view vacancy, in sub-markets with appropriate demographics, as an asset in this new health care paradigm where small health care practitioners are being replaced by large practice groups that will be the likely ones to continue to thrive, thereby creating a premium for large contiguous square footage," said [Sean Moghavem](#), Archway's president.

Archway has been active in Arizona, having purchased 400,000 square feet of medical office space in the state during the past 10 months.

The other three buildings are Estrella Health Center, the former 101 Medical Office Center in Phoenix; the Baywood Health Center, formerly the East Mesa Medical Center in Mesa; and the [Broadway Health Center in Mesa](#).

The company spent \$8.6 million on the Estrella facility and \$5.9 million on the Baywood and Broadway centers combined.

Patrick O'Grady reports on technology, solar energy, utilities, manufacturing, aerospace, defense, sustainability, telecommunications, the Arizona Corporation Commission and other related topics.