



5620 WEST THUNDERBIRD ROAD

GLENDALE, ARIZONA 85306

+/- 2,465 Square Feet, Suite H-3

Sale Price: \$999,000

Built Out as Medical Provider/User

Seven (7) Exam Rooms Equipped with Water and In Floor Electrical Outlets

Multiple Entrances & Restrooms

Kitchen/Break Room

Washer/Dryer Hookups

Business Plaque & Directory Panel Signage

Four (4) Reserved Covered Parking Spaces

C-2 Zoning, City of Glendale

Across the Street from Banner Thunderbird Medical Center

Close Proximity to Arizona State West Valley Campus

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	37.1	38.5	37.5
POPULATION:	17,505	135,316	391,386
AVERAGE HH INCOME:	\$75,990	\$89,579	\$82,431

TRAFFIC COUNTS	VPD
W THUNDERBIRD RD:	32,368
N 59TH AVENUE:	23,733
YEAR BUILT	1984
ZONING	C-2
APN	200-74-684, 200-74-685, 200-74-686, 200-74-699, 200-74-700, 200-74-701, 200-74-702

Matt Harper, CCIM

Senior Vice President

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Leah Motsinger

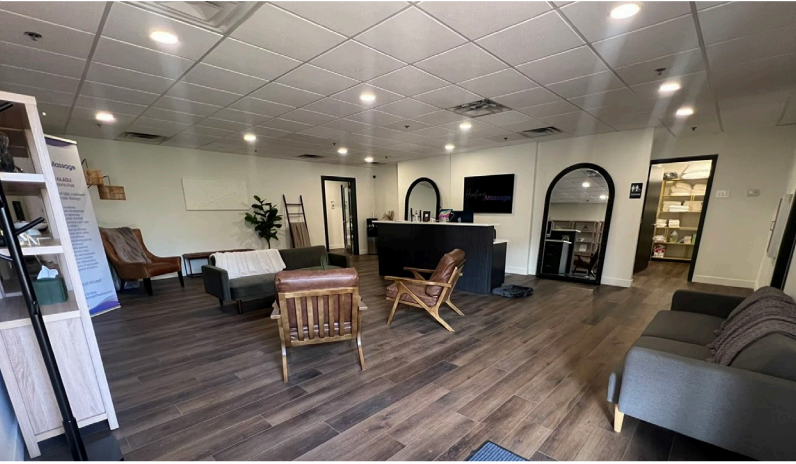
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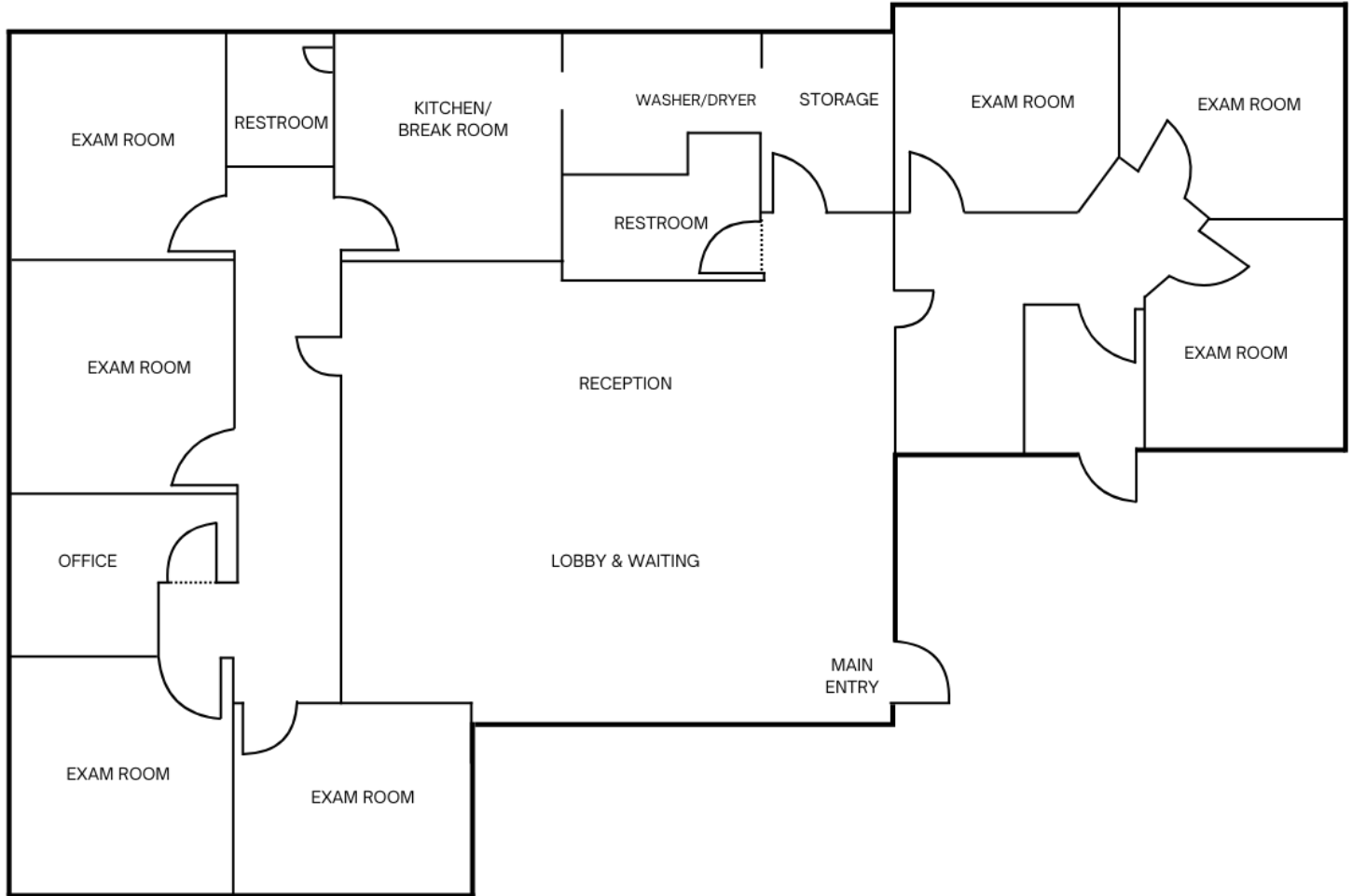
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FLOOR PLAN



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BUILDING H



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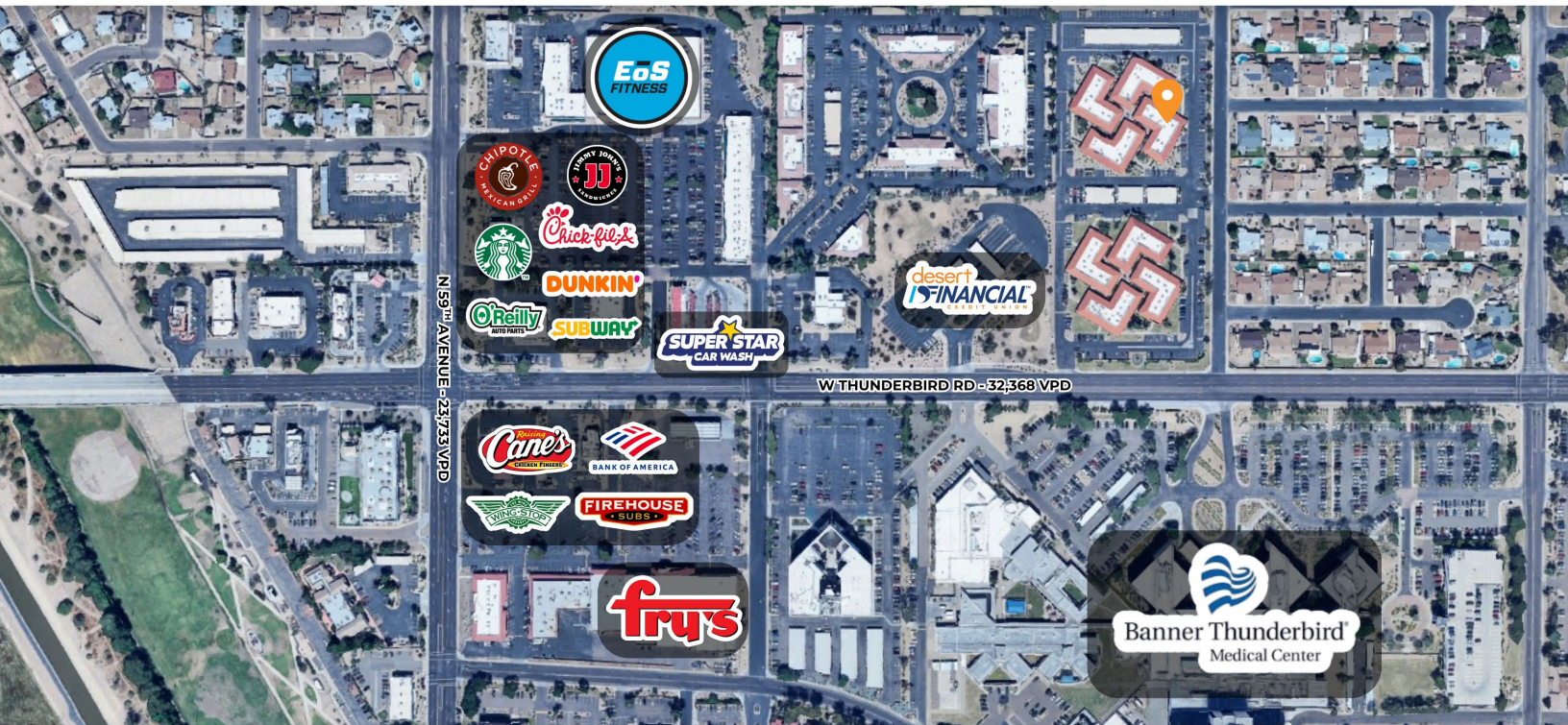
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