

*FOR LEASE*

# THUNDERBIRD PALMS MEDICAL PLAZA

5750 West Thunderbird Road | Glendale, Arizona 85306



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# EXECUTIVE SUMMARY

Availability: 3,150 SF (Ste E-580)

Lease Rate: \$17.00 PSF

Lease Type: NNN (Triple Net)

Buildout: Medical

Year Built: 2001

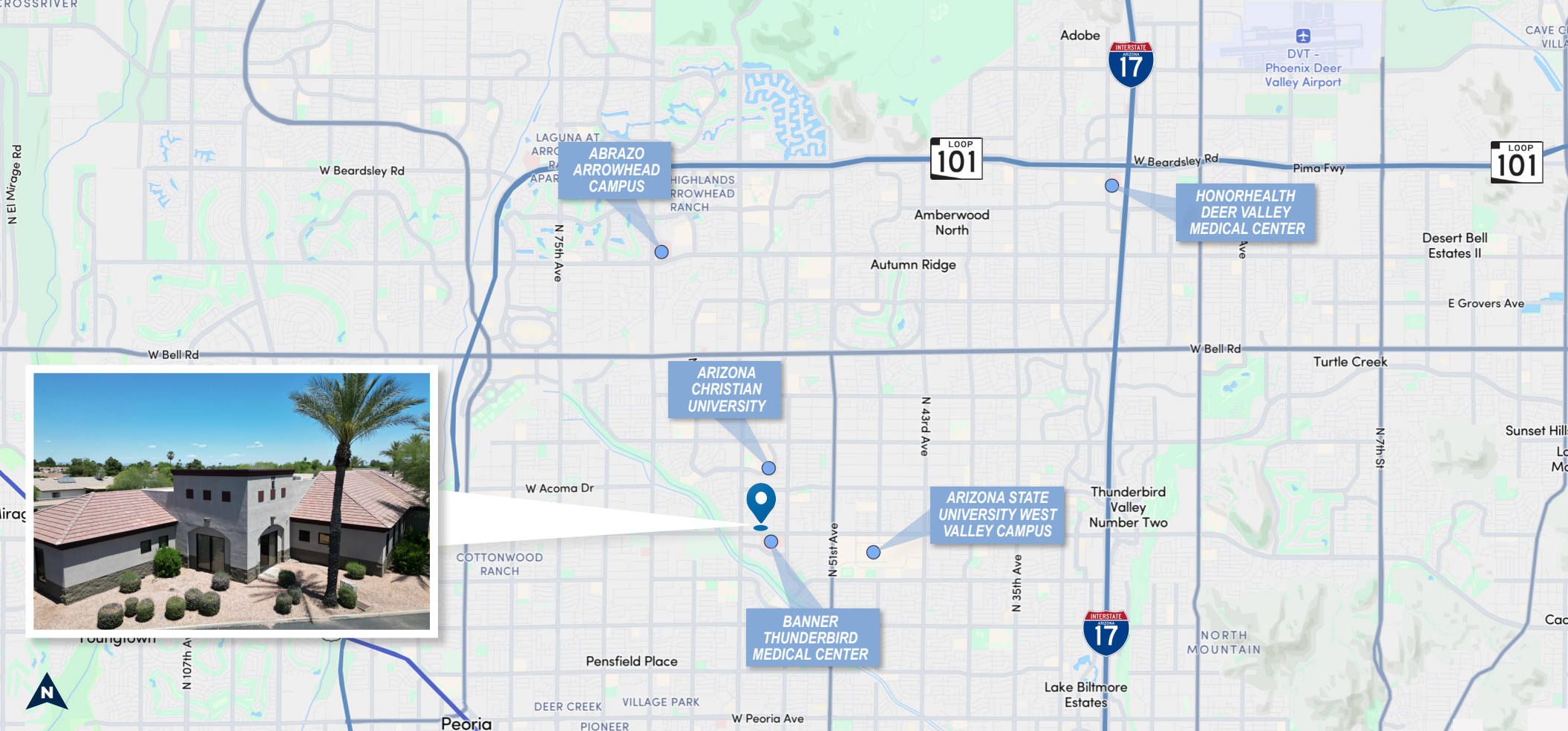
Parking: 50 Surface Spaces (5.02/1,000 SF)

Special Notes: (6) Restrooms, (9) Exam Rooms - 4 Plumbed, (2) Waiting Areas, (1) Private Office, (1) Admin/Staff Area, Reception, & Process/Lab Room

Zoning: C-2

Submarket: Deer Valley/Airport

Traffic Counts: 59th Avenue: 30,447 VPD  
Thunderbird Road: 36,961 VPD

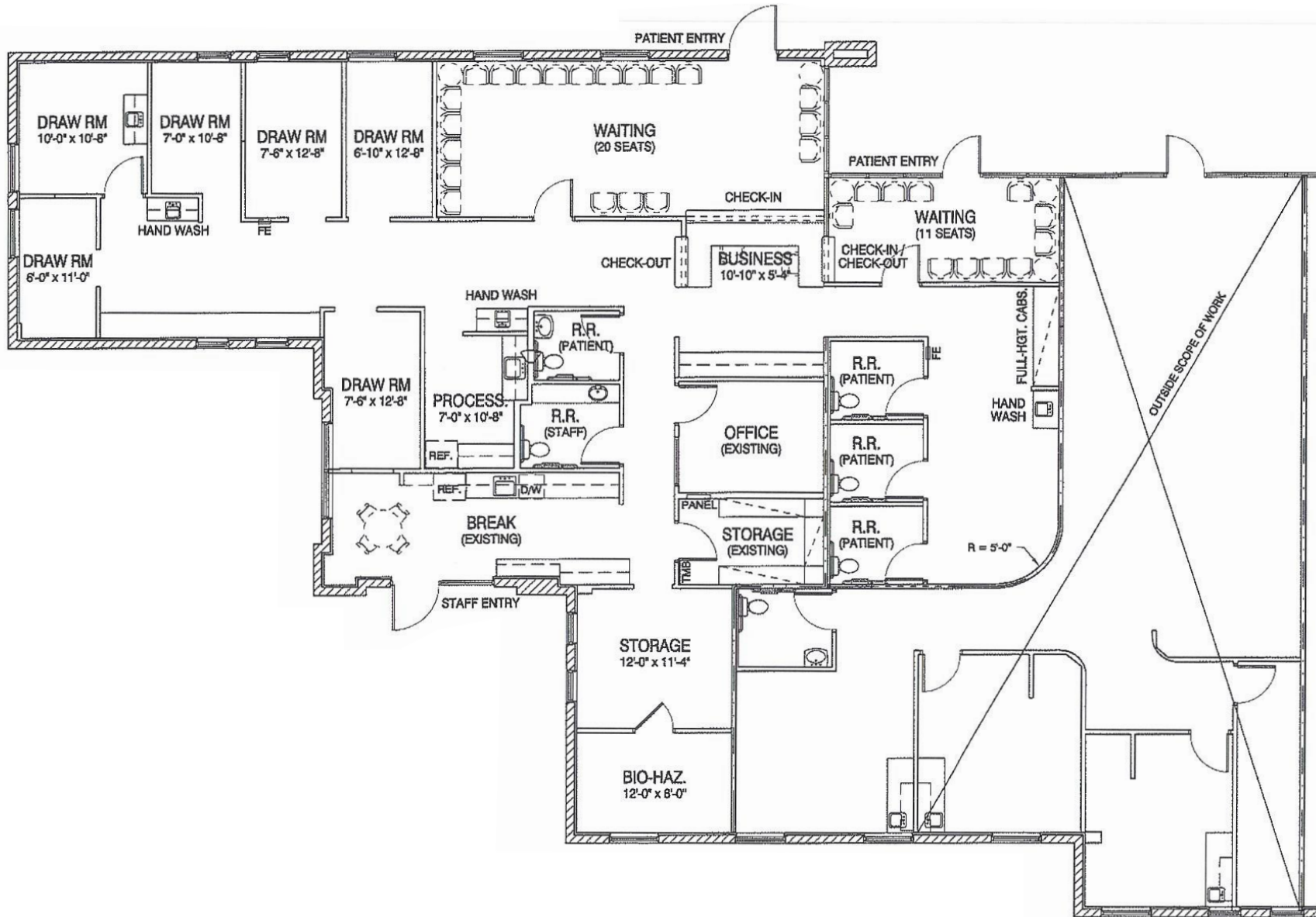


# LEASE HIGHLIGHTS



- (6) Restrooms, (9) Exam Rooms - 4 Plumbed, (2) Waiting Areas, (1) Private Office, (1) Admin/Staff Area, Reception, & Process/Lab Room
- Directly Across the Street from Banner Thunderbird Medical Center (513-bed)
- Nearby Arizona State University West Valley Campus
- High Area Annual Health Care Expenditures (\$876.58 M w/in 5 mile radius)
- High Intersection Traffic Counts ( $\pm 67,408$  VPD)

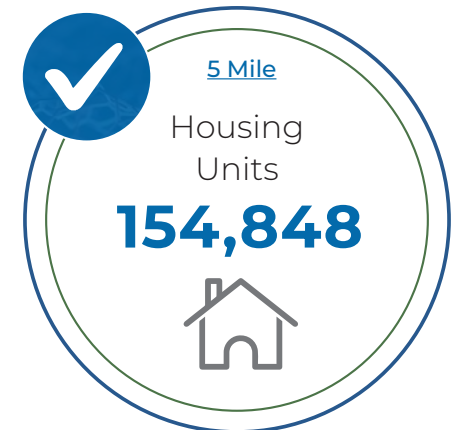
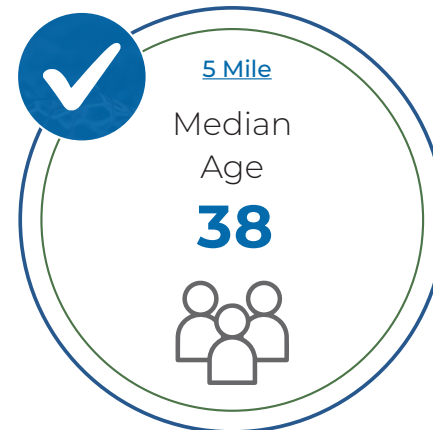
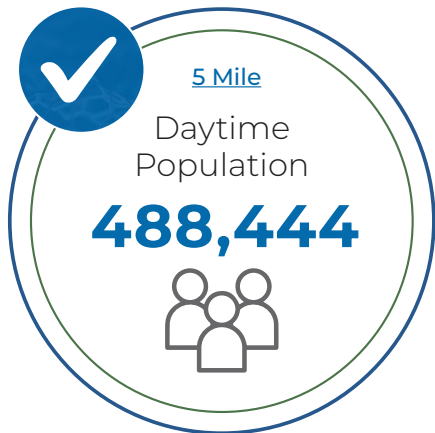
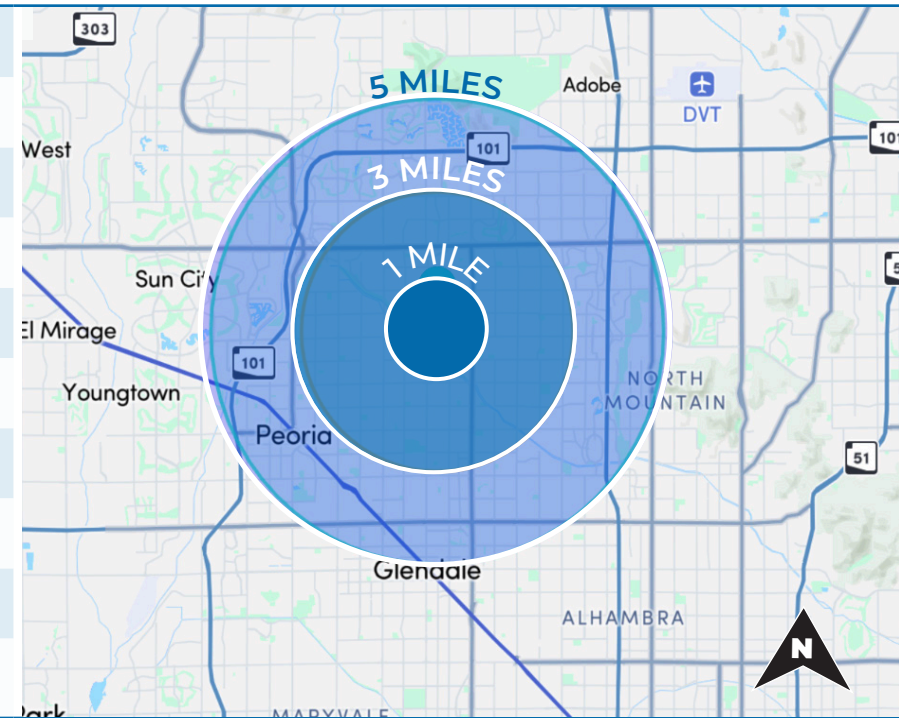
# SUITE E-580 FLOORPLAN | 3,150 SF



# DEMOGRAPHICS 1, 3, 5 MILE RADIUS OF SITE

2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	23,880	165,617	<b>488,444</b>
Estimated Population:	18,024	132,601	378,348
2028 Proj. Residential Population:	18,294	136,420	390,994
Average Household Income:	\$96,682	\$112,181	<b>\$102,951</b>
Total Health Care Expenditure:	\$39.73M	\$307.91M	\$876.58M
Median Age:	36.6	38.7	<b>38</b>
Average Household Size:	2.4	2.7	2.6
Housing Units:	7,272	50,787	<b>154,848</b>
Total Households:	6,893	48,355	145,843
Total Businesses:	668	4,907	14,168

## DEMOGRAPHIC RADIUS RINGS



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.