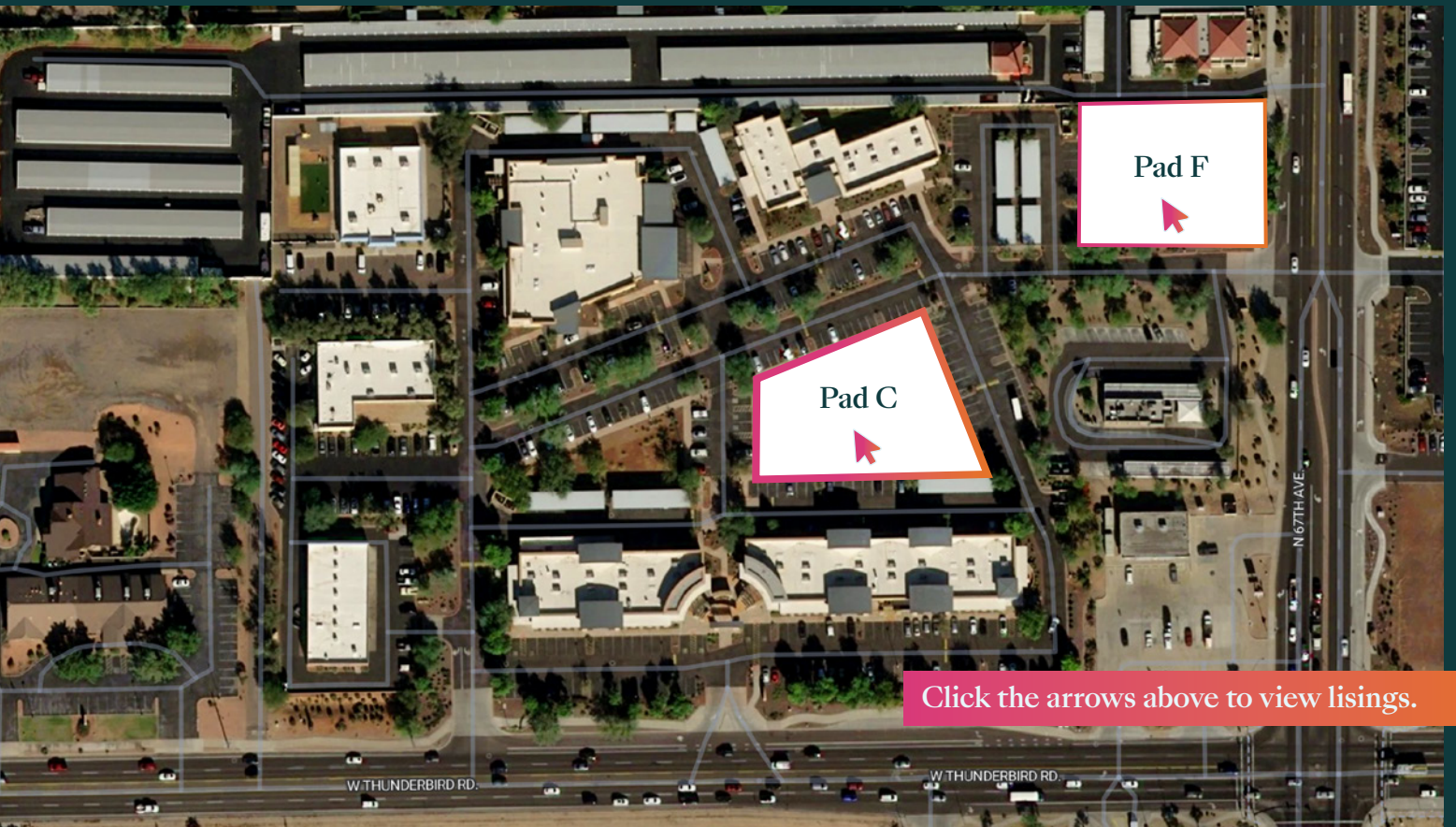


# Medical Real Estate Development Sites

6750 West Thunderbird Road, Peoria, AZ 85381



Click the arrows above to view listings.

**ANDREW STERNBERG**  
**SVP | LEASING**

520.241.7915  
asternberg@remedymed.com

**MADYSON MARLOW**  
**ASSOCIATE | LEASING**

210.556.4417  
mmarlow@remedymed.com

- Pad-ready with all utilities available
- Close proximity to Banner Thunderbird Medical Center
- Monument and building signage available
- Abundance of free and covered parking throughout the medical park
- Surrounded by heavily populated, residential area
- 5-min drive to Loop 101 and 8-min drive to I-17



# Build-to-suit opportunities in Peoria healthcare hub.

POPULATION

374,437

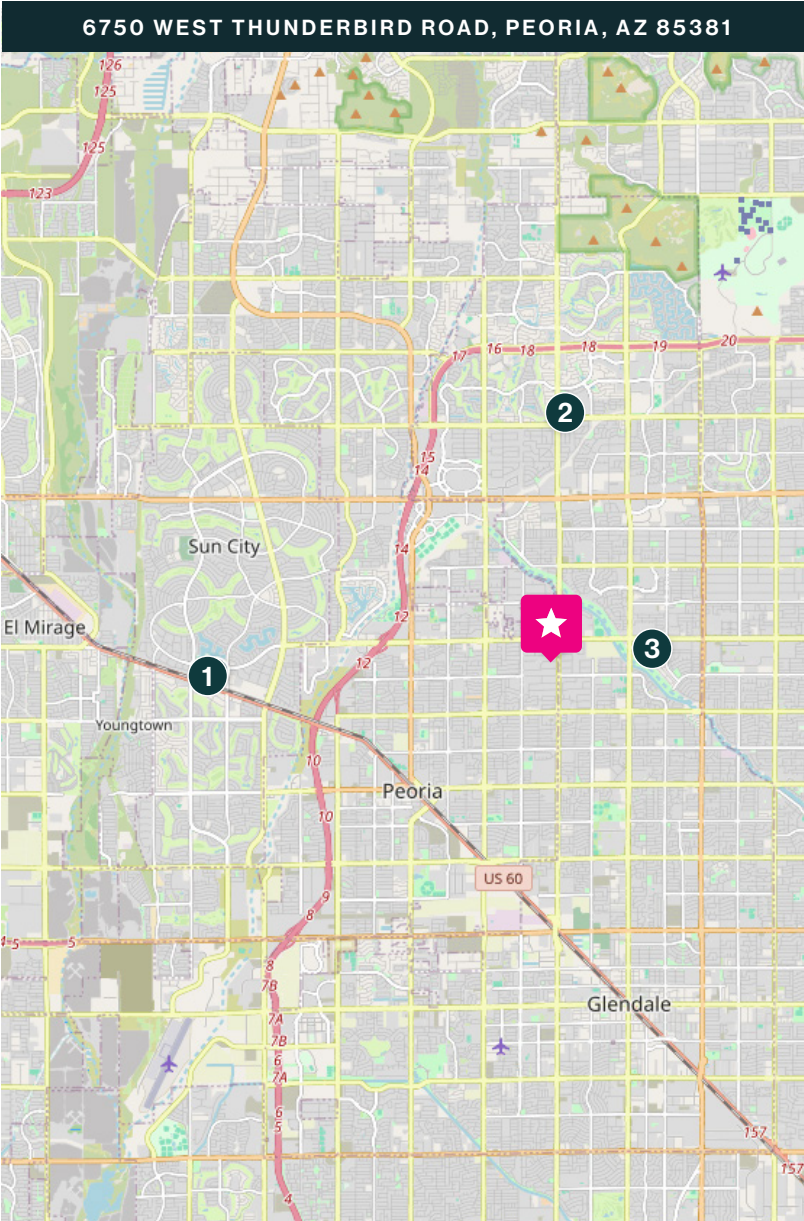
MEDIAN HOUSEHOLD INCOME

\$82,799

PERCENT OF POPULATION INSURED

90.5%

SOURCE: ESRI, 2026 (5 MILE RADIUS)



| NEARBY HOSPITALS                     | DISTANCE | DRIVE TIME |
|--------------------------------------|----------|------------|
| 1. Banner Boswell Medical Center     | 5.1 mi   | 14 mins    |
| 2. Abrazo Arrowhead Campus           | 3.0 mi   | 8 mins     |
| 3. Banner Thunderbird Medical Center | 1.6 mi   | 5 mins     |

## SURROUNDING POINTS OF INTEREST

- The Forum at Desert Harbor
- Sierra Winds
- Peoria Post Acute & Rehab
- Banner Physical Therapy
- ATI Physical Therapy
- Sprouts Farmers Market
- Trader Joe's
- Arrowhead Towne Center
- Park West
- Firebirds Wood Fired Grill
- The Cheesecake Factory
- Rio Vista Recreation Center
- Arizona State University West Valley campus