

THUNDERBIRD PASEO MEDICAL

5601 - 5605 W EUGIE AVE | GLENDALE, AZ



LEASING INQUIRIES:

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STRATEGIC LOCATION



37,500
VEHICLES PER DAY



\$82,615
AVERAGE HH INCOME



12 MIN
WALK TO BANNER
THUNDERBIRD
MEDICAL CENTER



4.5 MI
FROM ABRAZO
ARROWHEAD
HOSPITAL

THUNDERBIRD PASEO MEDICAL

Thunderbird Paseo Medical I & II is strategically located directly across from Banner Thunderbird Medical Center; a 513-bed acute care hospital featuring Level 1 Trauma Center, Birthing Unit, and MD Anderson Cancer Center. Banner Thunderbird recently completed a \$290 million expansion project to include a new 200-bed patient tower and emergency room. West Valley freeways are located a few miles away for easy access. Thunderbird Paseo Medical strong Tenant mix includes Valley Radiologists, Desert West OBGYN, Banner Physical Therapy, Palo Verde Cancer Specialists, Sonora Quest Laboratories, Arizona Asthma & Allergy.

PROPERTY HIGHLIGHTS

TWO 2-story buildings totaling $\pm 96,569$ SF

TBIRD I $\pm 58,332$ SF

TBIRD II $\pm 38,237$ SF

ABUNDANT parking at 6.25/1000 with covered reserved available

BALANCED mix of healthcare specialties

ON-CALL 24/7 maintenance

WALKABLE to Banner Thunderbird Medical Center

LESS THAN one mile from future light rail stop at ASU West Campus





0.5 MILES

FROM BANNER HEALTH

4.5 MILES

FROM ABRAZO
ARROWHEAD HOSPITAL

5.2 MILES

FROM INTERSTATE 17

4.1 MILES

FROM LOOP 101

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