



FOUNTAINS MEDICAL CENTER

5620 W Thunderbird Rd

Suite E1, Glendale, AZ 85306

Medical Office Condo · For Sale

For Sales Information, Please Contact:

±2,720 RSF

MEDICAL OFFICE SPACE

Move-In Ready

MEDICAL BUILDOUT

1 Min to Hospital

BANNER THUNDERBIRD MEDICAL CENTER

ARIZONAMOB.COM



MICHAEL MORTON

Medical Office Brokers

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REECE ELLERTSON

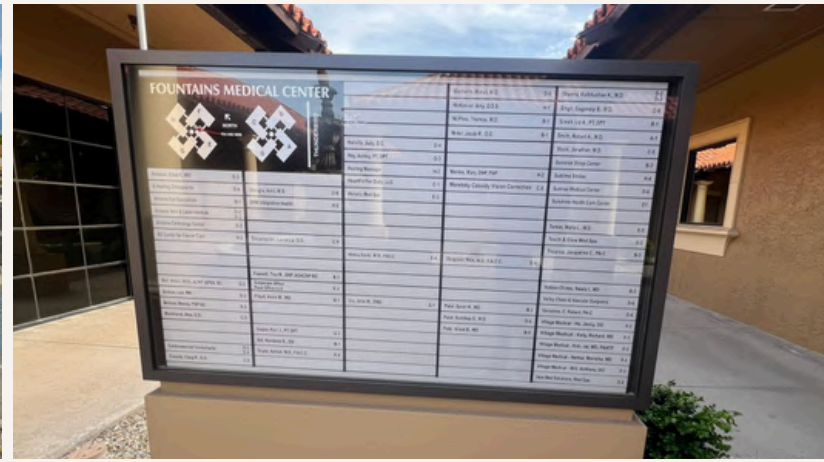
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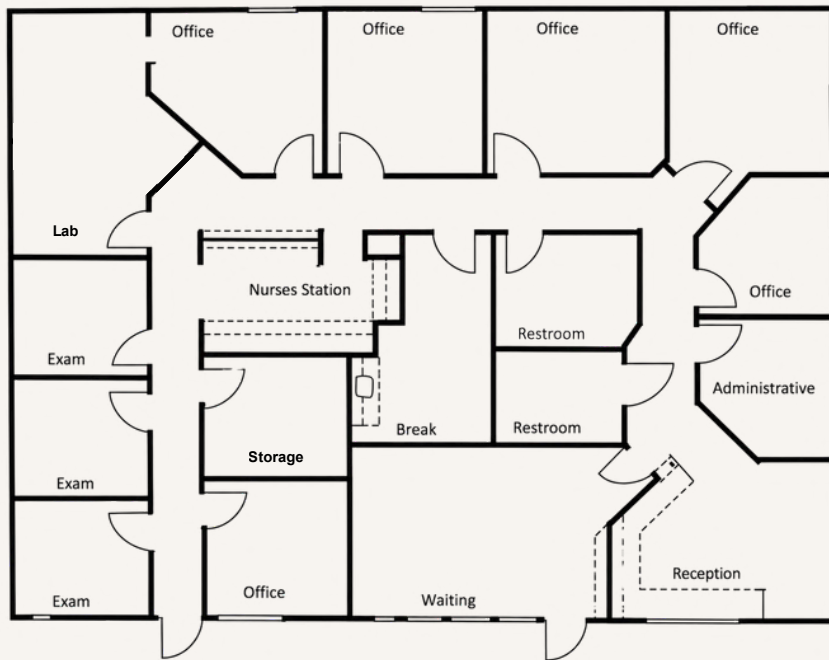
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EXECUTIVE SUMMARY

Fountains Medical Center at 5620 W Thunderbird Rd, Suite E1, Glendale, AZ 85306 offers a rare opportunity to own a move-in ready medical office condo in the heart of Glendale's established medical corridor. This ±2,720 RSF suite features an efficient, turnkey clinical layout ideal for medical, wellness, and healthcare users seeking to minimize startup costs and open quickly. Previously occupied by a naturopathic medical practice, the space includes 3 exam rooms, a procedure room, 3 treatment rooms, a dedicated MA/phlebotomy station, 2 private offices, reception and waiting area, lab/storage space, and a break room with laundry hookups. FF&E is available, providing additional value for an owner-user.

Located just 1 minute from Banner Thunderbird Medical Center with convenient access to Loop 101, I-17, and Thunderbird Road, the property offers excellent accessibility for patients and staff. Additional highlights include 3 covered physician parking spaces, C-2 zoning, and a location within a well-established healthcare-oriented campus. This is an exceptional opportunity to acquire a polished, functional medical office in one of the Northwest Valley's most desirable healthcare locations.





SALE HIGHLIGHTS

\$1,030,000

Price

\$379

Price Per Foot

±2,720
Square Feet

Medical Office Space

C-2
City of Glendale

Zoning

PROPERTY HIGHLIGHTS

3 Exam Rooms + Procedure Room

Efficient layout for patient consultations and procedures

3 Treatment Rooms

Flexible space for a variety of medical uses

Reception & Waiting Area

Professional patient intake and seating area

Medical Assistant Station

Includes dedicated phlebotomy workspace

2 Private Offices

Ideal for providers and administrative staff

Break Room & Laundry

Includes washer and dryer hookups

3 Covered Physician Parking Spaces

Reserved parking for providers and staff

FF&E Available

Furniture, fixtures, and equipment can be included



FOUNTAINS

MEDICAL CENTER

Located in the heart of Glendale's established medical corridor, 5620 W Thunderbird Rd is positioned near Banner Thunderbird Medical Center and surrounded by a strong concentration of healthcare providers, medical office users, and retail amenities. The property also benefits from convenient access to Loop 101 and Interstate 17, providing excellent connectivity throughout the Northwest Valley.

DEMOGRAPHICS

\$104,830

AVERAGE HOUSEHOLD INCOME
WITHIN 3 MILE RADIUS

135,498

2025 POPULATION
WITHIN 3 MILE RADIUS

\$10,147,610

HEALTHCARE SPENDING
WITHIN 1 MILE RADIUS

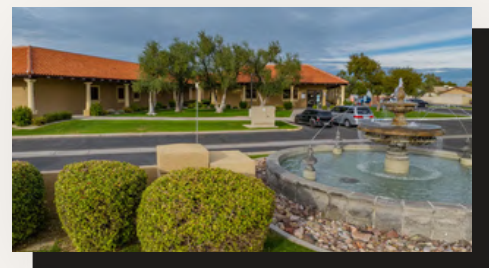
DRIVE TIMES

1 min Banner Thunderbird Medical Center

8 min I-17

3 min ASU West Valley Campus

10 min Arrowhead Towne Center





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DISCLAIMER

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