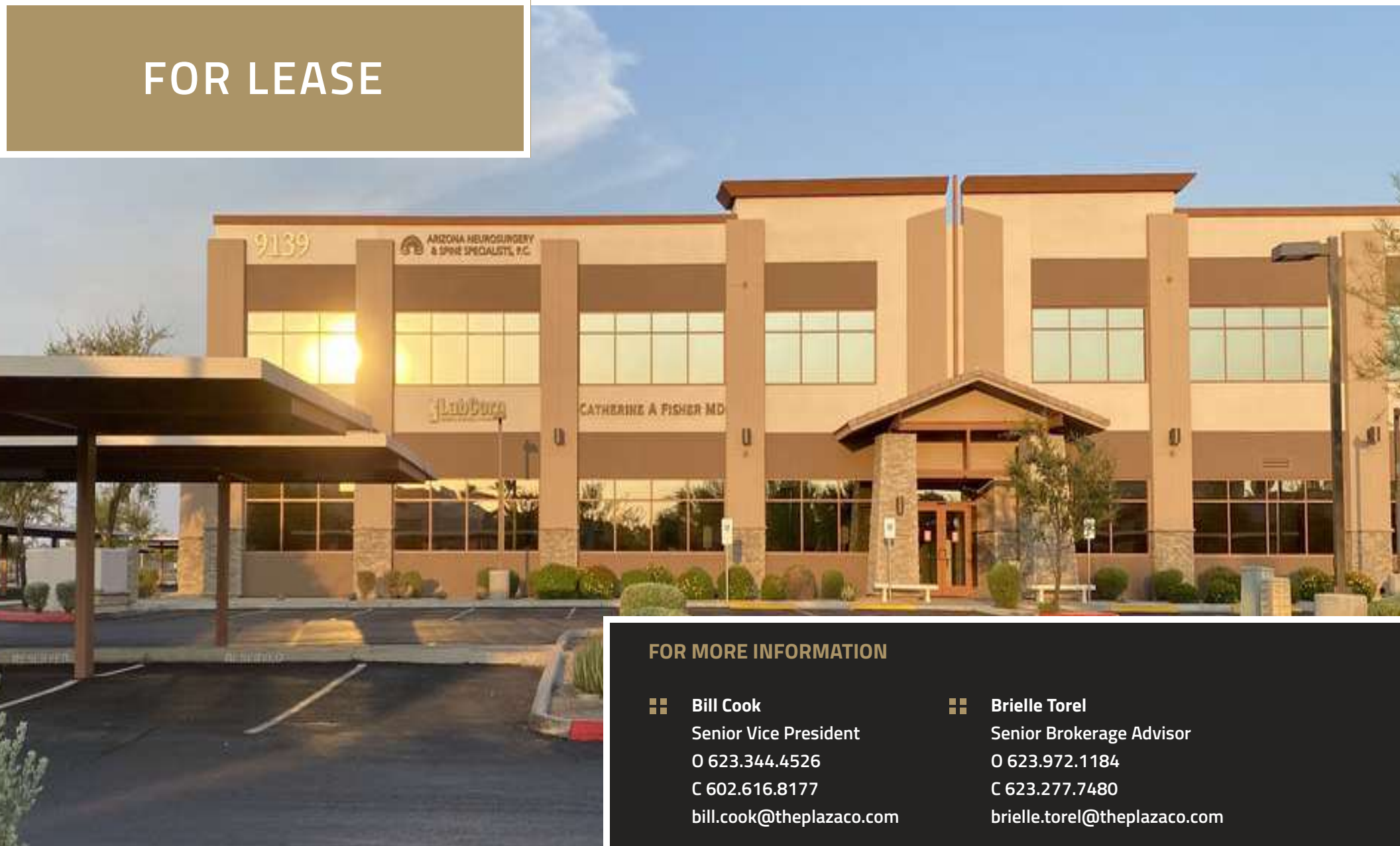


# Plaza Town Center Professional Plaza

9139 W THUNDERBIRD RD, PEORIA, AZ 85381

FOR LEASE



## FOR MORE INFORMATION

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## Executive Summary



## PROPERTY SUMMARY

Available SF:	994 SF
Lease Rate:	\$24.00 SF/yr, NNN
Building Size:	28,978 SF
Building Class:	B
Year Built:	2007
Sub Market:	Arrowhead
Property Website:	View

## PROPERTY OVERVIEW

Located ½ Mile West of SR-101 on Thunderbird Road  
 Close Proximity to Multiple Major Hospitals  
 Tenant Improvements Negotiable  
 Building Signage Available  
 Heavily Parked at 6.9/1,000 SF with Easy Patient Access

## PROPERTY HIGHLIGHTS

- Just west of Loop 101 with a highly visible profile in Peoria, Sun City and Glendale
- Largest non-hospital medical campus in Arizona
- Close proximity to three hospitals; Arrowhead, Boswell and Banner Thunderbird
- Co-Tenants include: Labcorp, Insight Imaging, Vibrantcare Outpatient Rehab, Arizona Neurosurgery & Spine, among others.



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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	994 SF	NNN	\$24.00 SF/yr	-



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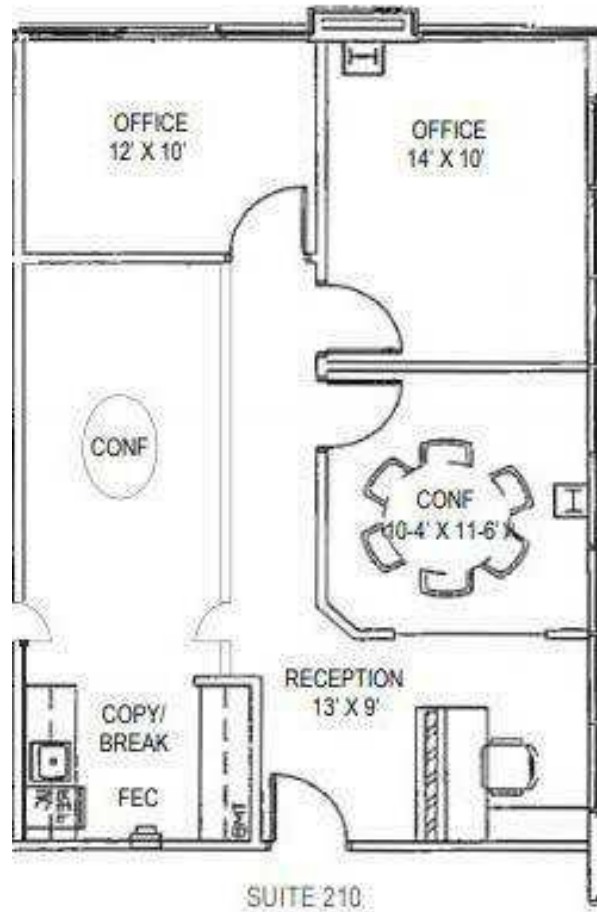



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## Floor Plans



 SUITE 210 - 994 RSF



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## Demographics Map & Report

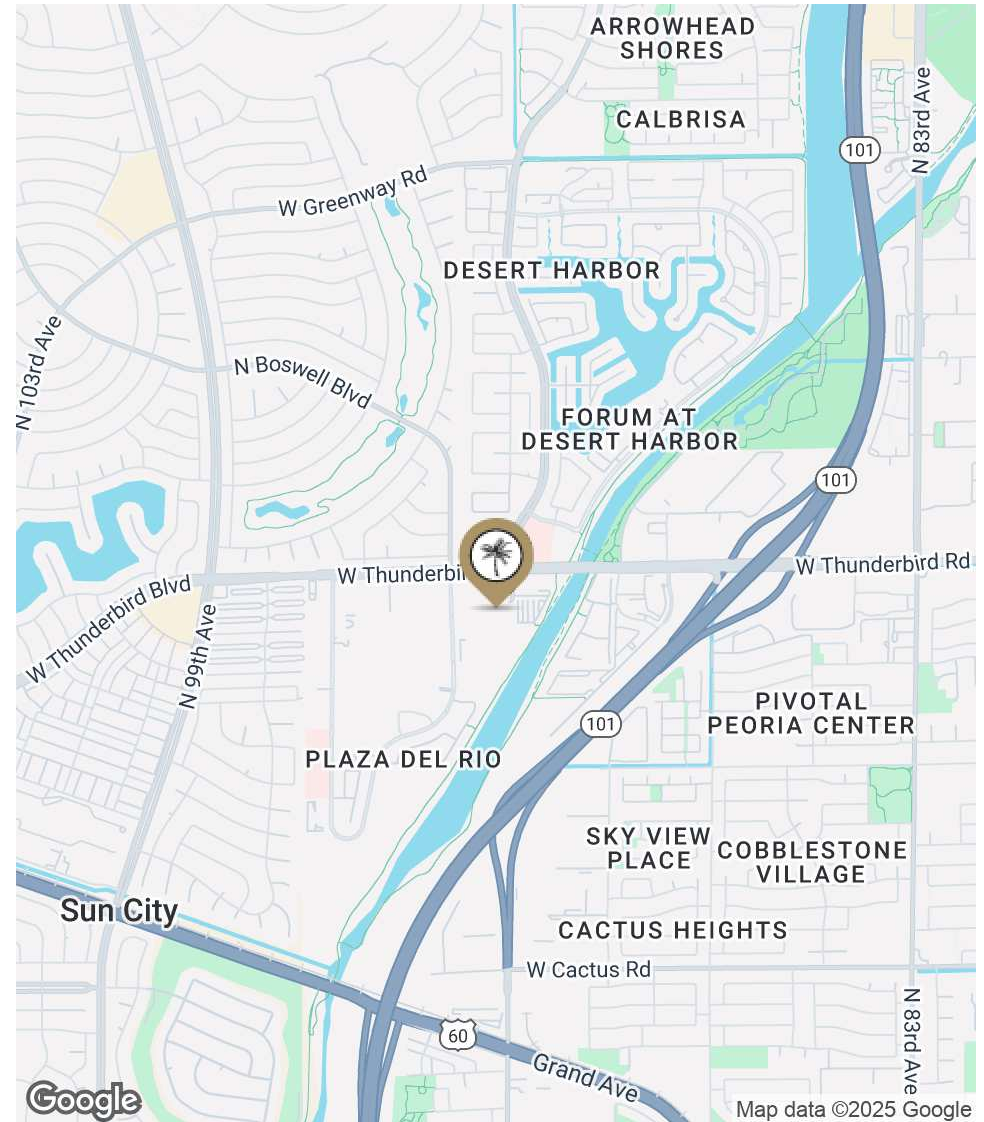
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,863	113,577	293,756
Average Age	51	50	45
Average Age (Male)	49	49	44
Average Age (Female)	53	51	46

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,156	50,823	119,985
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$84,258	\$87,513	\$90,498
Average House Value	\$377,909	\$355,265	\$366,259

Demographics data derived from AlphaMap



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