

Thunderbird Wellness Center

6750 W Thunderbird Road, Peoria, AZ 85381



BUILDING SIZE
14,633 RSF

 **VIEW SPACE**

- Four building, mixed-use development with USPI Metro Surgery Center
- Robust tenant roster includes general surgery, orthopedics, ophthalmology, and pediatrics
- and retail amenities
- Building and monument signage opportunities
- 5-min drive to Loop 101 and 8-min drive to US Hwy 60
- Surrounded by heavily populated, residential area

20,383 SF surgery center, diverse tenant mix, and two hospitals in close proximity.

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NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Banner Thunderbird Medical Center	1.5 mi	6 min
2. Abrazo Arrowhead Campus	3.2 mi	9 min
3. Banner Boswell Medical Center	4.9 mi	13 min

SURROUNDING POINTS OF INTEREST

- Desert Sky Pharmacy
- Sprouts Farmers Market
- Walmart Neighborhood Market
- Arrowhead Towne Center
- SpringHill Suites by Marriott
- Arrowhead Country Club
- Anytime Fitness
- Union Coffee Co
- Starbucks
- Sonic Drive-In
- Pizza Star
- Chick-fil-A

POPULATION (5-MILE RADIUS)

357,090

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$80,143

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

97.3%



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