



ASU West
Campus
Arizona State University

 **Banner Thunderbird**
Medical Center

W THUNDERBIRD BLVD

N 57TH DR

W EUGIE AVE

8,550 SF SURGERY CENTER & CLINIC AVAILABLE FOR SALE

5823 W EUGIE AVE, GLENDALE, AZ 85304

 **Kidder
Mathews**

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

The Offering
Property Highlights
Floor Plan
Site Plan
Building Tenancy

02

LOCATION OVERVIEW

Location Maps
Market Overview
Hospital Overview
Demographics

03

KIDDER MATHEWS

Organizational Overview

*Exclusively
Listed by*

MICHAEL DUPUY
602.513.5123
michael.dupuy@kidder.com

ZACK HARRIS
602.513.5121
zack.harris@kidder.com

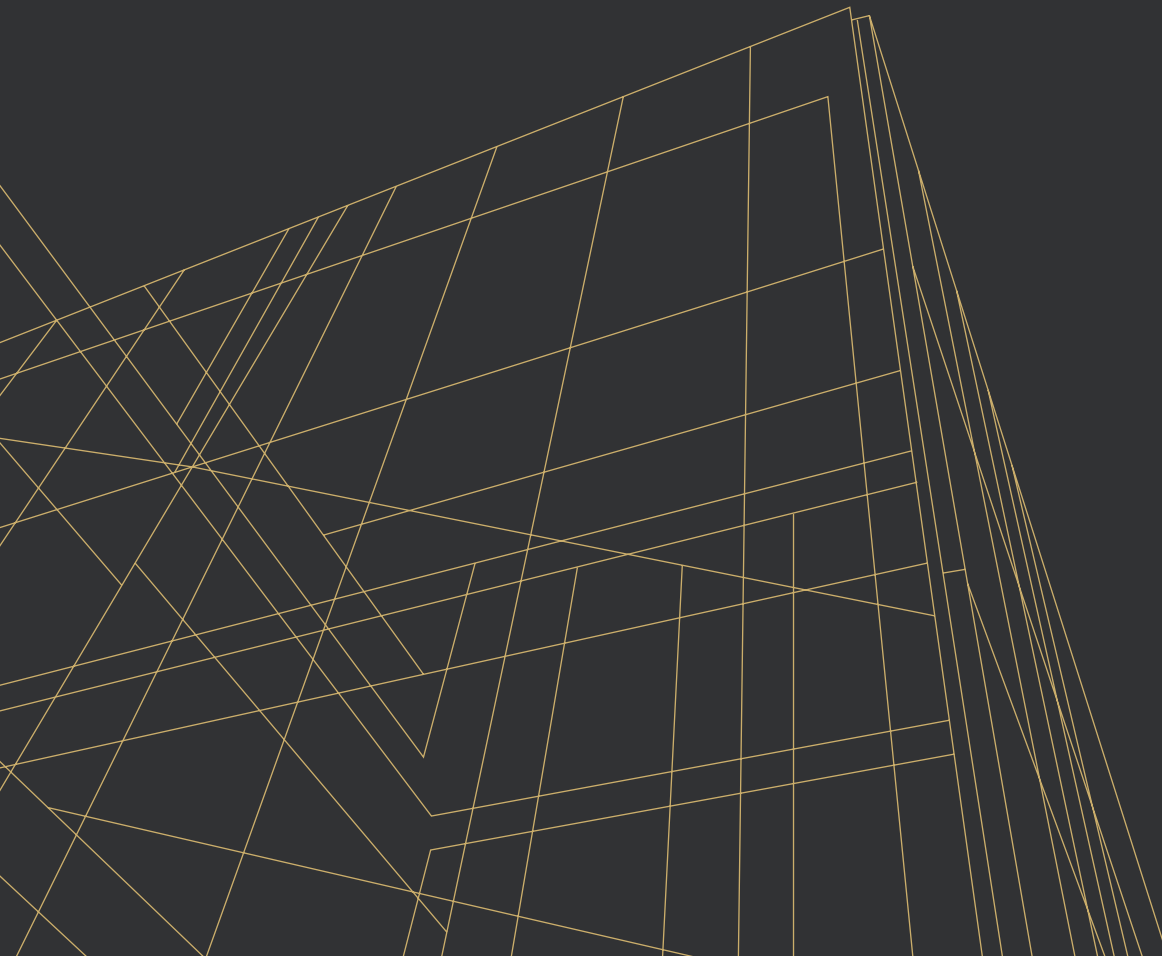
KIDDER.COM



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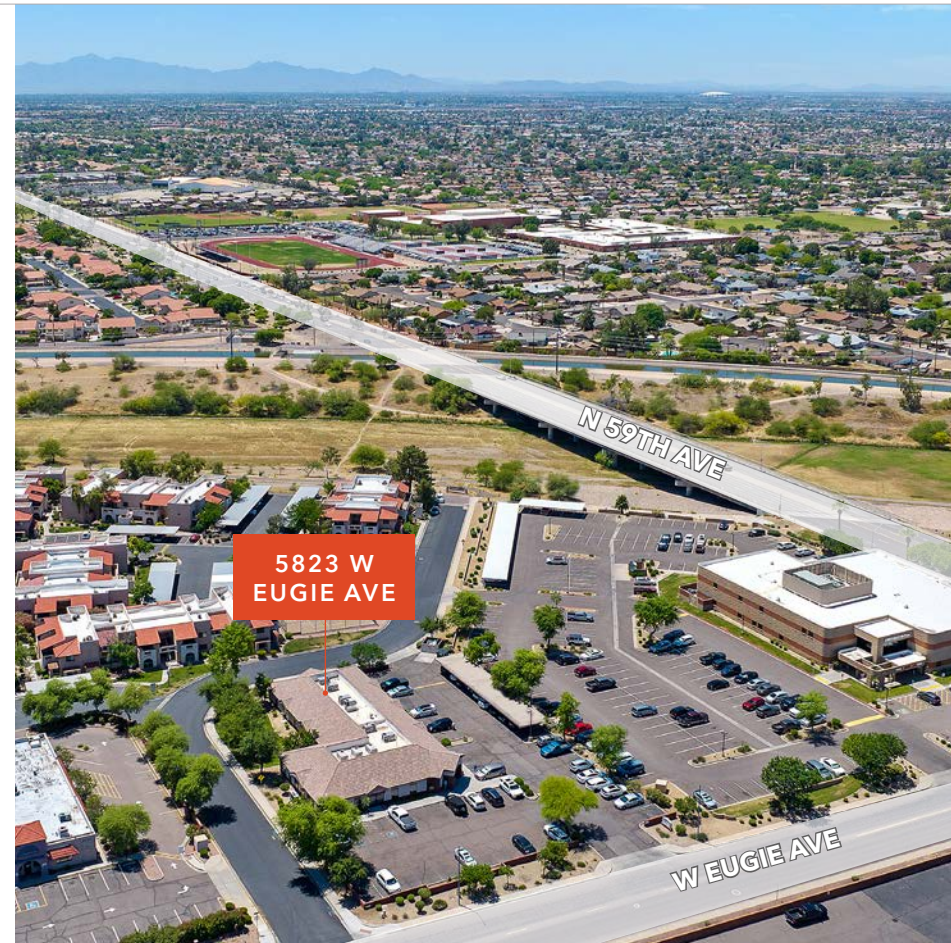


EXECUTIVE SUMMARY

FREESTANDING *SURGERY CENTER & CLINIC* ADJACENT TO BANNER THUNDERBIRD

Kidder Mathews is pleased to present 5823 West Eugie Avenue, located in Glendale, Arizona (the "Property"). This ±8,550 square foot building was originally built in 2005 and is located adjacent to Banner Thunderbird Medical Center without on-campus use restrictions. GI Alliance Management dba Arizona Digestive Health leases 100% of the building and subleases 57% (4,860 SF) to Thunderbird Endoscopy.

ADDRESS	5823 West Eugie Avenue Glendale, AZ 85304
APN	200-75-014S
NRSF	±8,550 SF
SALES PRICE	\$4,250,000 (\$497.08/SF)
YEAR BUILT	2005
OCCUPANCY	100%
LAND AREA	1.02 AC 44,605 SF
PARKING	54 Parking Stalls with covered parking available
ZONING	C-2, Glendale



PROPERTY HIGHLIGHTS

The Property is fully leased with structured annual rent increases, offering ownership a prime opportunity for immediate and stable cash flow.

Free-standing 8,550 SF healthcare facility that features convenient drive-up access, ensuring patients have easy and direct entry to the building

Traditional surgery center and clinical buildout with sinks in exam rooms, large reception and waiting areas, doctor offices, MA stations, operating room, procedure room, and pre and post-op areas

Fully leased through April 30, 2028

Monument signage opportunities to provide maximum identification on Eugie Avenue

Located adjacent to Banner Thunderbird Medical Center without ground lease on-campus use restrictions

Established and diversified medical tenancy in the immediate area

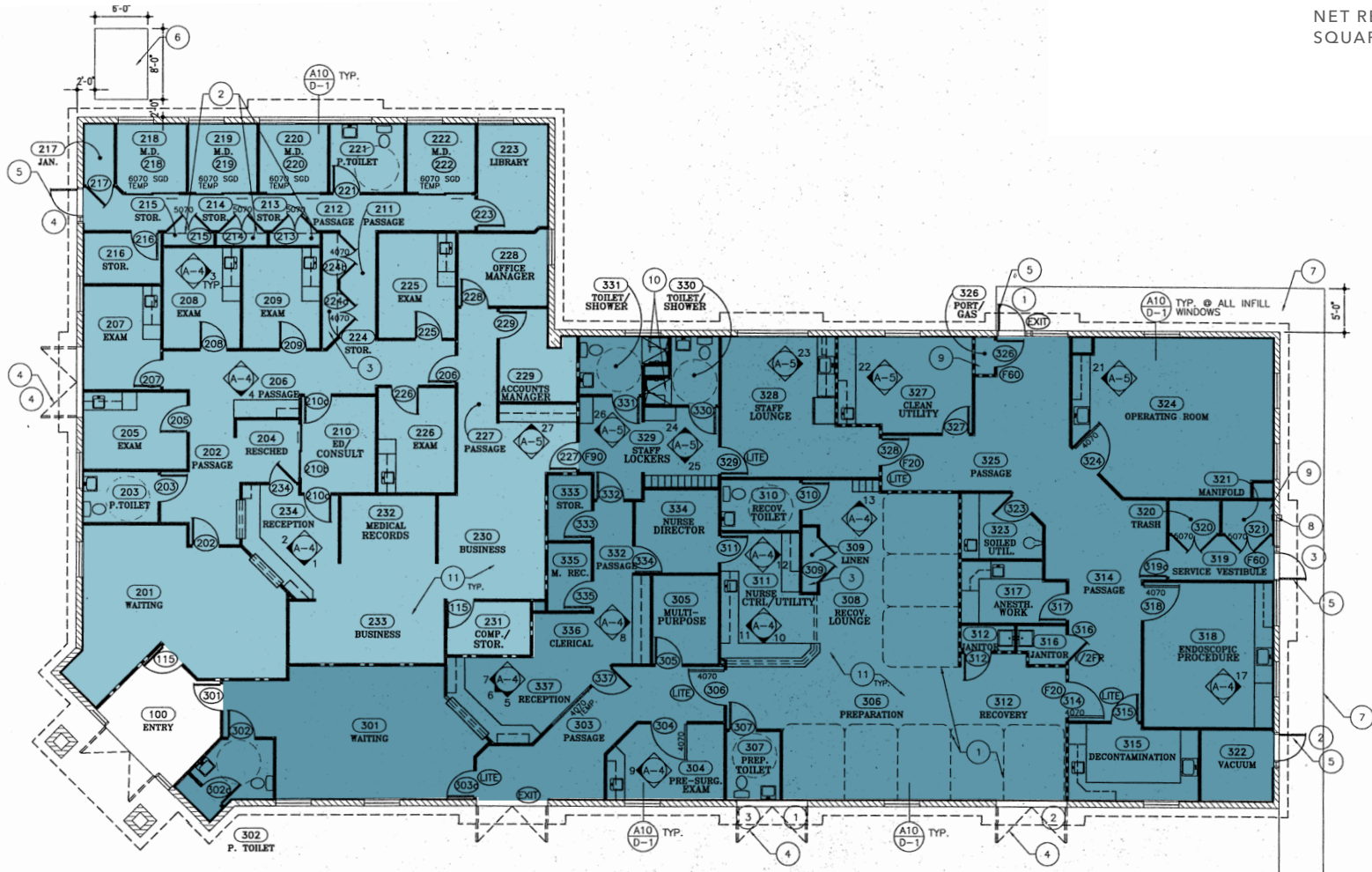
Strategically located within major northwest valley transportation corridors, including access to Loop 101 and Interstate 17 off of Thunderbird Road



FLOOR PLAN

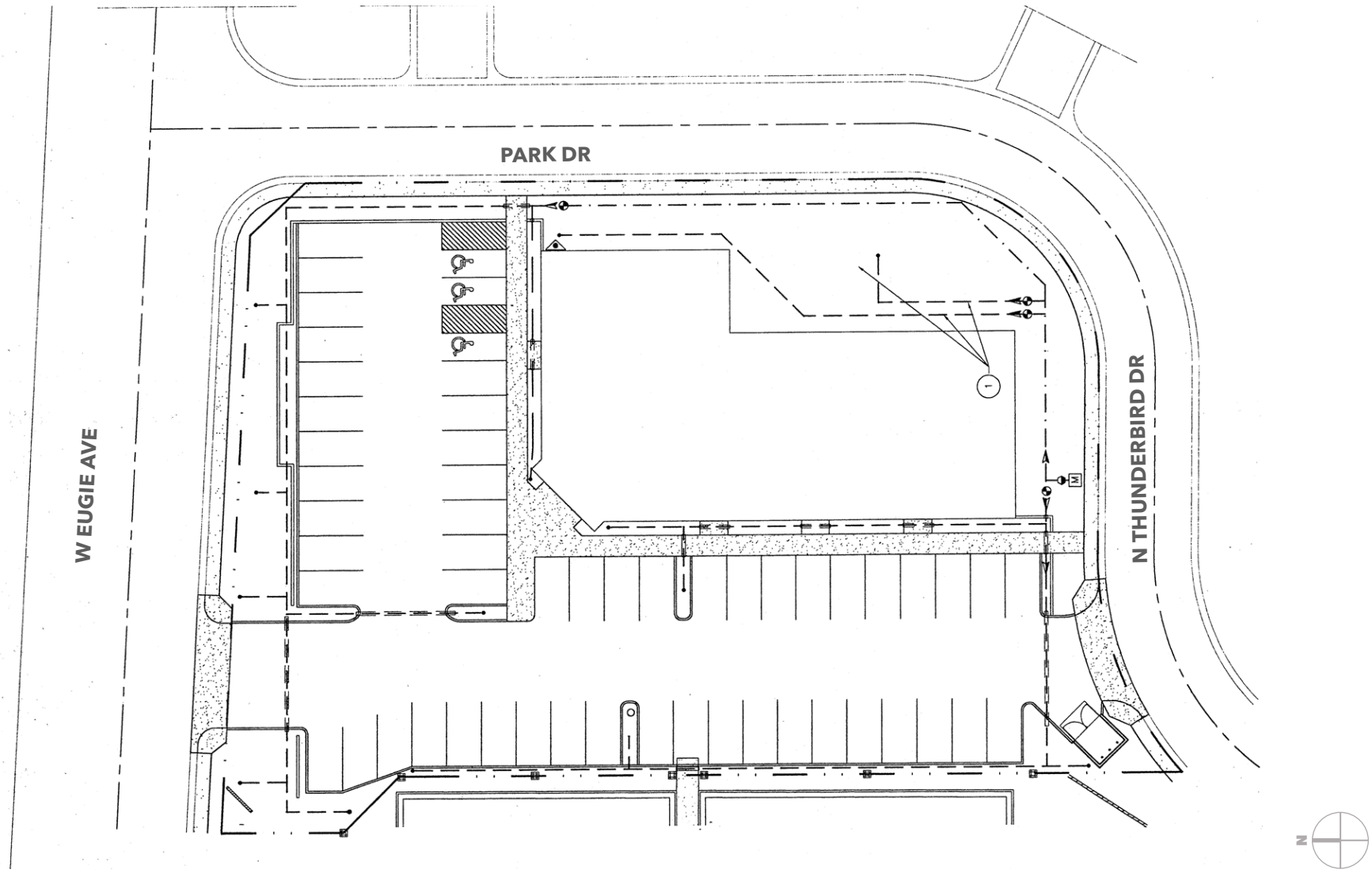
8,550

NET RENTABLE
SQUARE FEET



- Surgery Center
- Medical Office/Clinic

SITE PLAN





TENANT



GI Alliance dba Arizona Digestive Health has nearly 40 locations throughout the State and fully leases the building.

Arizona Digestive Health (ADH), founded the practice to elevate gastroenterology care in the state of Arizona in 2007. Starting with 26 locations across the Phoenix area, there are now almost 40 clinics to serving their patients and are affiliated with over two dozen endoscopy centers and hospitals. Over 150,000 patients trust the ADH providers with their digestive health annually and perform over 85,000 procedures annually (nearly 50,000 of those are colonoscopies).

ADH joined GI Alliance, the leading gastroenterology practice in the US in 2019. By doing this, their patients now have access to the most advanced treatment protocols, research, and network of gastroenterology experts available in a single practice.

ARIZONADIGESTIVEHEALTH.COM

4,860

RSF LEASED

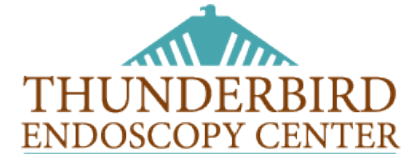
56.8%

BUILDING OCCUPANCY

2028

LEASE EXPIRES

SUBTENANT



The Glendale Endoscopy Center, LLC dba Thunderbird Endoscopy Center subleases 3,690 SF from Arizona Digestive Health.

Thunderbird Endoscopy Center specializes in colon cancer screening and the treatment of gastrointestinal problems. Our outpatient, freestanding endoscopic facility has proudly served the Glendale community since 2001.

Their Glendale gastroenterologists and staff at Thunderbird Endoscopy Center are dedicated to providing quality, affordable care to the community in our quest to lower colon cancer rates and treat an array of digestive diseases.

TBIRDENDO.COM

3,690

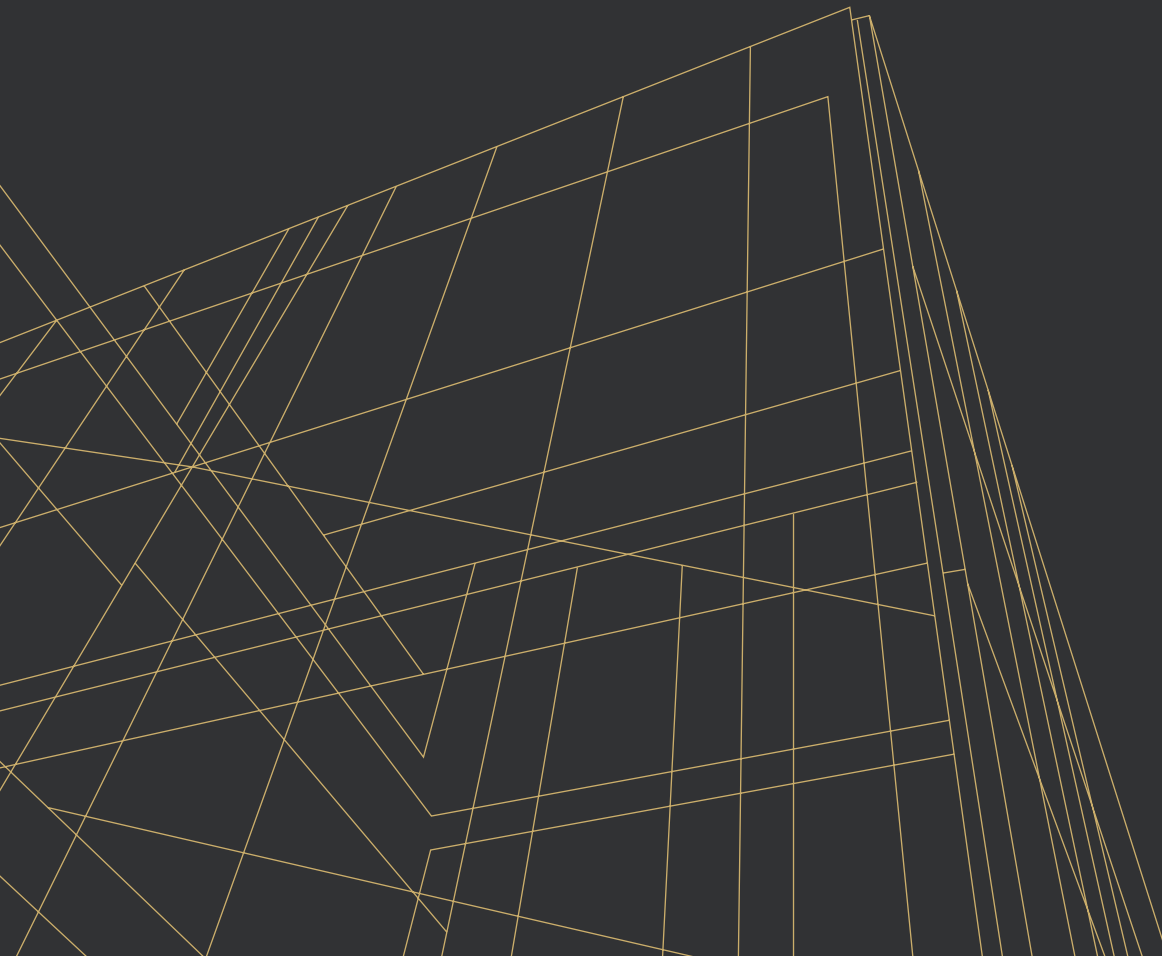
RSF LEASED

43.2%

BUILDING OCCUPANCY

2028

SUBLEASE EXPIRES



LOCATION OVERVIEW

LOCATED ADJACENT TO *BANNER THUNDERBIRD MEDICAL CENTER*

The Property is located adjacent to Banner Thunderbird Medical Center in Glendale, AZ without on-campus use restrictions. With frontage on Eugie Avenue and prominent building and monument signage, 5823 West Eugie Avenue is within walking distance to retail amenities including Fry's Plaza on 59th Avenue and W Thunderbird Rd.

Arizona State University West Campus is located just 1.6 miles to the west and Loop 101 and SR-51 are equidistant 3.8 miles to the west and east. The Property's proximity to main roads and public transportation enhances its attractiveness to a range of potential buyers, supporting a solid investment appeal.



LOCATION OVERVIEW



O'Reilly
AUTO PARTS

Chick-fil-
e

Bank of America

DUNKIN'
DONUTS
AMERICA RUNS ON DUNKIN'

Wendy's

EoS
FITNESS

KAUFMAN
BROS.
BAGELS

SuperStar
CAR WASH

Cane's
CREAKIN' FUNDERS

EVERNORTH.

TUTOR TIME
CHILD CARE / LEARNING CENTERS

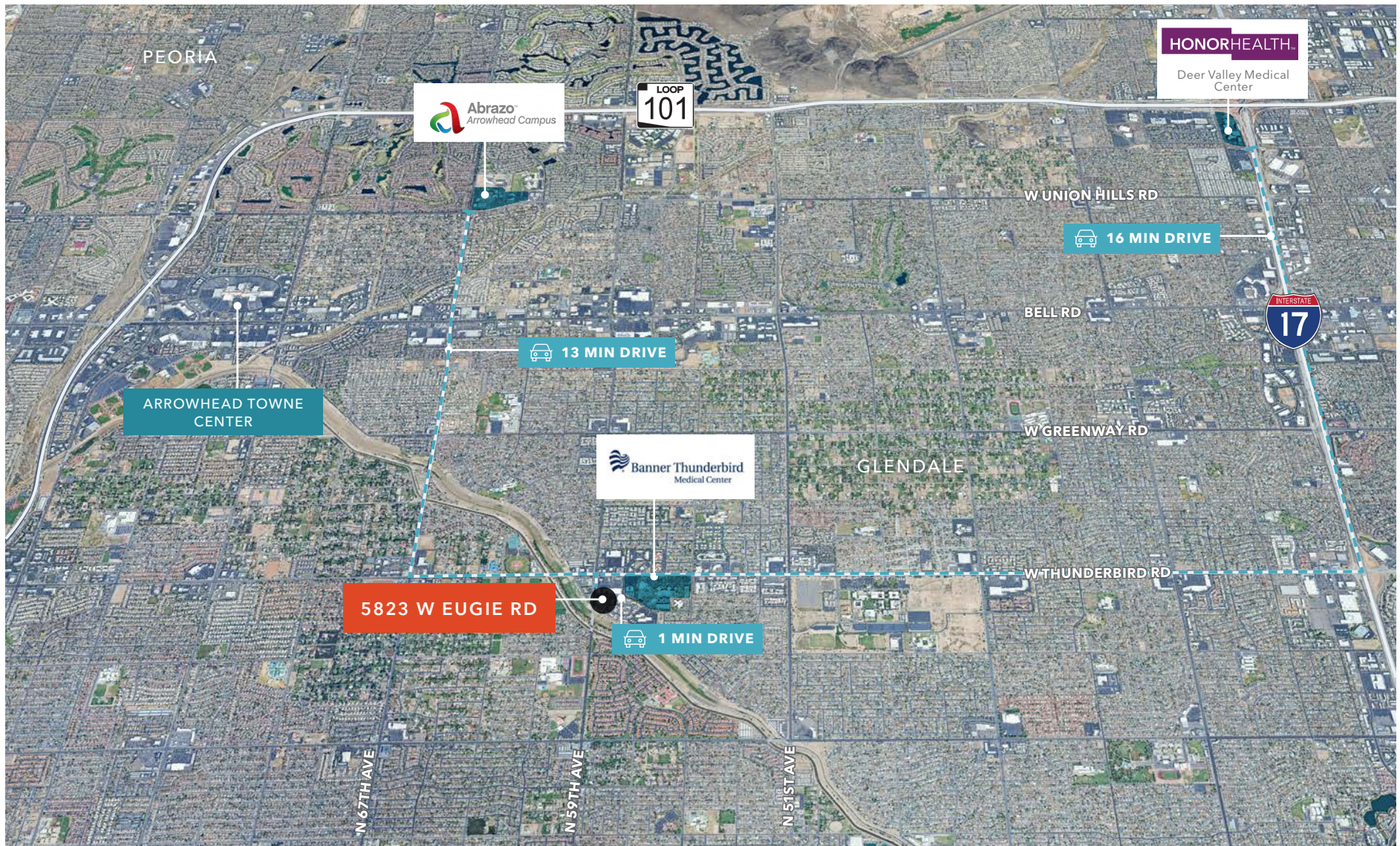
WING STOP

BURGER
KING

FOOD STORIES
Fry's

5823 W EUGIE AVE

HOSPITAL MAP





GLENDALÉ, AZ MARKET OVERVIEW

Glendale, Arizona, located in Maricopa County just northwest of Phoenix, is a vibrant city known for its rich history, diverse population, and strong economic sectors including healthcare, education, and retail.

Home to major sports venues like State Farm Stadium and Gila River Arena, Glendale hosts events such as the Super Bowl and the Fiesta Bowl. The city offers a variety of recreational opportunities, shopping destinations, and educational institutions, making it an attractive place to live, work, and visit. With a moderate cost of living and a desert climate featuring hot summers and mild winters, Glendale provides a dynamic and welcoming environment.

ACCESS

Major highways, including Loop 101, Loop 303, and U.S. 60, cross through Glendale, with Interstates 17 and 10 in close proximity, ensuring excellent ease of access throughout the valley.

Northern Parkway, when complete, will further enhance transportation access through the city.

6TH

LARGEST CITY IN
ARIZONA

250K+

POPULATION

\$5.02B

TOTAL ANNUAL
CONSUMER EXPENDITURE

GLENDALE, AZ

EDUCATION

Arizona State University West Campus, which is just one mile from the property, is one of the largest public universities in the United States with over 98,000 students enrolled. It was named the #1 most innovative school in the country five years in a row by U.S. News & World Report. ASU is also ranked among the top 1% of the world's most prestigious universities, according to 2018 Times Higher Education rankings and ranked #5 in the nation for best qualified graduates, according to the Wall Street Journal.

An educated and technically-skilled workforce is the backbone of Tempe. 42% of residents have a bachelor's degree and with community partners such as Arizona State University and University of Advancing Technology. 18% of residents have a masters degree or above, and more than 50% have post-secondary certifications.

RECREATION, LIFESTYLE, AND CULTURE

Glendale boasts a historic downtown spanning 10 blocks with many specialty shops located throughout the area. Glendale's signature festivals like Glendale Glitters, Glitter & Glow Block Party, the Glendale Chocolate Affaire and the Summer Band Concert Series attract, on average, 350,000 visitors to the area annually. Over the past 15 years, the city has also invested more than \$400 million in infrastructure improvements to create a world-class sports and entertainment district. The NFL's Arizona Cardinals play at the 63,000-seat University of Phoenix Stadium. The city hosts two Major League Baseball teams, the Los Angeles Dodgers and Chicago White Sox, at Camelback Ranch Glendale during spring training. The district has become a regional employment center with multiple Class A office buildings and outstanding amenities including Westgate Entertainment District, Tanger Outlets and Cabela's.



NEIGHBORING HOSPITALS

BANNER THUNDERBIRD MEDICAL CENTER

Banner Health's Thunderbird Medical Center is a 890,000-square-foot acute-care facility and sits on 33 acres directly across the street from the Property. It has served the Northwest Valley for more than 25 years. Their unrelenting focus on excellent patient care has helped them to become one of the most preferred hospitals in the Valley.

Banner Thunderbird is now a Level I Adult Trauma Center for patients 15 and older. Designation as an Arizona Level I Trauma Center means Banner Thunderbird can provide total care for every aspect of injury, greatly reducing the need to transfer patients outside the area for life-saving treatment. Examples of injuries a Level I can treat include traumatic car crash injuries, gunshot victims, stab wounds and traumatic brain injuries.

Expansion

A recently completed \$290 million, seven-story, 200-bed tower expansion incorporated recent healthcare trends, up-to-date technology, and elements of evidence-based design. The new tower includes a new Emergency department and all-private rooms.

The expansion project also added a spacious 25,000-square-foot, three-story lobby and new main entrance, links to the existing hospital, new dining areas, a patient/family library, a heart and vascular center, a chapel, meditation room, gift shop, waiting areas, centralized admitting services and state-of-the-art surgical suites.

Following the expansion, Banner Thunderbird Medical Center is now the 5th largest hospital in the state of Arizona with 555 beds, 1,394 physicians on staff and

Headquartered in Phoenix, AZ, Banner Health is one of the largest, nonprofit health care systems in the country and the leading nonprofit provider of hospital services in all the communities they serve.

a total number of 2,496 employees. Arizona Level I Trauma Center means Banner Thunderbird can provide total care for every aspect of injury, greatly reducing the need to transfer patients outside the area for life-saving treatment. Examples of injuries a Level I can treat include traumatic car crash injuries, gunshot victims, stab wounds and traumatic brain injuries.



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	13,628	130,262	358,957
2023	14,164	133,469	393,037
2028 PROJECTED	14,166	133,187	396,278



Households

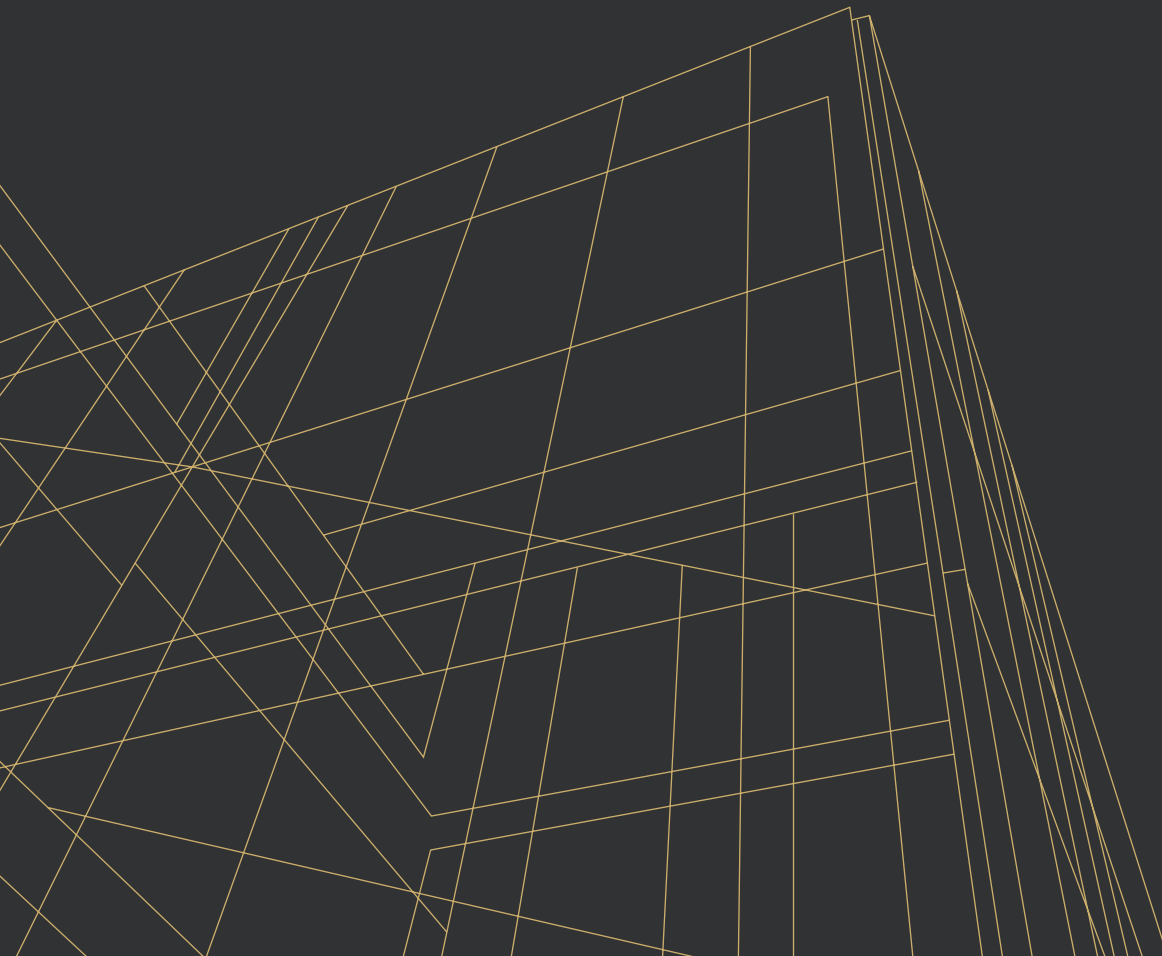
	1 Mile	3 Miles	5 Miles
2010 CENSUS	5,167	47,047	135,361
2023	5,439	48,495	150,219
2028 PROJECTED	5,450	48,445	151,765



Household Income

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$60,795	\$68,334	\$59,409
2023 AVERAGE	\$80,552	\$84,478	\$76,495





KIDDER MATHEWS

Section 03

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast.

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 19 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

51M SF

MANAGEMENT PORTFOLIO SIZE

750+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,600

3-YEAR AVERAGE ASSIGNMENTS

43/25

TOTAL NO. OF APPRAISERS/MAI'S

Exclusively listed by

MICHAEL DUPUY
602.513.5123
michael.dupuy@kidder.com

ZACK HARRIS
602.513.5121
zack.harris@kidder.com

KIDDER.COM

