

# TATUM & THUNDERBIRD MEDICAL PLAZA



4845 E THUNDERBIRD ROAD, SCOTTSDALE, AZ 85254



## OWNER OCCUPANT OPPORTUNITY

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# EXECUTIVE SUMMARY

Lee & Associates Arizona Commercial Real Estate Services Company (“Exclusive Broker”) is pleased to present the opportunity to acquire the Tatum & Thunderbird Medical Plaza, a ±10,617 square foot, single-story, medical office building located at 4845 East Thunderbird Road in Scottsdale, Arizona 85254 (the “Property”). Constructed in 1988 and renovated in 2009, the Property is situated on a spacious ±.94-acre lot, zoned R-O, City of Phoenix. The Property can accommodate a full-building user.

The Property’s ideal location serves the needs of physicians and patients in the Scottsdale, Paradise Valley, Desert Ridge and northeast Phoenix areas. Highlighting the immediate area is the \$2 Billion Redevelopment of the 100-acre site formerly known as Paradise Valley Mall, now known as “PV”. Located along Tatum Boulevard less than one-half mile south of Tatum & Thunderbird Medical Plaza, PV will offer a significant number of popular amenities. Phase I of the project will include retail, dining and entertainment space anchored by Whole Foods Market; AVE Paradise Valley, a 400-unit multifamily community; and a 77,000-square-foot co-headquarters for Fender Musical Instruments Corp. Each component of the development will be linked via centrally located parks. Phase II of the development will include Life Time and Life Time Living, a first-to-market dual fitness and multifamily concept that includes an upscale athletic club and a luxury apartment community. The project is scheduled for completion in 2026.

**ALL SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT EXCLUSIVE SALES AGENT FOR MORE DETAILS.**



## OFFERING HIGHLIGHTS

- **Offering Price: \$3,716,000 (\$350/SF)**
- Attractive Garden-Style Medical Office – Ideal for Owner Occupancy
- Outstanding Scottsdale Location - Near Paradise Valley, Desert Ridge, Northeast Phoenix
- Centrally Located With Proximity To - Abrazzo Healthcare Scottsdale (8 Min), Mayo Clinic (10 Min), Honor Health Shea (15 Min)
- Vibrant, Amenity Rich Neighborhood – Less Than a Mile North From the 100-Acre \$2 Billion PV Development
- Access to Quality Workforce – Strong Demographics and Educated Workforce

# PROPERTY OVERVIEW

## Address

4845 East Thunderbird Road,  
Scottsdale, Arizona 85254

## Tenancy

Available for Partial or Full-Building  
Owner/Occupant

## Property Type

Medical Office Building

## Zoning

R-O, City of Phoenix

## Number of Stories

One (1)

## Parking

4.7 per 1,000 SF Ratio

## Total Building Size

±10,617 Square Feet

## Current Use/Built-Out

Medical Office

## Land Size

±.94-Acres (±40,941 Square Feet) per Assessor

## Parcel Number

167-05-577

## Year Built

1988/2009 Renovation

## 2024 Property Tax

\$30,663.08



# SUITE INFORMATION

	Size	Tenant	Expiration	Notes
1	4,736 SF	Primary Care	3/31/2025	Tenant has vacated. Rent through expiration.
2	2,916 SF	Available	Available	Available
3	1,697 SF	Dental Practice	Month to Month	Occupied
4	1,268 SF	Primary Care	3/31/2025	Tenant has vacated. Rent through expiration.

# DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2024 Total Population	51,799	233,467	934,066
2029 Population	55,896	253,844	1,016,688
2024-2029 Pop Growth	.2%	1.3%	1.5%
Median Age	43.6	42.2	40.2
2024 Total Households	21,538	99,118	405,252
2024-2029 HH Growth	1.6%	1.8%	1.8%
Median Household Income	\$90,079	\$90,360	\$79,567
Median Year Built	1981	1987	1984

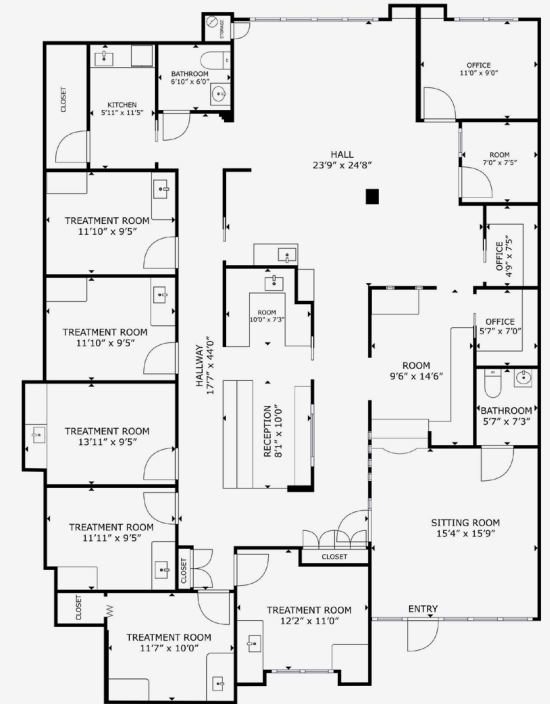


# FLOOR PLANS

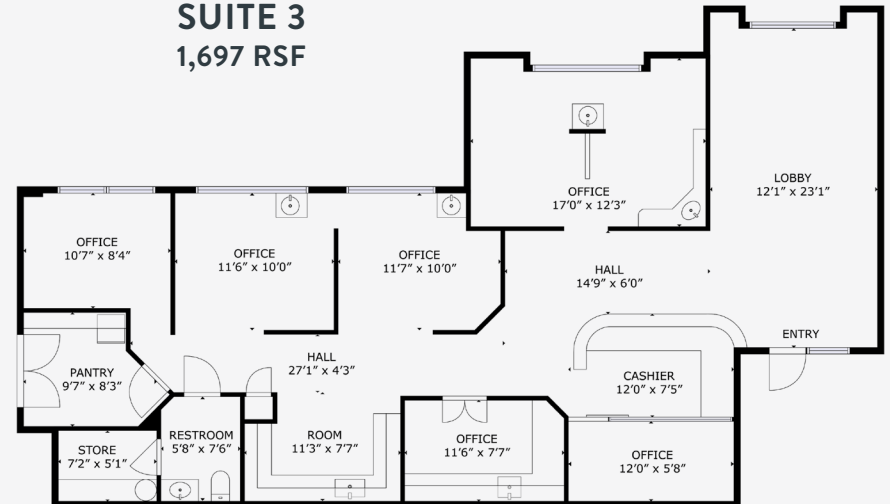
**SUITE 1**  
4,736 RSF



**SUITE 2**  
2,916 RSF



**SUITE 3**  
1,697 RSF







AERIAL



PARADISE VALLEY

TATUM BLVD.

THUNDERBIRD RD.

4845 E THUNDERBIRD ROAD, SCOTTSDALE, AZ 85254





# AMENITIES

