

Bldg 2

7972 W Thunderbird Rd, Peoria, AZ 85381



Presented By:
XCD Realty & Property Management



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Property Details

Price: \$24.00 /SF/YR

- Direct Access to W Thunderbird Rd

View the full listing here: <https://www.loopnet.com/Listing/7972-W-Thunderbird-Rd-Peoria-AZ/38820800/>

Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	1,995 SF
:	
Year Built:	2004
Walk Score ®:	54 (Somewhat Walkable)
Transit Score ®:	34 (Some Transit)
Rental Rate Mo:	\$2.00 /SF/MO

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Listing space

1st Floor Ste 105	Space Available:	1,995 SF
	Rental Rate:	\$24.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Built Out As:	Standard Office
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	3 - 10 Years
3% annual bumps on triple net lease available today!		

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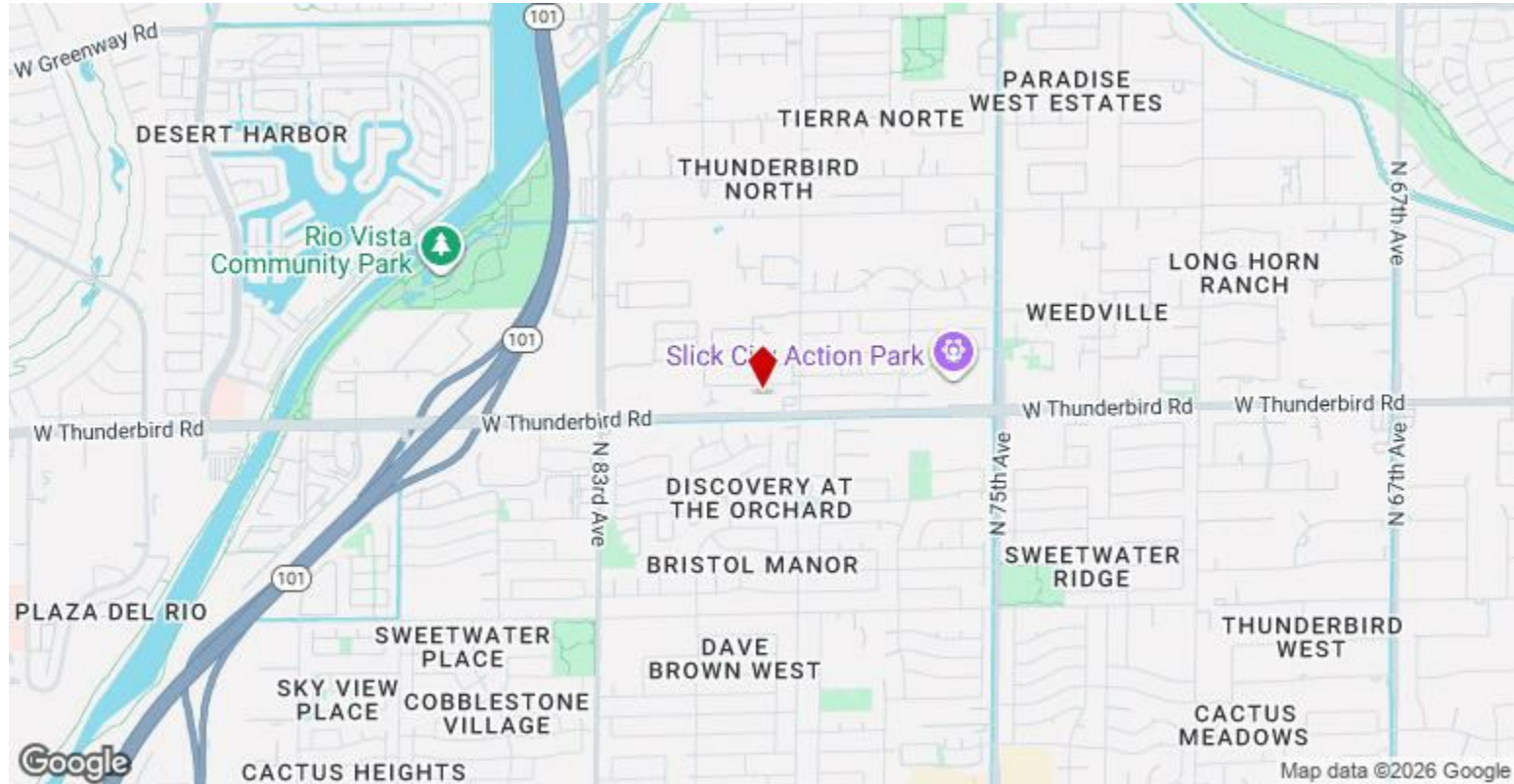
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chapman Garage Door Repair	-	March 2021
Medshape Weight Loss Clinic	-	
Mikaht, LLC	-	
Northwest Endodontics, Ltd.	-	
The Garrison Law Firm	-	

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Location



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Property Photos



Primary Photo



Other

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Property Photos



single desk room



Other

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Property Photos



room with 2 desks



Interior Photo

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Property Photos



reception area

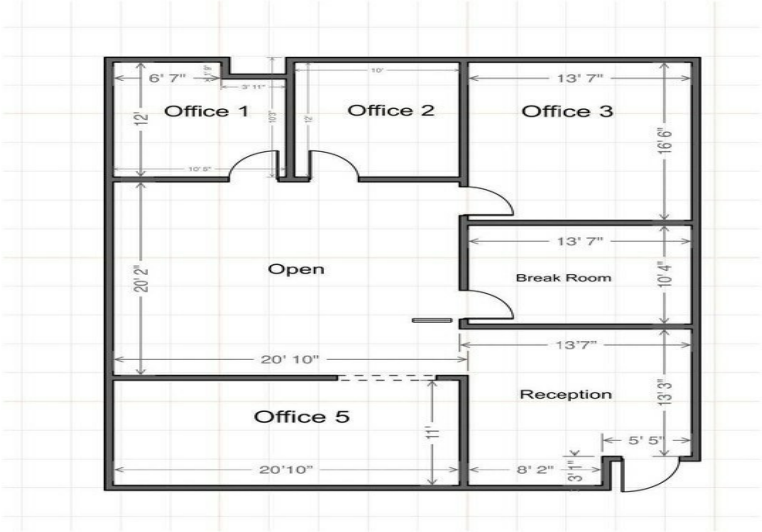


Interior Photo

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Property Photos



New Thunderbird Property Floor Plan_Page_2

7972 W Thunderbird Rd - Demographics

Population

Radius	2024	2029	Growth %
1 Mile	12,655	13,585	+7.25%
3 Miles	122,622	132,421	+7.99%
5 Miles	331,797	358,607	+8.08%

Households

Radius	2024	Growth %
1 Mile	4,616	+7.35%
3 Miles	48,249	+8.13%
5 Miles	132,408	+8.28%

Income

Radius	Median Household Income	Average Household Size
1 Mile	\$85,306	2.60
3 Miles	\$68,005	2.40
5 Miles	\$65,089	2.40

Age & Housing

Radius	Average Age	Median Home Value	Median Year Built
1 Mile	40	\$362,646	1992
3 Miles	43	\$307,317	1986
5 Miles	44	\$306,325	1985

Transportation & Amenities

Average Vehicles per Household	2.00
Nearby Amenities	Restaurants, banks, shops, fitness centers, groceries

demographics for brochure

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Interior Photo

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