

MEDICAL OFFICE

FOR SALE OR LEASE



Desert Harbor Professional Plaza

13943 N 91st Ave | Bldg E | Peoria, AZ 85381

CBRE

## Property Summary

- » Strategically located in the heart of Peoria's established medical corridor near Banner Boswell Medical Center, the property offers excellent accessibility via Loop 101 (Agua Fria Freeway) and Grand Avenue (US-60), providing convenient connectivity for both patients and healthcare providers throughout the West Valley.
- » Situated within a well-established medical office park, the property benefits from strong proximity and synergy with Banner Boswell Medical Center and surrounding healthcare providers, making it an ideal location for medical or specialty practices seeking a referral-driven environment.
- » The surrounding area is supported by a dense and mature population base, including Sun City and Sun City West, which provides a strong demographic profile with consistent demand for healthcare services and a built-in patient base.
- » Featuring ±5,388 SF of single-story medical office condo space, the property offers efficient functionality with easy patient access, ample parking, and a professional medical campus setting, delivering convenience, visibility, and operational efficiency for healthcare users.



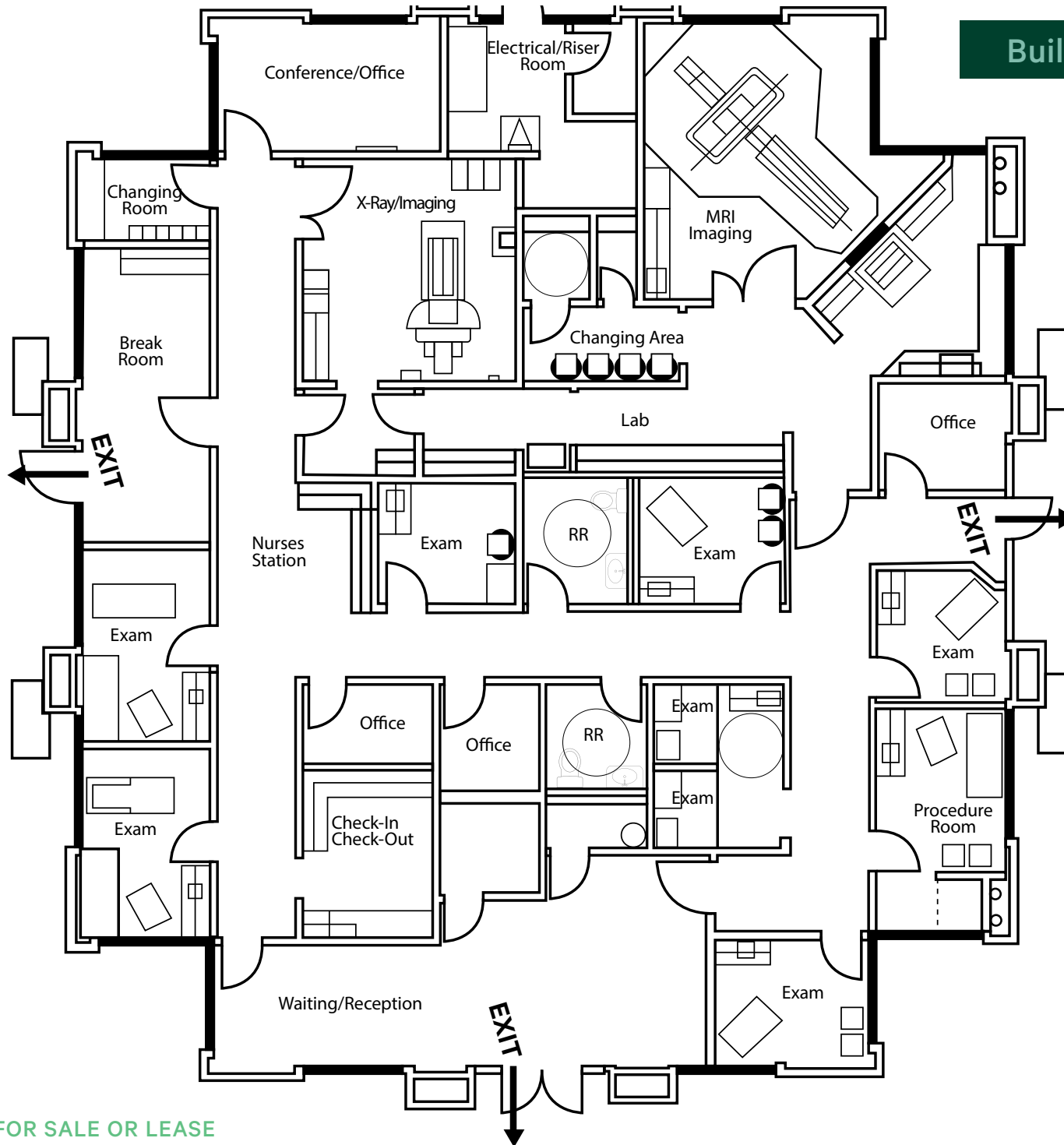
## Property Details

Type	Medical Office
Building SF	±5,388 RSF
Available SF	±5,388 RSF
Building	E
Listing Type	Sale or Lease
Lease Rate	\$28.00/SF NNN
Sale Price	\$2,128,260 (\$395.00/SF)
Year Built	2005
Zoning	C-3
Stories	1
Parking Ratio	6.68/1000 SF
Signage	Building, Directory, Suite Entry
Association Dues	\$19,450.68
Property Taxes	\$12,348.48

## Property Highlights

- » ±5,388 SF of single-story medical office condo space, offering an efficient and patient-friendly layout ideal for a wide range of healthcare, specialty, and wellness users.
- » Located in close proximity to Banner Boswell Medical Center, the property benefits from strong referral potential and positioning within one of the West Valley's most established medical corridors.
- » Situated within a well-established medical office park featuring a strong concentration of healthcare providers, creating on-site synergy and natural cross-referral opportunities.
- » Positioned in the heart of Peoria's medical hub and surrounded by dense residential communities including Sun City and Sun City West, providing a consistent and reliable patient base with high demand for medical services.
- » Ample on-site parking, including covered parking opportunities, delivering comfortable and accessible experience for patients and staff while supporting efficient daily operations in a professional medical environment.

Building E - ±5,388 SF





Common Area Lobby



Interior Office



Common Area Break Room



Interior Exam Room



Interior Exam Room



Interior Exam Room

Demographics

Radius	Estimated Population	Average Household Income
2 miles	49,892	\$88,641
5 miles	315,305	\$92,192
10 miles	1,208,992	\$97,281

Source: ESRI 2026

Traffic Counts

±35,160 vehicles per day  
at W Thunderbird Rd & Rio Vista Blvd

Source: ADOT 2025

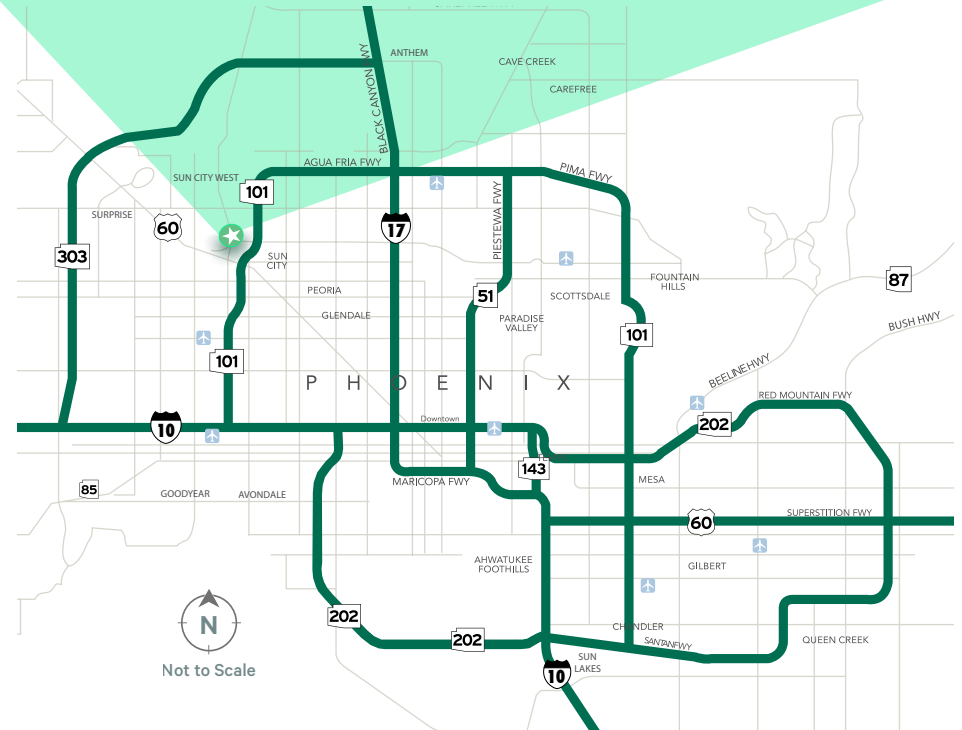




## Area Overview

An exceptional opportunity awaits medical and professional businesses seeking a strategic location in one of Phoenix's most rapidly growing suburbs. This turn-key medical office space, situated within the highly desirable Desert Harbor Professional Plaza, offers unparalleled accessibility, modern amenities, and proximity to a robust demographic.

- » Direct access to Loop 101, a major arterial route in the Phoenix metropolitan area.
- » Medical Hub: Located near several major medical centers, including Boswell Hospital, facilitating referrals and patient convenience. The Desert Harbor Professional Plaza itself hosts a variety of medical specialties.
- » Convenient Access: A Walk Score of 41 indicates a car-dependent neighborhood, but limited public transportation options are available with access to a few bus routes. Waze provides real-time driving directions to the location, indicating its ease of access for patients and staff.
- » Surrounded by well established, high income residential neighborhoods, creating a reliable workforce base and sustained demand for office, medical, and professional uses.



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### CONTACT US:



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