

±6,516-square-foot, **single-tenant medical office building** on ±0.68 acres of land

Maricopa County Parcel #200-74-710b

Located on **Thunderbird Road and 57th Avenue** in Glendale



CLICK TO WATCH VIDEO OVERVIEW OF PROPERTY

# Single-Tenant Medical Office Building

Located across from  
**Banner Thunderbird Medical Center**

**5750 WEST THUNDERBIRD ROAD, BUILDING C**

Glendale, Arizona 85306

**\$2,950,000**

aka \$453/sf (±5.9% Cap rate on projected ±\$175,247 NOI for 2024)



**rencor**  
COMMERCIAL REAL ESTATE

**Ryan Reynolds | Barb McCarty**

602.224.4502

**ASU**  
ARIZONA STATE  
UNIVERSITY WEST

**Thunderbird**  
SENIOR LIVING

**NextCare**  
URGENT CARE



**Banner Thunderbird**  
Medical Center

**ARIZONA**  
VEIN & LASER INSTITUTE  
A COMPREHENSIVE ENDOVASCULAR GROUP

Thunderbird Road (28,000 VPD, 2022)

**FRESENIUS**

FOOD STORES  
**FRY'S**

**SUBJECT**  
±6,516 SF Building | ±0.68 Acres

**TUTOR TIME**  
CHILD CARE / LEARNING CENTERS

57th Drive



**HONORHEALTH** Cancer Care

**EoS FITNESS**

# property details

- Income producing single-tenant investment property.
- NOI: ±\$175,000 (2024 projected).
- Building size: ±6,516 square foot medical office building.
- Lot size: Fee simple ±0.68 acres, within the 8-building ±70,230 square foot **Thunderbird Palms**.
- Location: Thunderbird Road & 57th Avenue, Glendale AZ, across street from **Banner Thunderbird Medical Center Hospital**.
- **HonorHealth Cancer Center** Tenant likely vacating end of July 2025.
- Address: 5750 W Thunderbird Road, Building C, Glendale, AZ 85306
- Population of Glendale ±248,330 (2020).
- Year Built: 2001, TI for **HonorHealth Cancer Center** built in 2002, minor remodel ±2017.
- Traffic count: Thunderbird Road: 28,000 vehicles/day (2022). 57th Ave 15,500 vehicles/day (2022).

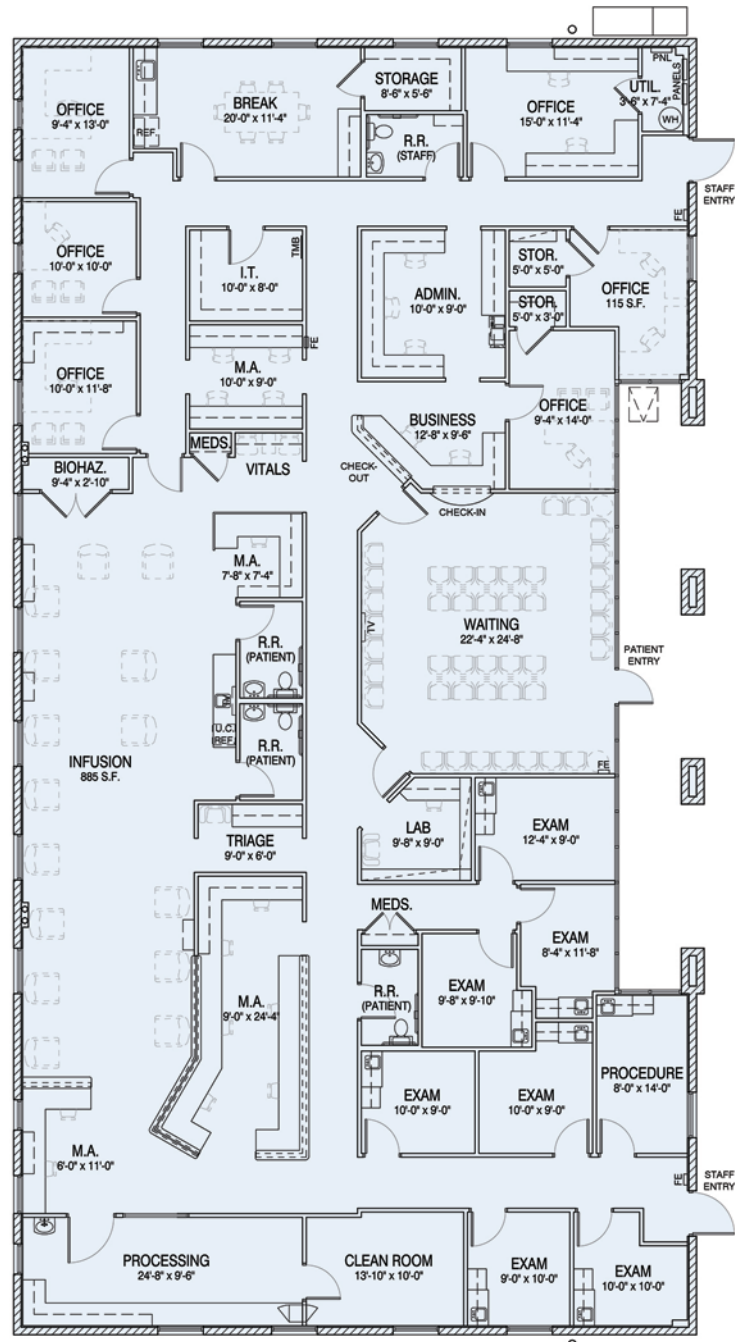


- Parking ratio: ±6.6 : 1,000.
- Property Taxes for 2023 were ±\$15,665/year
- The building's foam roof was re-sealed in 2021 (with 10-year warranty until 2/18/2031).
- Painting: Building and walls, carports, light poles, painted 2020 (by Association).
- Parking Lot: Re-sealed and re-stripped in April 2021 (by Association).
- Buildings C & D share a plumbing backflow preventer.
- Reciprocal Cross Access Easement for access and parking.



site plan

# floorplan





CLICK TO WATCH  
WALKTHROUGH VIDEO

■ **HonorHealth Cancer Center**, established tenant, one of largest healthcare providers in PHX Valley Metro.

- Waiting room for ±42 chairs
- 8 Exam Rooms (with one of those a Procedure Room)
- 4 Restrooms
- 4 M.A. Stations
- Clean Room
- Lab
- Triage Room
- Large (±885sf) room used for Infusion
- Biohazard closet
- 6 private offices all with windows
- Large Break Room with windows
- Staff entrance/exit
- IT Room
- Storage Room
- Meds closet
- Space could be split into two, the 'office/admin' is located in the northern portion of suite.





**Ryan Reynolds | Barb McCarty | 602.224.4502 | [ryan.reynolds@rencordevelopment.com](mailto:ryan.reynolds@rencordevelopment.com)**

Disclaimer: Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice. If you have received this e-mail in error, please immediately notify me by reply e-mail and destroy the original transmission and its attachments without reading or saving in any manner. If anything in this email references terms of a transaction, please note that nothing is binding until a contract is fully signed by all of the required parties. Thank you.

