

FOR LEASE

Plaza Town Center



FOR MORE INFORMATION

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Executive Summary



PROPERTY SUMMARY

Available SF:	3,507 SF
Lease Rate:	\$28.50 SF/yr (NNN)
Building Size:	27,133 SF
Building Class:	B
Property Website:	View

PROPERTY OVERVIEW

Discover the perfect setting for your medical business at 9165 W Thunderbird Road in Peoria, AZ. This exceptional property offers a versatile second-floor shell space that allows you to customize your medical space to your exact needs. Boasting modern amenities, Thunderbird Road visibility, new ownership, and a strong healthcare campus environment, this property provides the ideal foundation for your business to thrive and grow. Elevate your business at this prime location and unlock the potential for success.

PROPERTY HIGHLIGHTS

- Generous allowance available for customization
- Free rent on a 10-year term
- Versatile second-floor shell space
- Close proximity to Banner Boswell, Abrazo Arrowhead, and Banner Thunderbird Hospitals
- Prime Thunderbird Road location
- Largest non-hospital medical campus in Arizona



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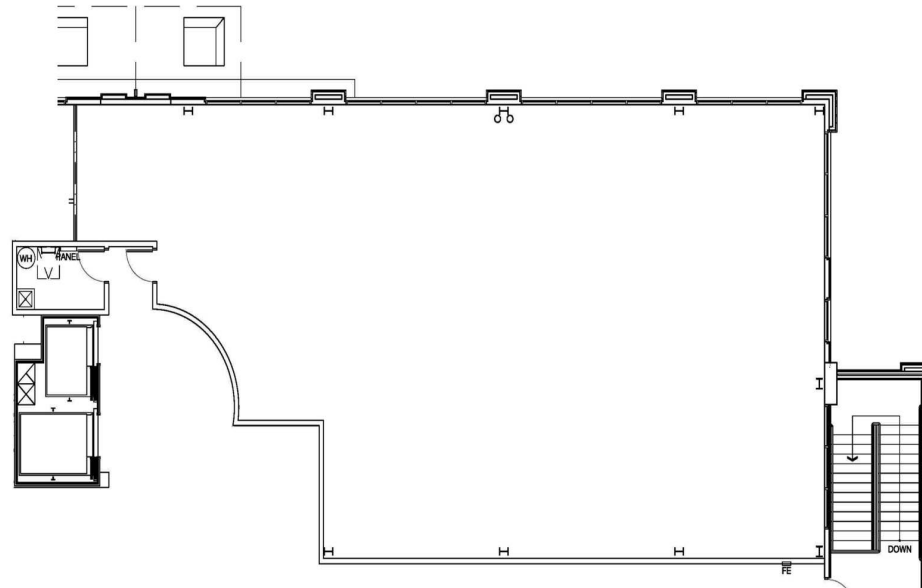
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AVAILABLE SPACES


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
203	Available	3,507 SF	NNN	\$28.50 SF/yr	Grey shell condition

KQ ARCHITECTS
APRIL 1, 2024
3,112 USF



SUITE 203
SCALE: 1/8" = 1'-0"

FLOOR PLAN
PLAZA TOWN CENTER
9165 W THUNDERBIRD ROAD
PEORIA, ARIZONA

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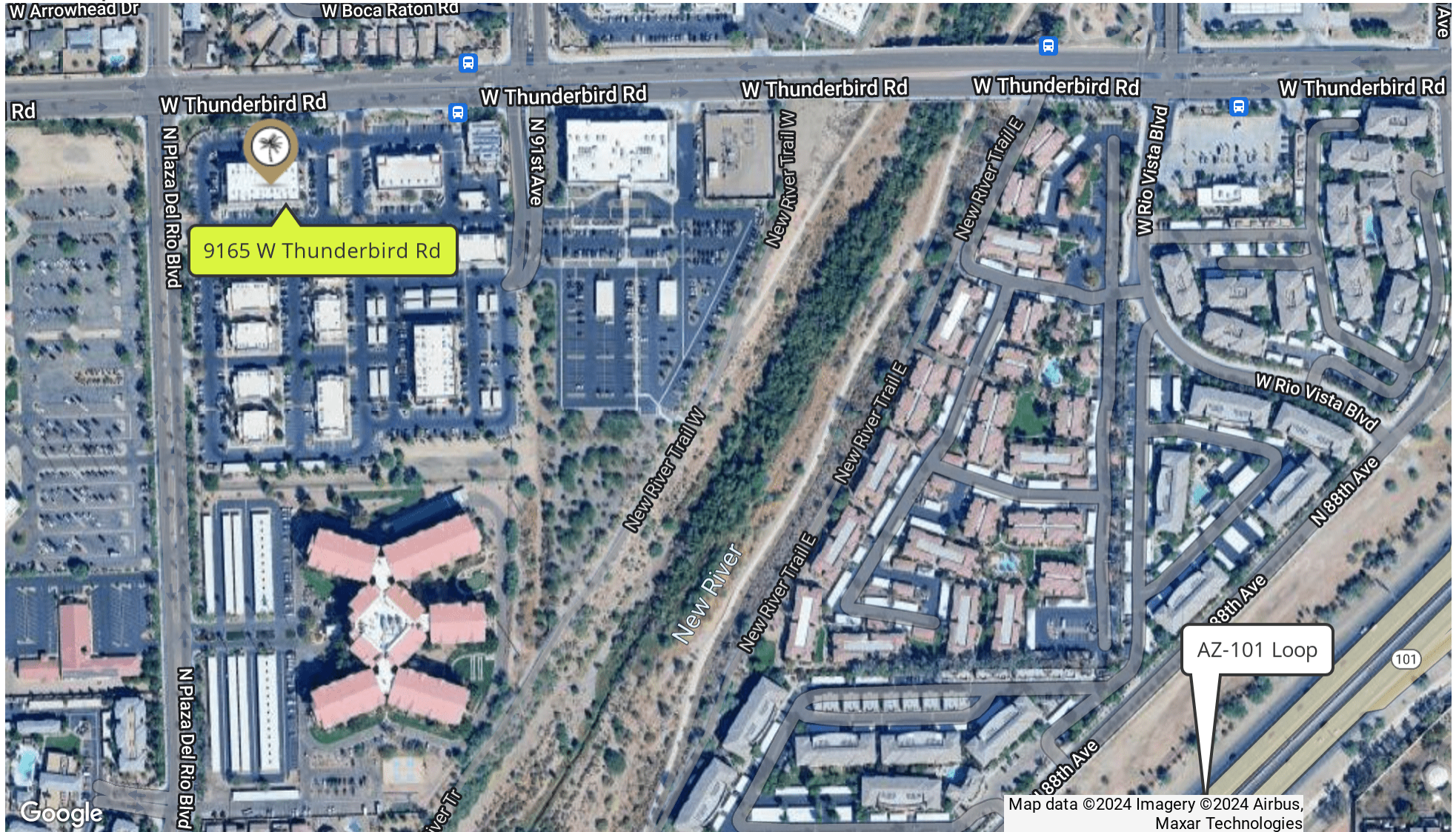
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9165 W THUNDERBIRD ROAD, PEORIA, AZ 85381

Retailer Map



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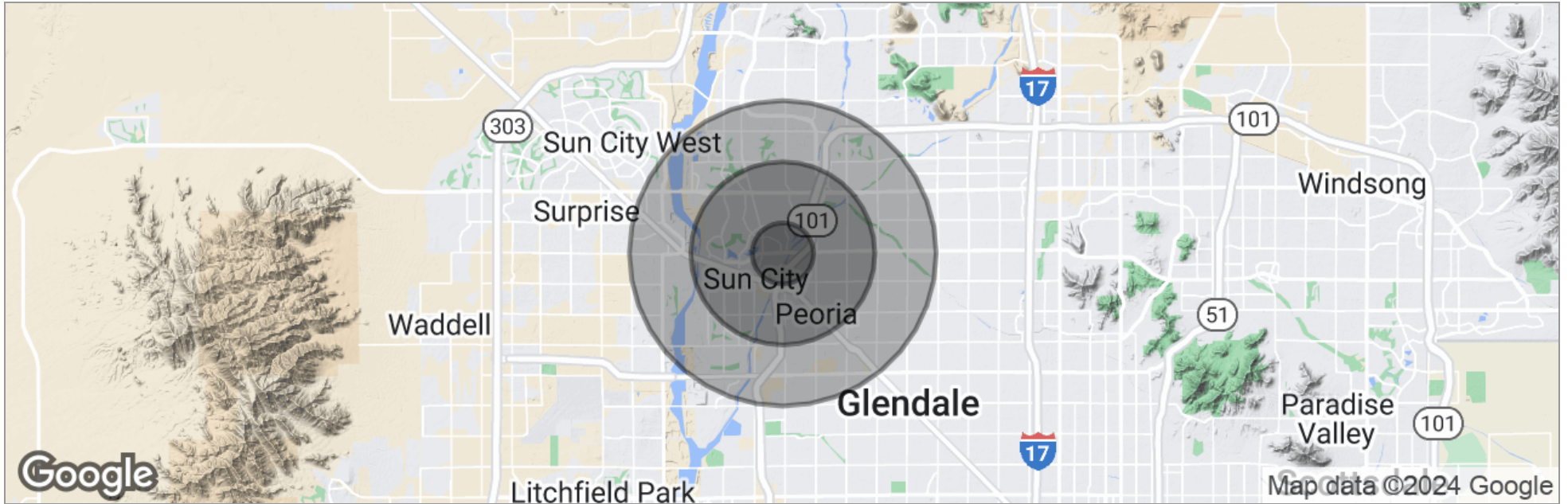


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	9,815	99,868	261,146
Population Density	3,124	3,532	3,325
Median Age	57.3	48.9	43.3
Median Age (Male)	53.0	47.3	42.1
Median Age (Female)	59.9	50.2	44.4
Total Households	5,051	45,839	107,851
# of Persons Per HH	1.9	2.2	2.4
Average HH Income	\$58,554	\$56,707	\$61,666
Average House Value	\$198,709	\$192,297	\$210,767

* Demographic data derived from 2020 ACS - US Census



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