

FOR SALE MEDICAL/OFFICE BUILDING

5750 W THUNDERBIRD ROAD, BUILDING C,
GLENDALE, AZ, 85306

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ARIZONA COMMERCIAL REAL ESTATE



FOR SALE - \$1,760,000.00

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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

This 6,500-plus square foot medical building, located at 5750 West Thunderbird Road, Building C in Glendale, Arizona, is currently vacant and available for an owner-user or as an excellent investment opportunity.

The medical suite is thoughtfully designed and includes a waiting room with reception, eight exam rooms, four restrooms, four medical assistant stations, large infusion rooms, six private offices, break rooms, and additional support spaces.

The property is move-in ready for immediate occupancy and is offered for sale at \$270 per square foot—a compelling opportunity for a medical user to own their facility. Alternatively, for investors, the building offers the potential to achieve a strong cap rate, with projected rents of \$24 per square foot plus NNN.



OFFERING SUMMARY

Sale Price:	\$1,760,000
Lot Size:	0.68 Acres
Building Size:	6,516 SF

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	147,819	497,696	1,101,980
Total Population	398,843	1,371,034	2,941,554
Average HH Income	\$91,470	\$92,648	\$107,472

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Office
Property Subtype	Medical
APN	200-74-712B
Building Size	6,516 SF
Lot Size	0.68 Acres
Building Class	B
Year Built	2001
Number of Floors	1
Number of Buildings	1

The subject property is a ±6,516 square foot medical office building located at 5750 W Thunderbird Road, Building C, in Glendale, Arizona 85306, at the signalized intersection of Thunderbird Road and 57th Avenue, directly across the street from Banner Thunderbird Medical Center Hospital.

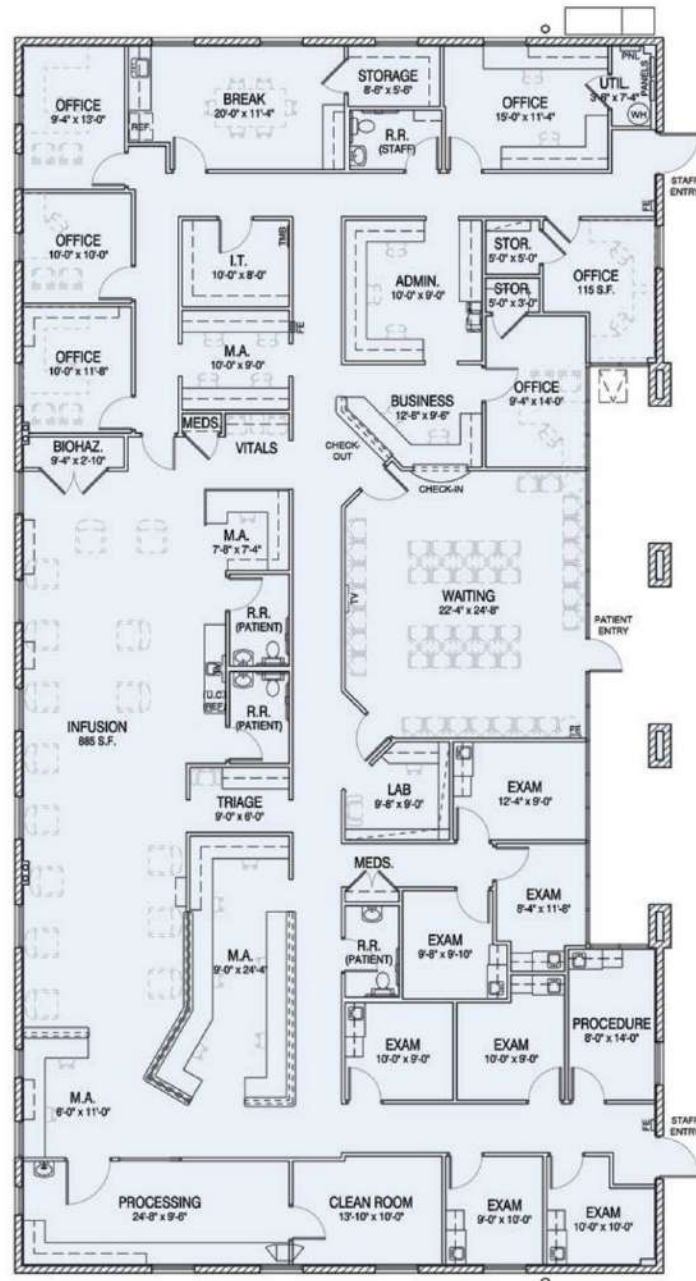
The building sits on a fee simple ±0.68 acre lot within Thunderbird Palms, an established eight-building medical and office complex totaling approximately ±70,230 square feet and benefiting from reciprocal cross-access and shared parking. Built in 2001, the property was fully improved for the HonorHealth Cancer Center in 2002, underwent a minor remodel around 2017, and was formerly occupied by HonorHealth Cancer Center.

The building offers a strong parking ratio of approximately 6.6 spaces per 1,000 square feet. Traffic counts in 2025 were approximately 32,970 vehicles per day on Thunderbird Road providing excellent exposure.



- **Building Size:** ±6,516 SF
- **Lot Size:** ±0.68 acres
- **Year Built:** 2001
- **Medical TI:** Built out for HonorHealth Cancer Center in 2002
- **Minor Remodel:** ±2017
- **Parking Ratio:** ±6.6 spaces per 1,000 SF
- **Reciprocal Cross Access Easement:** Provides shared access and parking throughout the complex

FLOOR PLAN



GALLERY PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	398,843	1,371,034	2,941,554
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	147,819	497,696	1,101,980
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$91,470	\$92,648	\$107,472
Average House Value	\$377,818	\$391,833	\$480,754

Demographics data derived from AlphaMap





LOCATION DESCRIPTION

Situated within Thunderbird Palm Center, the property is part of a well-established medical corridor featuring eight medical buildings at the intersection of Thunderbird Road and 57th Avenue. The location is directly adjacent to Banner Thunderbird Medical Center, a Level I Trauma Center, and is surrounded by numerous medical providers including Arizona Vein & Laser, NextCare, and others.



LOCATION DETAILS

County	Maricopa
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CONTACT INFORMATION



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