

OFFICE CONDO FOR SALE

Paseo Ranch Unit J104 (176)

6677 WEST THUNDERBIRD ROAD

Glendale, AZ 85306

PRESENTED BY:

JONATHAN LEVY

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AZ #SA648012000



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$675,000
SALE PRICE PSF:	\$363 PSF
BUILDING SIZE:	1,857 SF
APN #:	200-76-976
YEAR BUILT:	2004
2024 PROPERTY TAX/YR:	\$5,189.52
ASSOCIATION DUES/MO:	\$535.62

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PROPERTY HIGHLIGHTS

- ±1,857 SF Second Gen Office Condo for Sale
- Built Out w/ 6 Private Offices - 2 of which can be Conference Rooms
- 2 ADA Restrooms
- Break Room
- 2 AC Units Recently Replaced
- Conveys w/ 4 Covered Reserved Parking Spaces
- Professionally Managed Association
- Relatively Low Association Dues
- Furniture Negotiable
- Convenient Access to Loop 101 Freeway

PROPERTY DESCRIPTION



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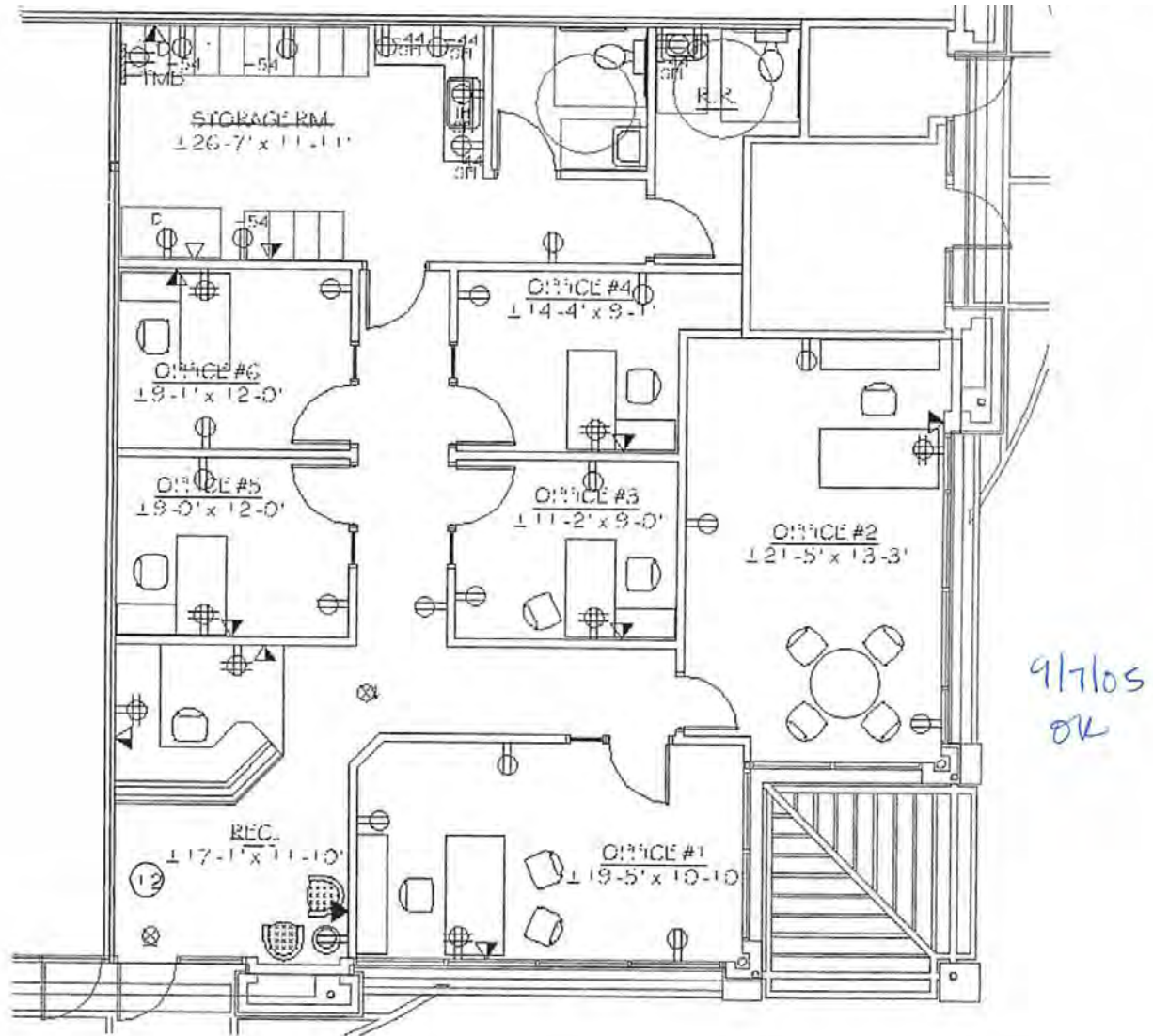
PROPERTY DESCRIPTION

SVN Desert Commercial Advisors is pleased to present a ±1,857 SF second-gen office condo for sale. The property features well-appointed space, including 6 private offices (2 can easily become conference rooms), 2 ADA-compliant restrooms, a break room, and recently replaced AC units. With the added convenience of 4 covered reserved parking spaces, professionally managed association, and negotiable furniture, this property is tailored for seamless business operations.

LOCATION DESCRIPTION

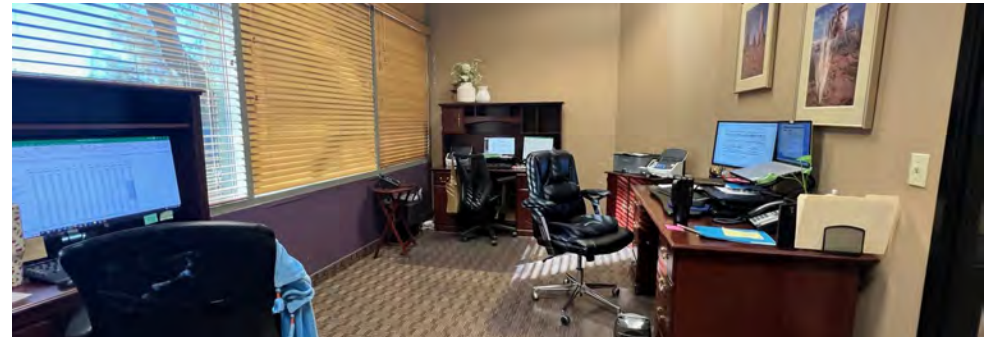
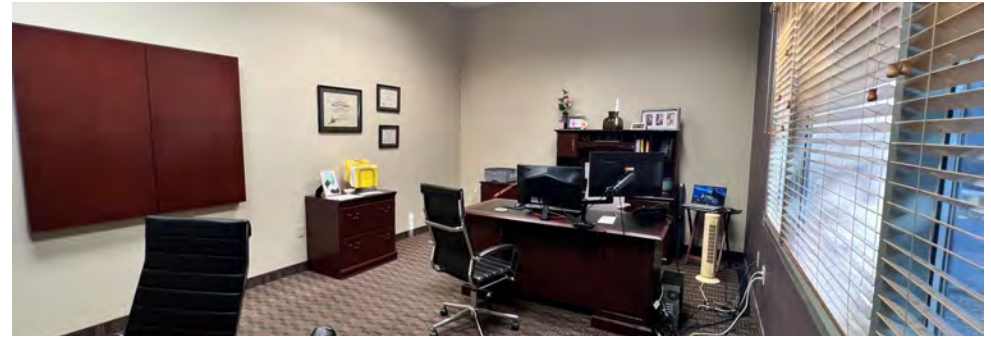
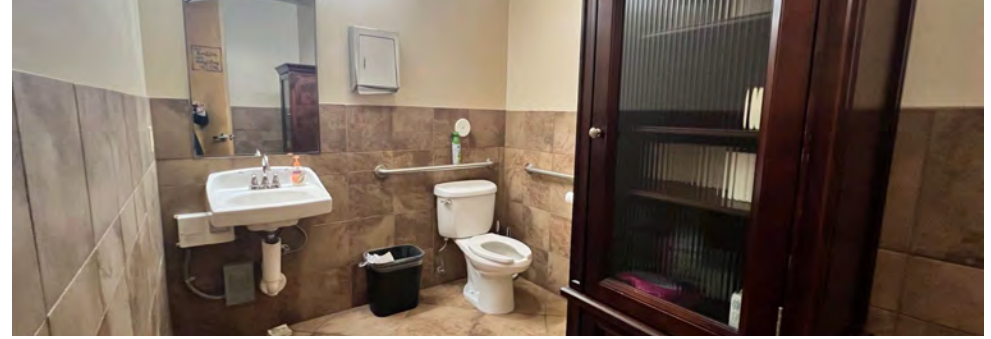
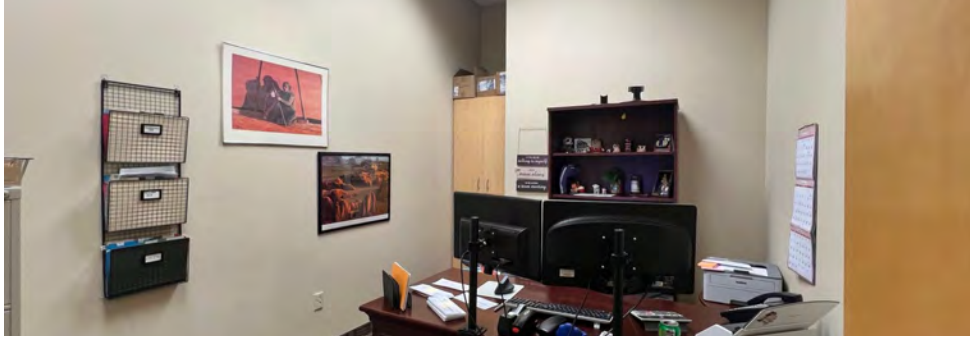
The subject office condo unit is located in the desirable Paseo Ranch complex in Glendale, AZ. Situated in the heart of Phoenix's dynamic West Valley, the location offers convenient access to the Loop 101 Freeway. Amenities nearby include Arrowhead Towne Center Mall and Westgate Entertainment District (State Farm Stadium, Top Golf, Tanger Outlet Mall, etc). With close proximity to top-tier amenities, businesses at the property can thrive in this bustling and rapidly growing commercial hub. The complex has maintained high historical occupancy over the years and has generated good synergy with established medical and professional services operators. This pocket of Glendale is relatively strong demographically, with HHI nearly \$100,000.

FLOOR PLAN



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INTERIOR PHOTOS



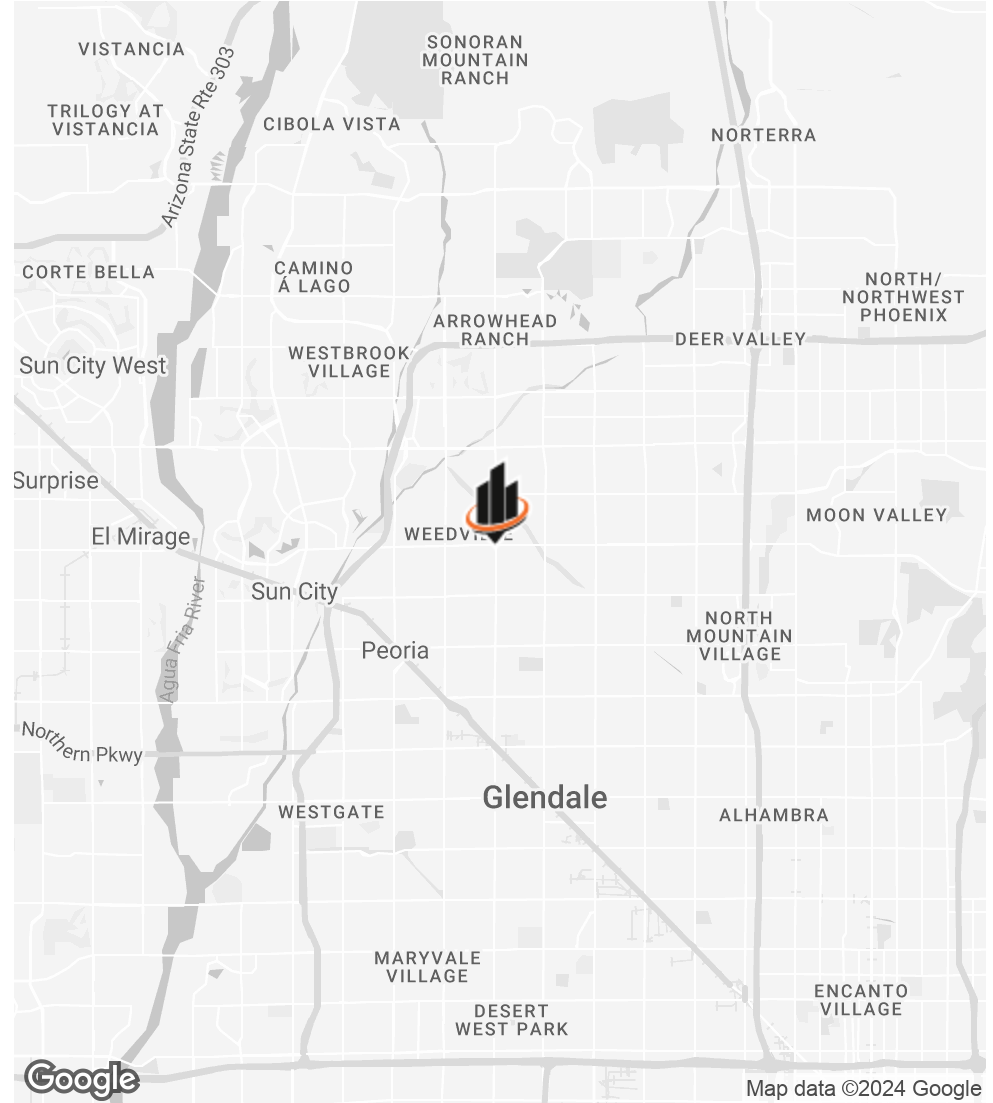
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LOCATION MAPS



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PASEO RANCH UNIT J104 | 6677 West Thunderbird Road Glendale, AZ 85306

AREA AMENITIES



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

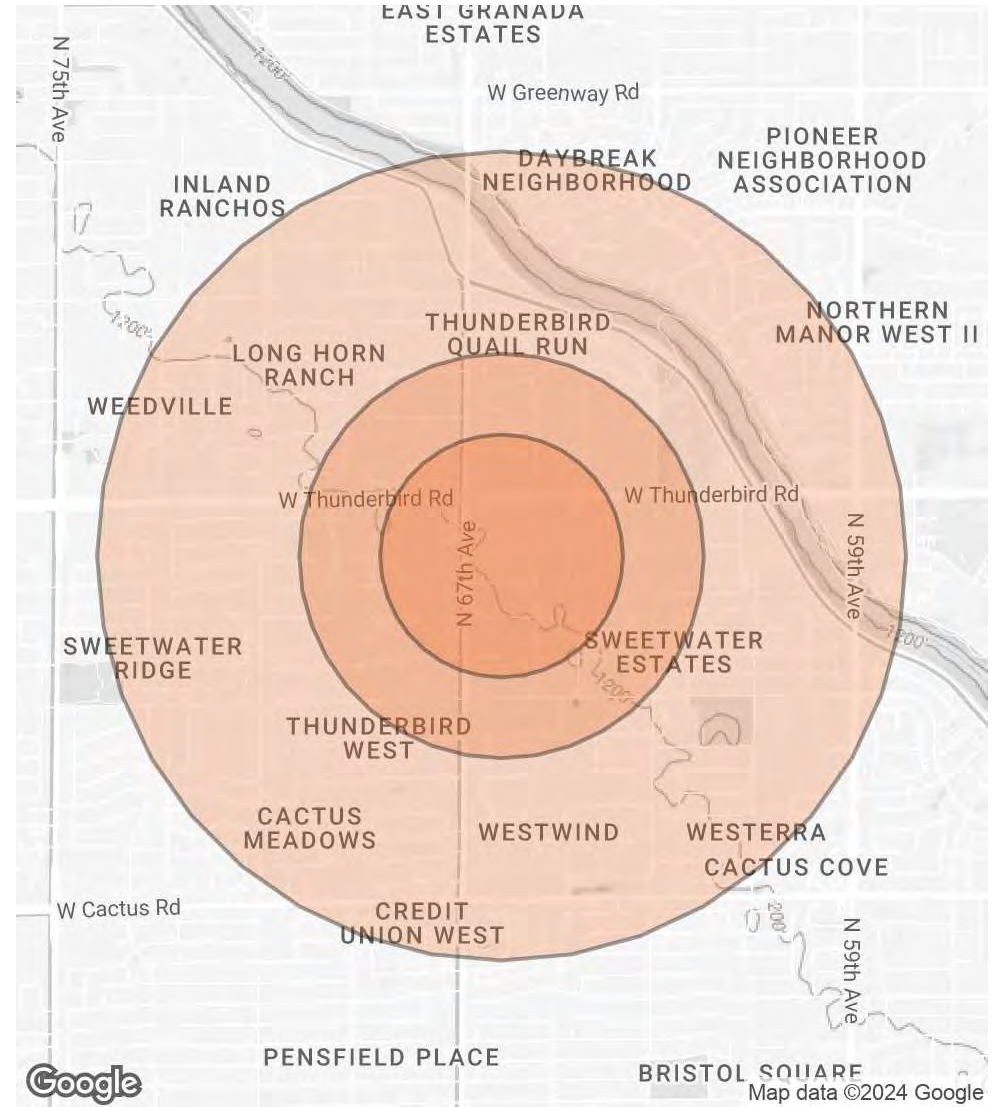
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	214	1,169	9,064
AVERAGE AGE	44	43	42
AVERAGE AGE (MALE)	43	42	41
AVERAGE AGE (FEMALE)	46	45	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	74	398	3,064
# OF PERSONS PER HH	2.9	2.9	3
AVERAGE HH INCOME	\$158,892	\$151,658	\$137,791
AVERAGE HOUSE VALUE	\$622,982	\$610,553	\$540,563

Demographics data derived from AlphaMap



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