

Peoria Health Center

+/-60,000 SF Medical Office
Building Available for Lease

9069 W. Thunderbird Road
Peoria, Arizona 85381



Property Overview

Rare opportunity to lease second generation medical office space in Peoria. Class A medical office finishes throughout, totaling 60,000 rentable square feet. Property was built for a single-tenant in 2016 and has many features for multi-tenancy. Spaces are built-out for urgent care, pharmacy, imaging, lab, ophthalmology, audiology, primary care and specialists.



60,000 RSF,
2-stories



Year built
2016



5/1,000
Parking



Within 1 mile to the
Loop 101 freeway



Building signage/
naming rights



Property Images



Demographic Map



Located within 2 miles to Banner Boswell Medical Center & 4.5 miles to Banner Thunderbird Medical Center



Within 3 miles to the Peoria Sports Complex, Spring Training home of the San Diego Padres & Seattle Mariners



Adjacent to the New River Trail, a 19.5 mile paved path



LOCATION	2025 TOTAL POPULATION	2025 TOTAL HOUSEHOLDS	2025 MEDIAN AGE
9069 W Thunderbird Rd 3 mile	115,587	51,512	53.1
9069 W Thunderbird Rd 5 mile	312,009	124,769	43.8
9069 W Thunderbird Rd 10 mile	1,193,461	427,652	37.9

1st Floor

Availabilities

7,324 RSF

8,775 RSF

Leased



2nd Floor

Availabilities



6,928 RSF



2,690 RSF



Leased



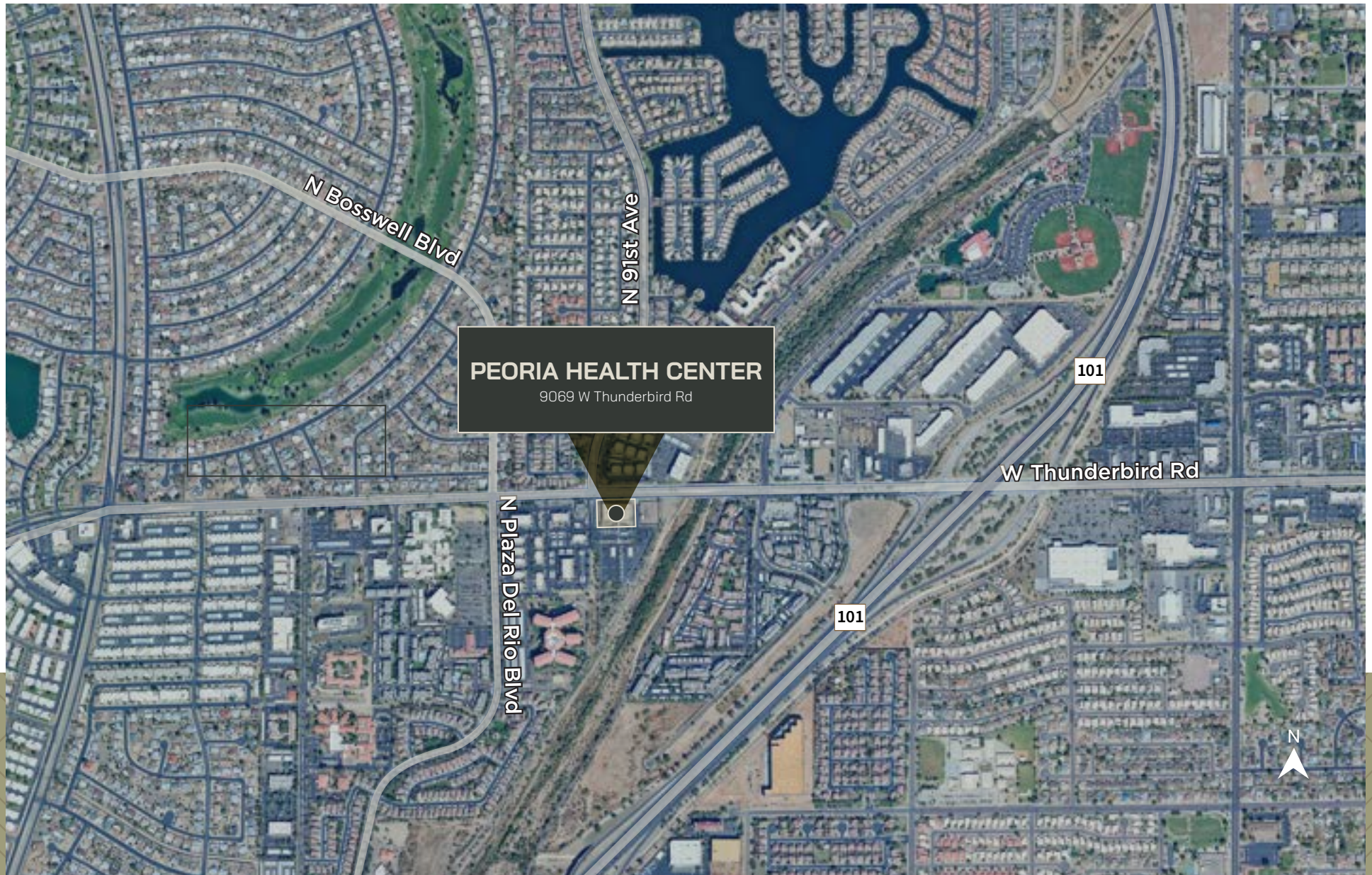
5,892 RSF



4,788 RSF



Location Map





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