



HONORHEALTH

Medical Group

FOR LEASE

9191 W Thunderbird Rd #103-106

PEORIA, AZ 85381

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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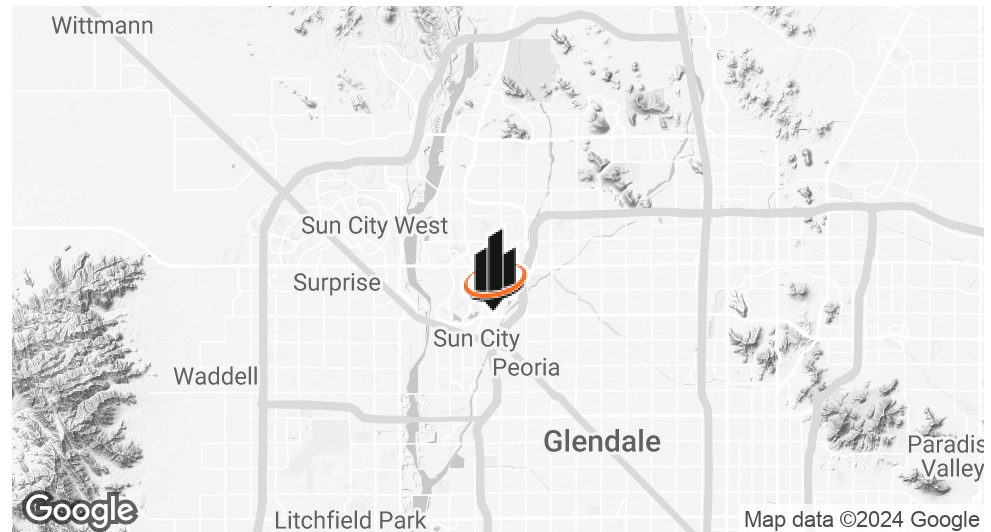
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PROPERTY SUMMARY

OFFERING SUMMARY

LEASE PRICE	\$25 PSF NNN
BUILDING SIZE	2,642 per plat
APNS	230-09-423, 424, 425, 426
PARKING RATIO	5.20/1,000 SF
ZONING	PUD
CAMS	\$863.02/MO
2024 TAXES	\$6,858.36
*AVAILABLE JULY 2025	



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PROPERTY DESCRIPTION



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The subject property consists of a 2,642 SF medical office space with an ideal layout for medical users. The property consists of a check-in reception area with a large administrative area for staff and multiple wet exam rooms throughout the space.

LOCATION DESCRIPTION

Situated at the vibrant intersection of Thunderbird Rd and 91st Ave, the property at 9191 W Thunderbird Rd in Peoria, AZ offers an ideal medical office location. Just minutes from Arrowhead Towne Center, this property offers proximity to a variety of retail stores, dining options, and entertainment venues. Nearby major retailers such as Target, Walmart, and Costco ensure ample shopping and essential services, along with the Peoria Sports Complex. Conveniently accessible via major thoroughfares including Loop 101, the location ensures smooth commutes from various parts of the Phoenix metropolitan area, with ample on-site parking available for employees and visitors.

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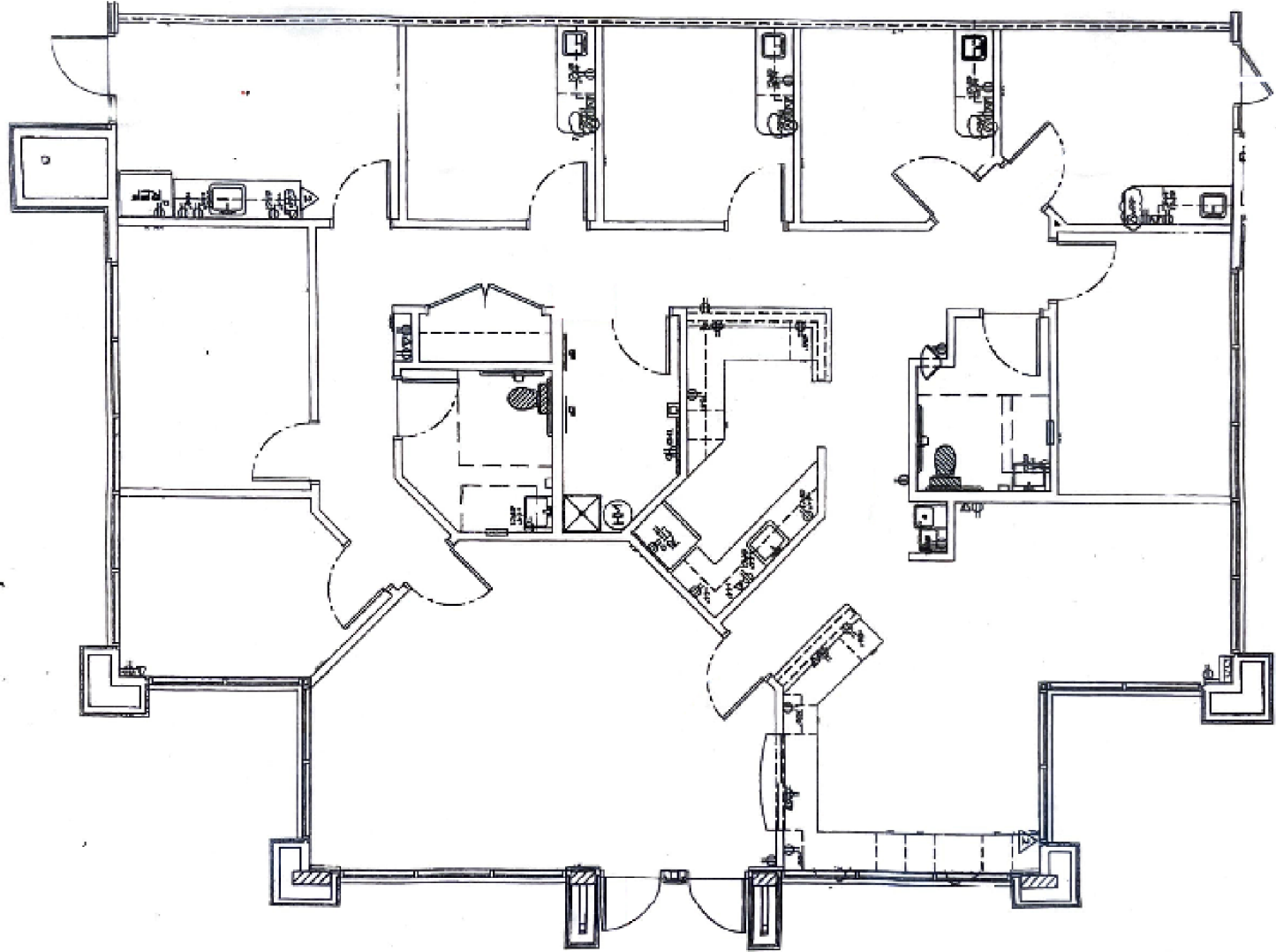
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FLOORPLAN



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ADDITIONAL PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

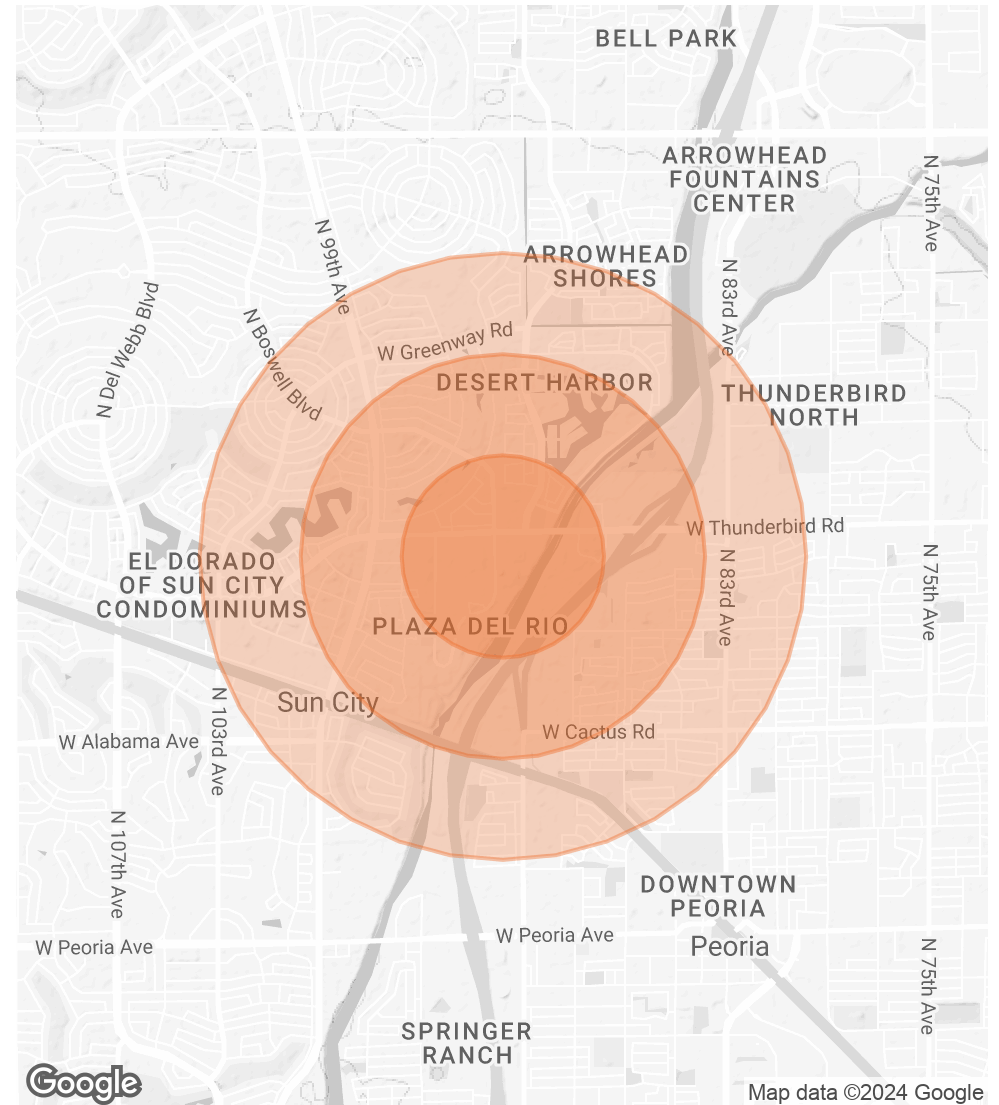
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	3,182	11,014	25,520
AVERAGE AGE	43.5	50.5	52.1
AVERAGE AGE (MALE)	39.8	47.8	50.0
AVERAGE AGE (FEMALE)	45.9	52.3	53.9

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,966	6,599	13,833
# OF PERSONS PER HH	1.6	1.7	1.8
AVERAGE HH INCOME	\$50,030	\$53,985	\$56,264
AVERAGE HOUSE VALUE	\$236,457	\$218,840	\$201,045

* Demographic data derived from 2020 ACS - US Census



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