

**MEDICAL OFFICE FOR  
SUBLEASE**

PASEO RANCH  
6677 W  
THUNDERBIRD ROAD

GLENDALE, AZ 85306

**PRESENTED BY:**  
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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$33.00 SF/yr [Full Service]
<b>BUILDING SIZE:</b>	6,196 SF
<b>AVAILABLE SF:</b>	3,000 SF
<b>LOT SIZE:</b>	0.14 Acres
<b>YEAR BUILT:</b>	2003
<b>ZONING:</b>	C-O
<b>MARKET:</b>	Glendale
<b>SUBMARKET:</b>	Arrowhead

## PROPERTY OVERVIEW

SVN is pleased to present a high-end medical office space for sublease. There are multiple exam rooms, private office space, a reception area, multiple ADA restrooms, and a break room. This particular space is ideal for a medical professional looking for full-time access to a desirable building and submarket in which to practice. There are options to lease the entire ±3,000 SF or office on a timeshare basis. The sublease rate is \$33.00 PSF Full Service.

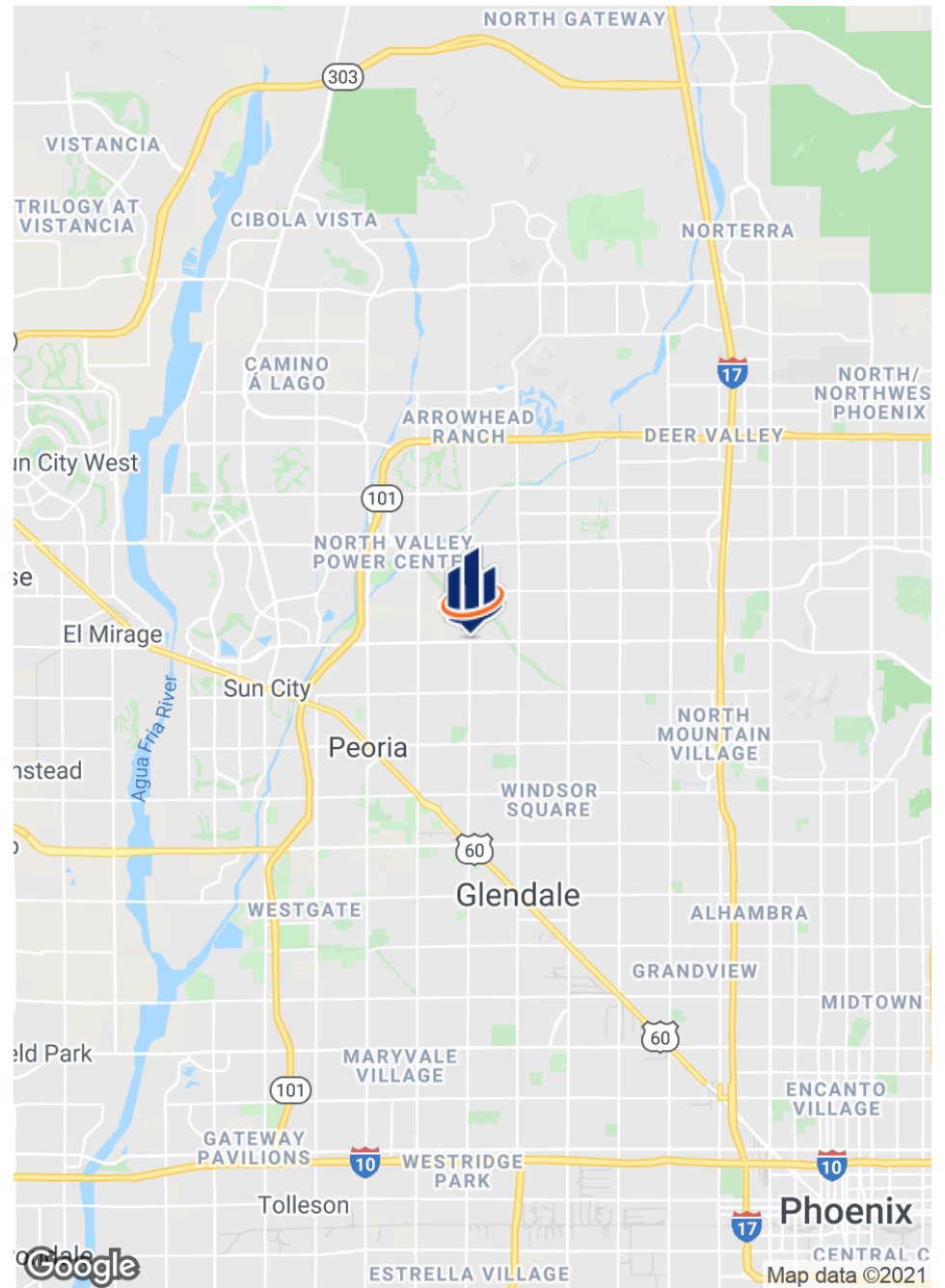
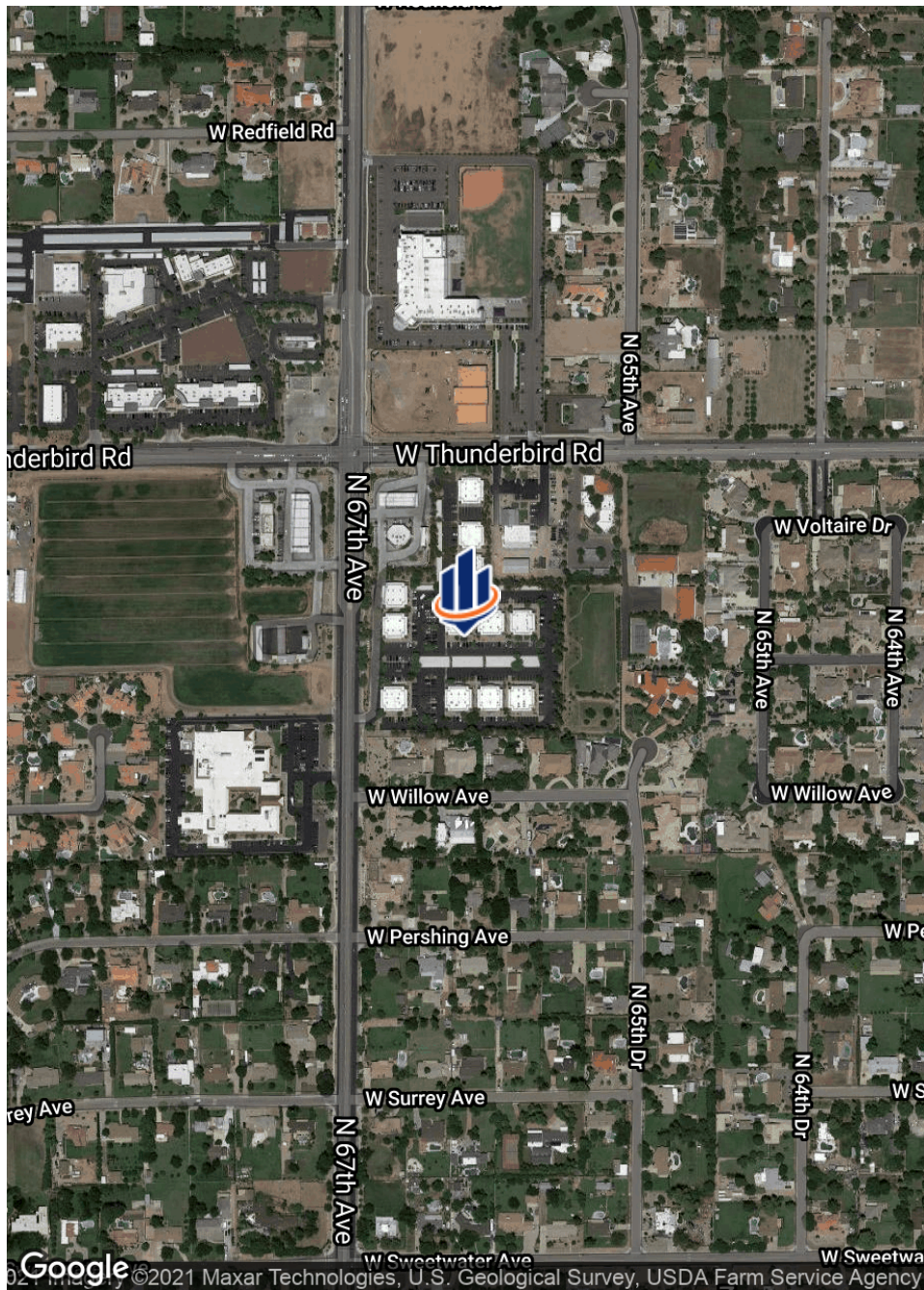
## LOCATION OVERVIEW

The subject property is located within the desirable Paseo Ranch office condominium complex in Glendale, AZ. This particular medical office complex is located in close proximity to Banner Thunderbird Medical Center and the ASU West Campus. There are numerous amenities within the immediate area including Arrowhead Towne Center and the P83 district, which features Peoria Crossings and the Peoria Sports Complex. Thunderbird Road is a major arterial thoroughfare that has nearly 35,000 VPD. There are nearly 350,000 residents within a 5 mile radius and the average household income is nearly \$85,000 annually.



## PROPERTY HIGHLIGHTS

- High-End Medical Office Space for Sublease in Paseo Ranch
- Sublease Terms Negotiable
- Opportunity to Office on a "Timeshare" or "Block" Basis - Rates are Negotiable
- Close Proximity to Banner Thunderbird Medical Center
- Arrowhead Towne Center and P83 District Minutes to the North
- Numerous Educational Institutions in the Area Including GCC, ACU, and ASU West Campus





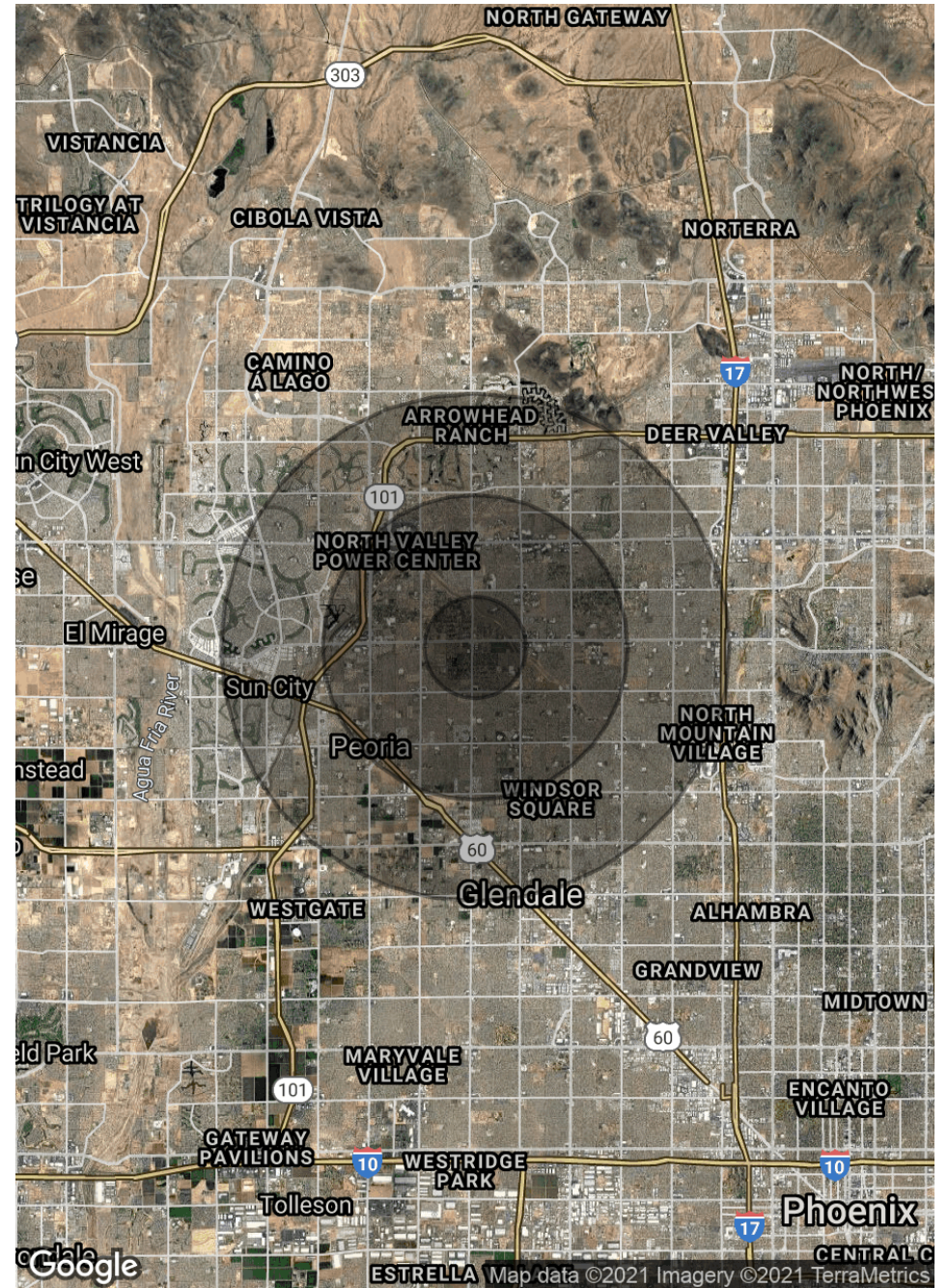
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,128	123,548	342,463
AVERAGE AGE	35.5	35.9	37.0
AVERAGE AGE (MALE)	35.6	33.9	35.3
AVERAGE AGE (FEMALE)	35.8	38.2	38.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,655	43,892	127,476
# OF PERSONS PER HH	3.0	2.8	2.7
AVERAGE HH INCOME	\$97,652	\$71,741	\$67,393
AVERAGE HOUSE VALUE	\$337,364	\$262,501	\$230,724

\* Demographic data derived from 2010 US Census





DESERT COMMERCIAL ADVISORS