



FOR LEASE OR SALE

*±7,300 SF Former
Educational Facility
Available in Peoria, AZ*

6810 W THUNDERBIRD RD
PEORIA, AZ 85380

TRASK SWITZENBERG
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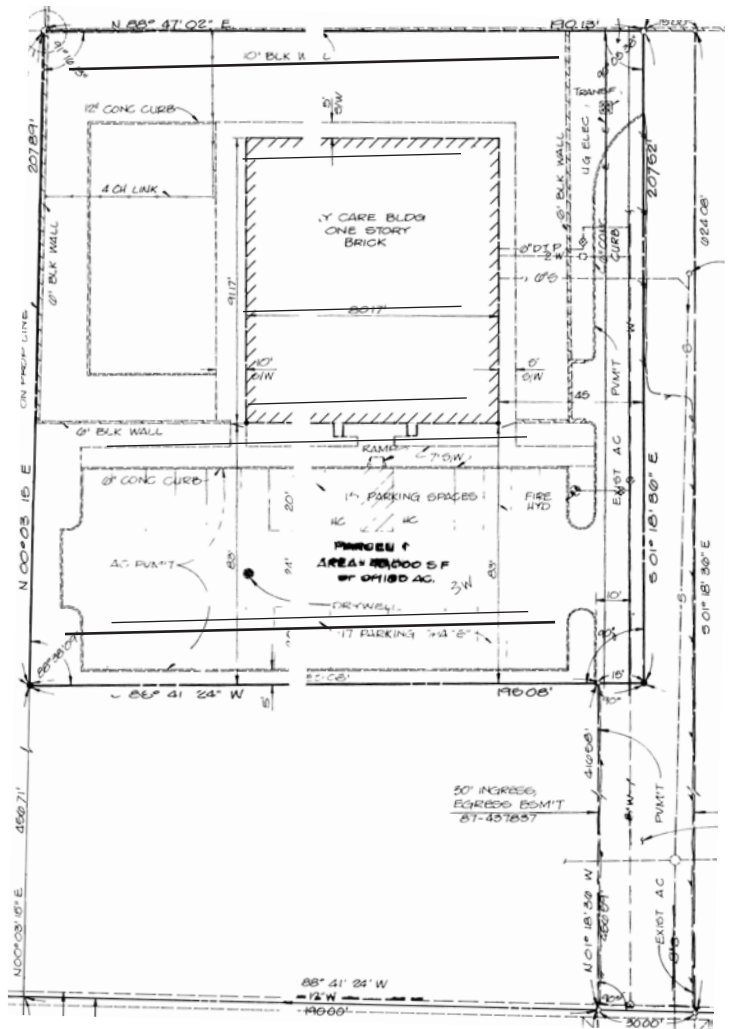
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KIDDER.COM



AVAILABLE

SITE PLAN



ADDRESS	6810 W Thunderbird Rd Peoria, AZ 85381
PARCEL SIZE	±40,001 SF (±.92 AC)
APN	200-69-003W
ZONING	C-2
BLDG SIZE	±7,300 SF
YEAR BUILT	1988

CALL
FOR PRICING

C-2
COMMERCIAL ZONING

AVAILABLE

PROPERTY HIGHLIGHTS

Built out former education facility
with playground

Strong Avg HH Incomes, \$111,896 within
3 Miles

Just over a mile from Banner Thunderbird
Hospital (561 beds) and three miles from
Arrowhead Hospital (217 beds)

6 MIN

DRIVE TO LOOP
101 FREEWAY

8 MIN

DRIVE TO ARIZONA STATE
UNIVERSITY WEST CAMPUS



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	8,045	120,321	337,710
2020 CENSUS	8,536	129,278	363,242
2024 ESTIMATED	7,955	126,320	360,768
2029 PROJECTED	7,902	126,315	360,560

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	40.9	38.3	40.3
% FEMALE	49.5%	50.0%	50.7%
% MALE	50.5%	50.0%	49.3%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$118,999	\$88,025	\$81,402
2029 MEDIAN PROJECTED	\$122,405	\$89,527	\$82,795
2024 AVERAGE	\$155,461	\$109,298	\$101,626
2029 AVERAGE PROJECTED	\$161,253	\$113,227	\$105,246

Data Source: ©2024, Sites USA





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*For more information on
this property, please contact*

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