

For Sale or Lease

Free Standing Medical Building • 8,311 SF

750 E Thunderbird Rd • Phoenix AZ 85022

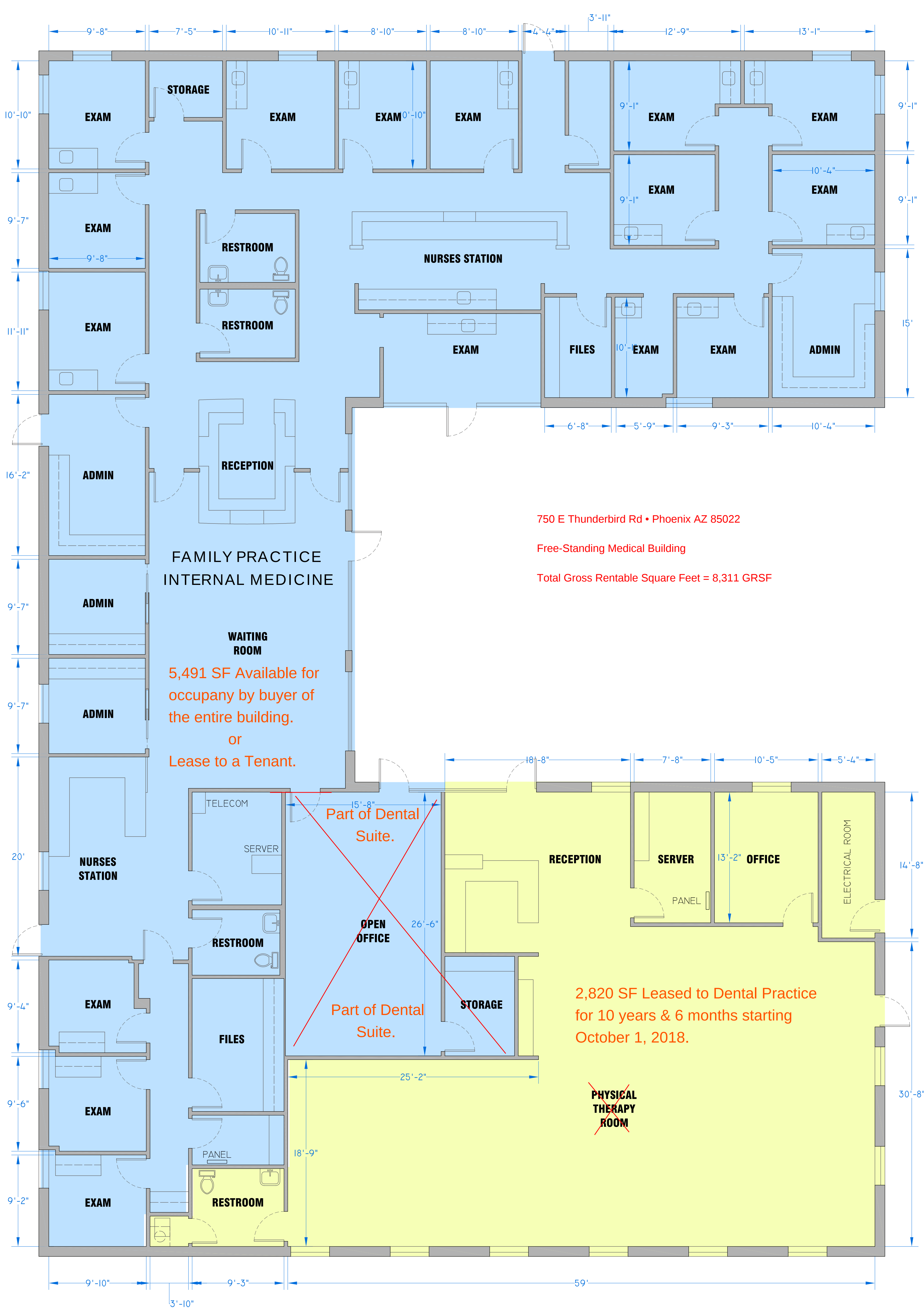
5,491 SF Available & Turn-Key Ready for Owner/User



Former HonorHealth - Refurbished & Turn-Key Ready for Occupancy
Sale \$1,780,000 (\$214/SF) or Lease \$15/SF NNN

- Located on approximately 0.865 Acres
- 131' of frontage on E Thunderbird Rd
- 44 Parking Spaces (Includes 3 ADA)
- Approximately 8,311 SF consisting of 5,491 SF Medical Office & 2,820 SF Leased to Dental Practice for 10 years and 6 months starting October 1, 2018 leaving 5,491 SF Available for Occupancy. (See Floor Plan)
- 2017 Population Estimate: 1 Mile = 7,157 • 3 Miles = 135,166 • 5 Miles = 373,726
- 2017 Daytime Employment: 1 Mile = 1,927 • 3 Miles = 36,057 • 5 Miles = 142,756
- 2017 Traffic Count on E Thunderbird Rd at Site = 31,009 Cars Per Day
- NNN Budget for 2019 with Property Tax is \$5.50/SF per Year at Full Occupancy
- Entire building renovation completed in 2011, additional upgrades to fit and finish were added in 2016.
- 380' East of the NEC of N 7th St & E Thunderbird Rd
- City of Phoenix Zoning C-0
- TMP: #159-01-003G / 2018 Prop Tax \$22,276.44

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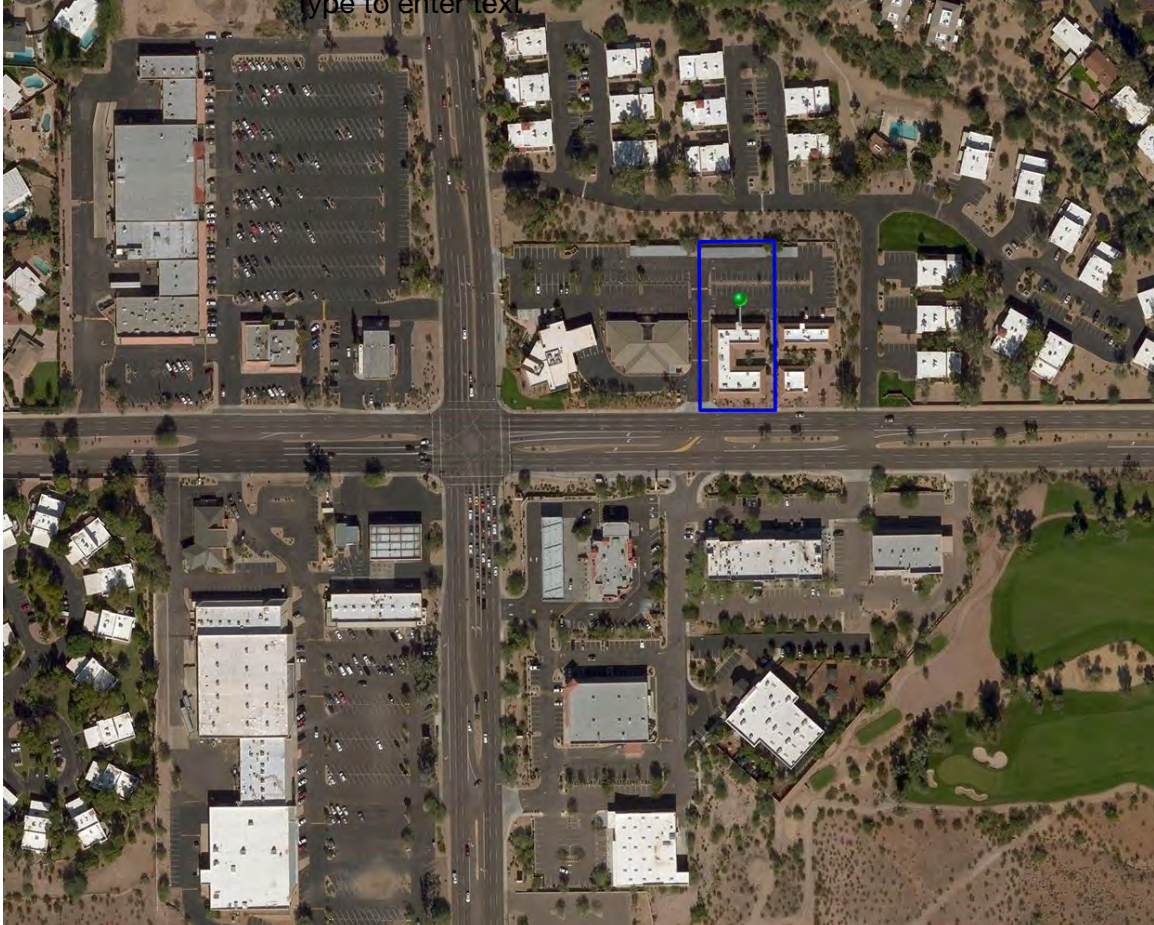


Free-Standing Medical Building For Sale or Lease

750 E Thunderbird Rd • Phoenix AZ 85022
(East of the NEC of N 7th St & E Thunderbird RD)



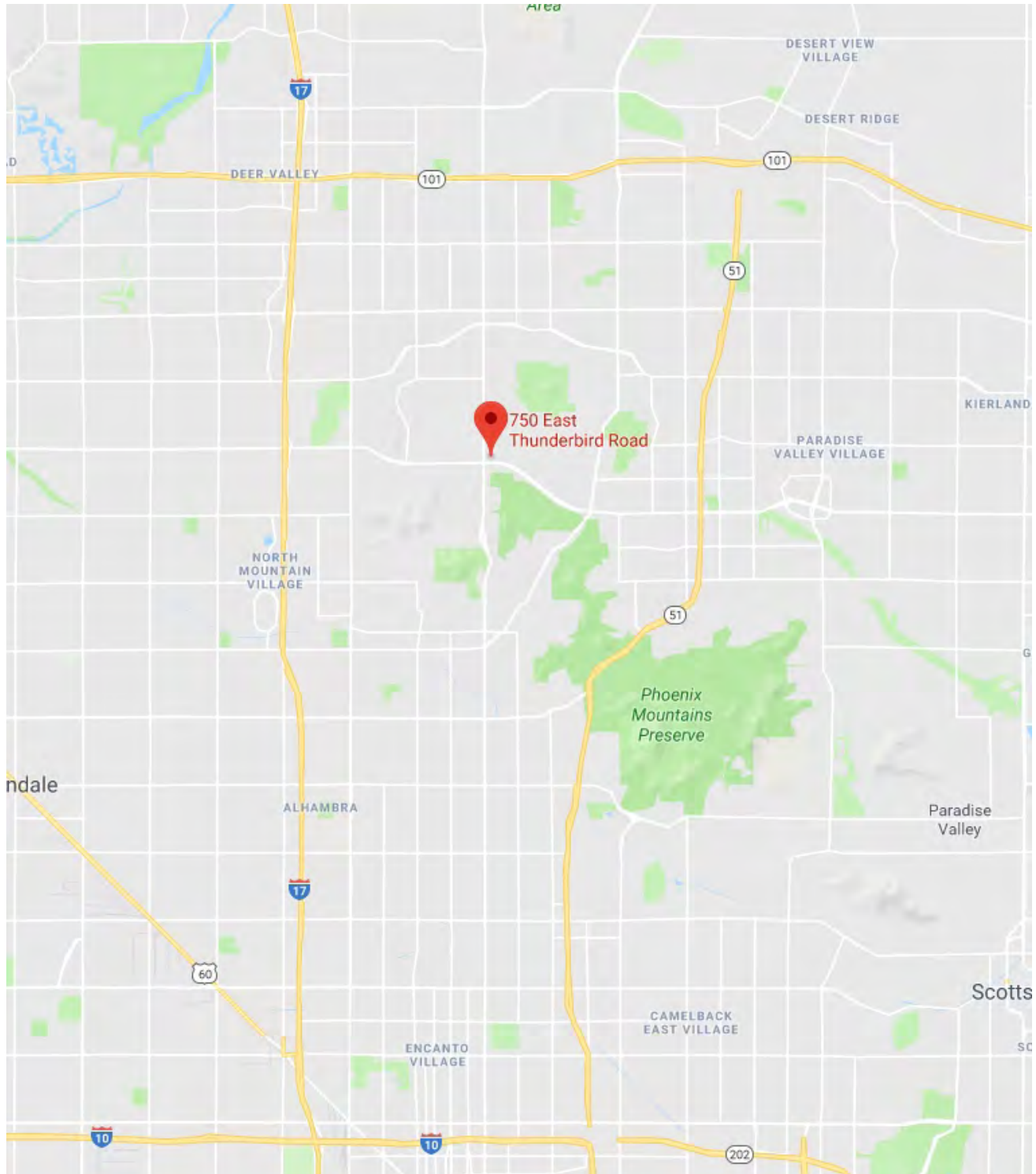
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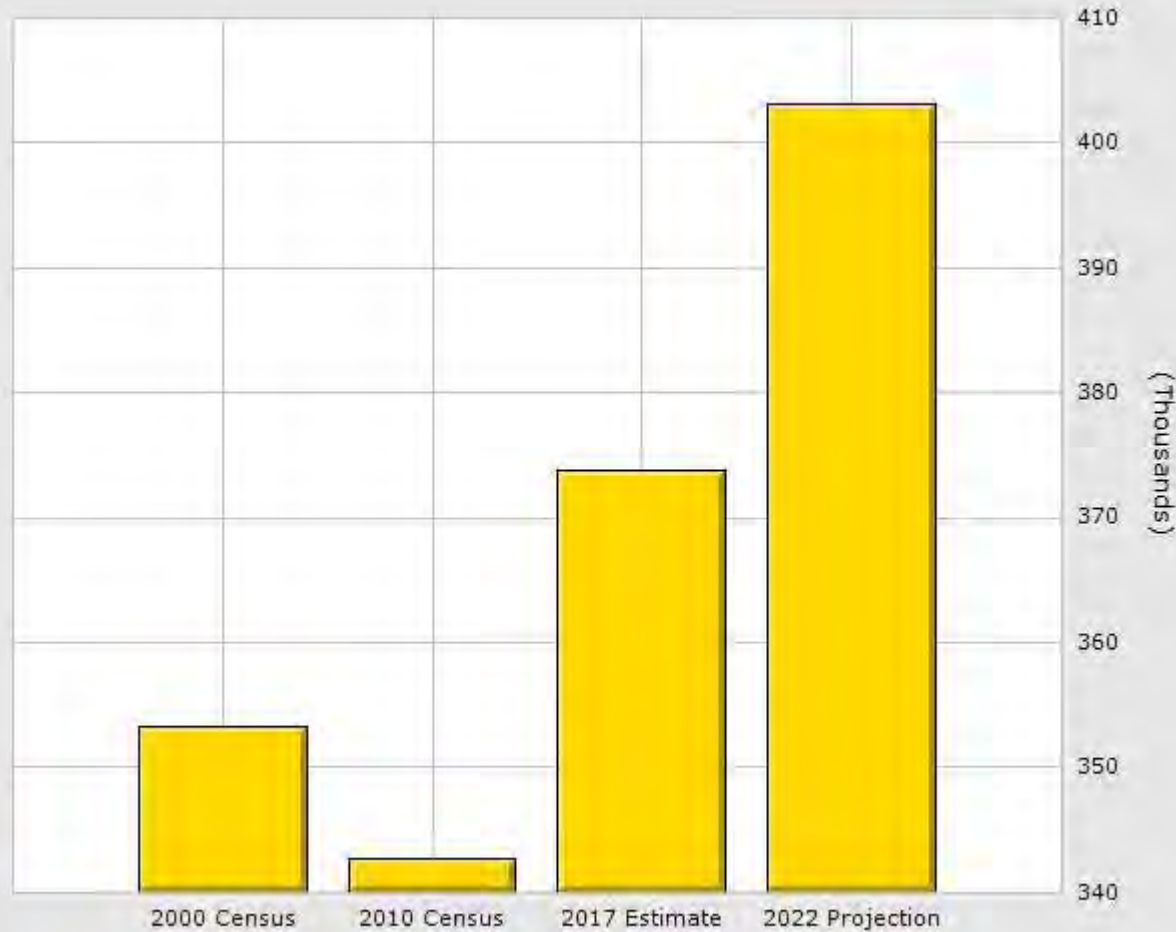
(East of the NEC of N 7th St & E Thunderbird RD)



750 E Thunderbird Rd • Demographics

Population for 5 Mile Radius

720 E Thunderbird Rd, Phoenix, AZ 85022

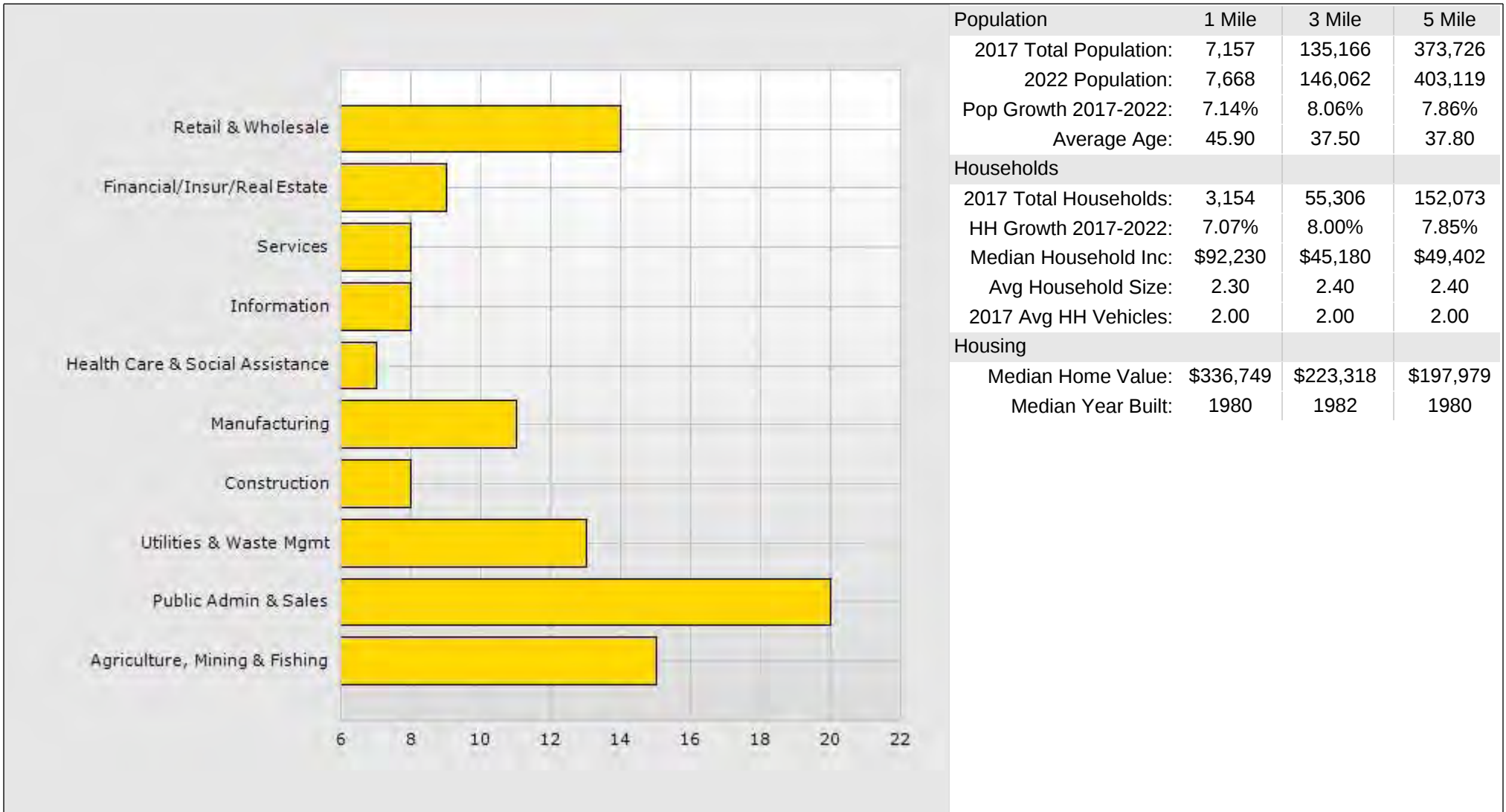


Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	7,157	135,166	373,726
2022 Population:	7,668	146,062	403,119
Pop Growth 2017-2022:	7.14%	8.06%	7.86%
Average Age:	45.90	37.50	37.80
Households			
2017 Total Households:	3,154	55,306	152,073
HH Growth 2017-2022:	7.07%	8.00%	7.85%
Median Household Inc:	\$92,230	\$45,180	\$49,402
Avg Household Size:	2.30	2.40	2.40
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$336,749	\$223,318	\$197,979
Median Year Built:	1980	1982	1980

750 E Thunderbird Rd • Daytime Employment

Daytime Employment (Empl/Bus) for 5 Mile Radius

720 E Thunderbird Rd, Phoenix, AZ 85022



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750 E Thunderbird • Traffic Counts

Thunderbird Medical

720 E Thunderbird Rd, Phoenix, AZ 85022

Building Type: Class C Office

Class: C

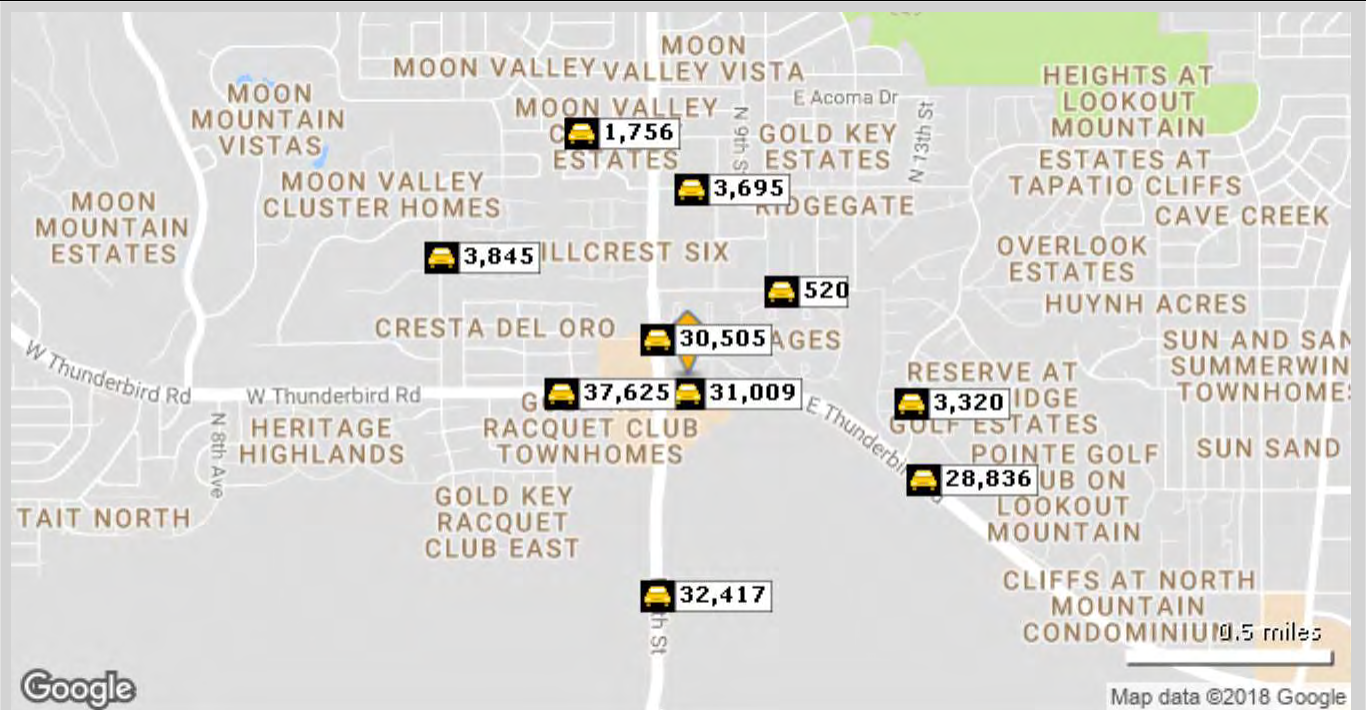
RBA: 8,951 SF

Typical Floor: 8,951 SF

Total Available: 3,173 SF

% Leased: 64.55%

Rent/SF/Yr: \$15.00



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Thunderbird Rd	N 8th St	0.06 E	2010	31,009	Converted	.03
2	N 7th St	E Eugie Ave	0.04 N	2016	30,505	MPSI	.12
3	E Thunderbird Rd	N 3rd St	0.02 W	2015	37,625	AADT	.31
4	E Roberts Rd	N 11th St	0.03 E	2016	520	MPSI	.32
5	E Hearn Rd	N 8th Pl	0.06 E	2014	3,695	AADT	.47
6	N 7th St	E Thunderbird Rd	0.50 N	2015	32,417	AADT	.54
7	N Pointe Golf Club Dr	E Captain Dreyfus Ave	0.07 S	2012	3,320	AADT	.56
8	E Thunderbird Rd	N Pointe Golf Club Dr	0.07 NW	2015	28,836	AADT	.64
9	E Winged Foot Rd	N 5th Pl	0.02 E	2011	1,756	AADT	.66
10	N Canterbury Dr	E Boca Raton Rd	0.03 S	2012	3,845	MPSI	.67