OWNER-USER | MEDICAL OFFICE CONDO FOR SALE

3,035 RSF AVAILABLE FOR USER TO OCCUPY

6677 W THUNDERBIRD RD, BUILDING D UNIT D148
GLENDALE, AZ 85306

FOR SALE

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MEDICAL OFFICE CONDO FOR SALE

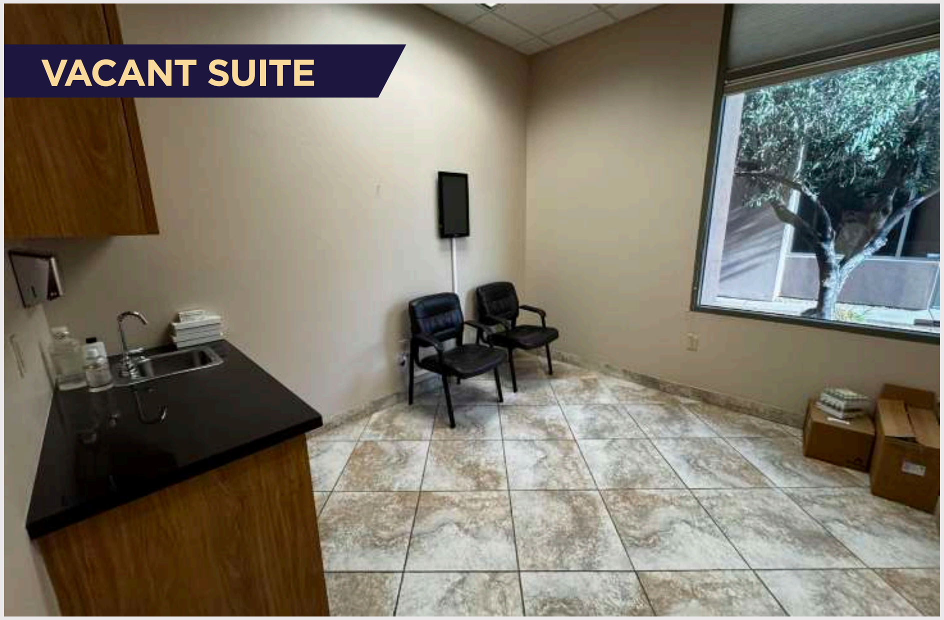
Cushman & Wakefield has been retained as exclusive agent for the sale of 6677 W. Thunderbird Rd., Building D, Suite D148, Glendale, Arizona. This approximately 6,195 square foot medical office condo property is 51% occupied until 12/31/2030, by Paseo Ranch LLC, dba Neurocenter Arizona, a strong local neurology group, established in 2011, with hospital affiliations at Banner Thunderbird Medical Center, Abrazo Phoenix Baptist Hospital and Abrazo Arrowhead Hospital. The remaining 3,035 SF vacant suite is ideally configured for a medical practice to occupy as an owner-user.

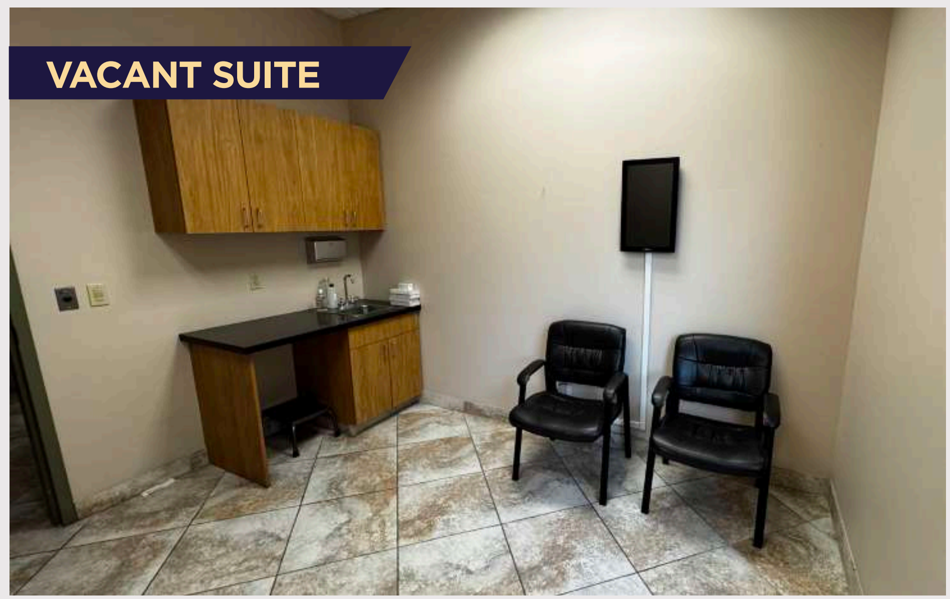
The subject property is located within Paseo Ranch office condominium complex. Located in the prestigious equestrian area of western Glendale, Paseo Ranch offers condominium ownership with a wide variety of amenities.

There is an Association that maintains the exterior of the property, including: common area maintenance, roof and exterior of the building. Exterior property insurance is also included in the HOA fees. Condo owner is responsible for HVAC, tenant is responsible for maintaining. The property features ample parking, stone entry features, private executive patios, an energy efficient design, and high speed internet access. There is easy access to the 101 freeway and it is within close proximity to Banner Thunderbird Medical Center, shopping and many restaurants.

EXECUTIVE SUMMARY	
OFFERING PRICE	**$2,500,000 ($404/SF)**
LOCATION	Paseo Ranch 6677 W Thunderbird Rd., Building D, Suite D148 Glendale, Arizona 85306
PROPERTY TYPE	Medical Office Condominium
BUILDING SIZE	6,195 RSF
OCCUPANCY	51%
AVAILABLE SUITE	3,035 RSF
YEAR BUILT	2003
PARKING	Ratio: 6.13/1,000
SIGNAGE	Building signage available
ZONING	C-O, Glendale
PARCEL (APN)	200-76-676
IN-PLACE ANNUAL NOI	$72,404.00
PROPERTY TAXES	$15,527.40 (2025)
HOA COST	$22,850.04/YR ($3.69/SF)
INSURANCE COST	$1,740.51/YR
ANNUAL OPEX	$40,117.95 ($6.47/SF)

OWNER/USER OPPORTUNITY & HIGHLIGHTS





NEUROCENTER ARIZONA

With over 20 yrs of experience, our providers at Neurocenter Arizona are committed to providing premier neurological services for a wide variety of neurological problems.

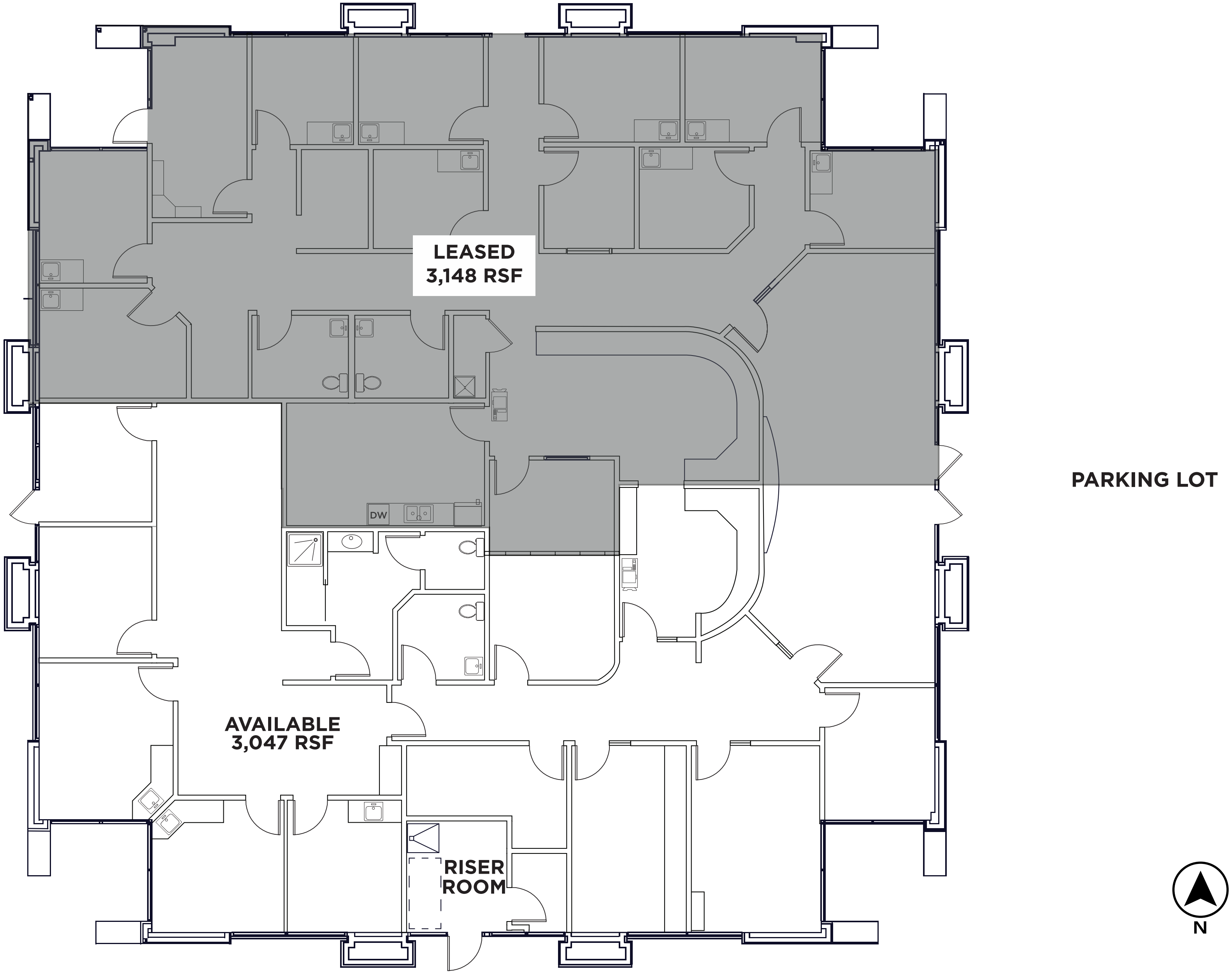
Dr Shyamala Kumar at neurocenter Arizona has been serving Arizonans for over 2 decades.

Website: neurologycenterofarizona.com

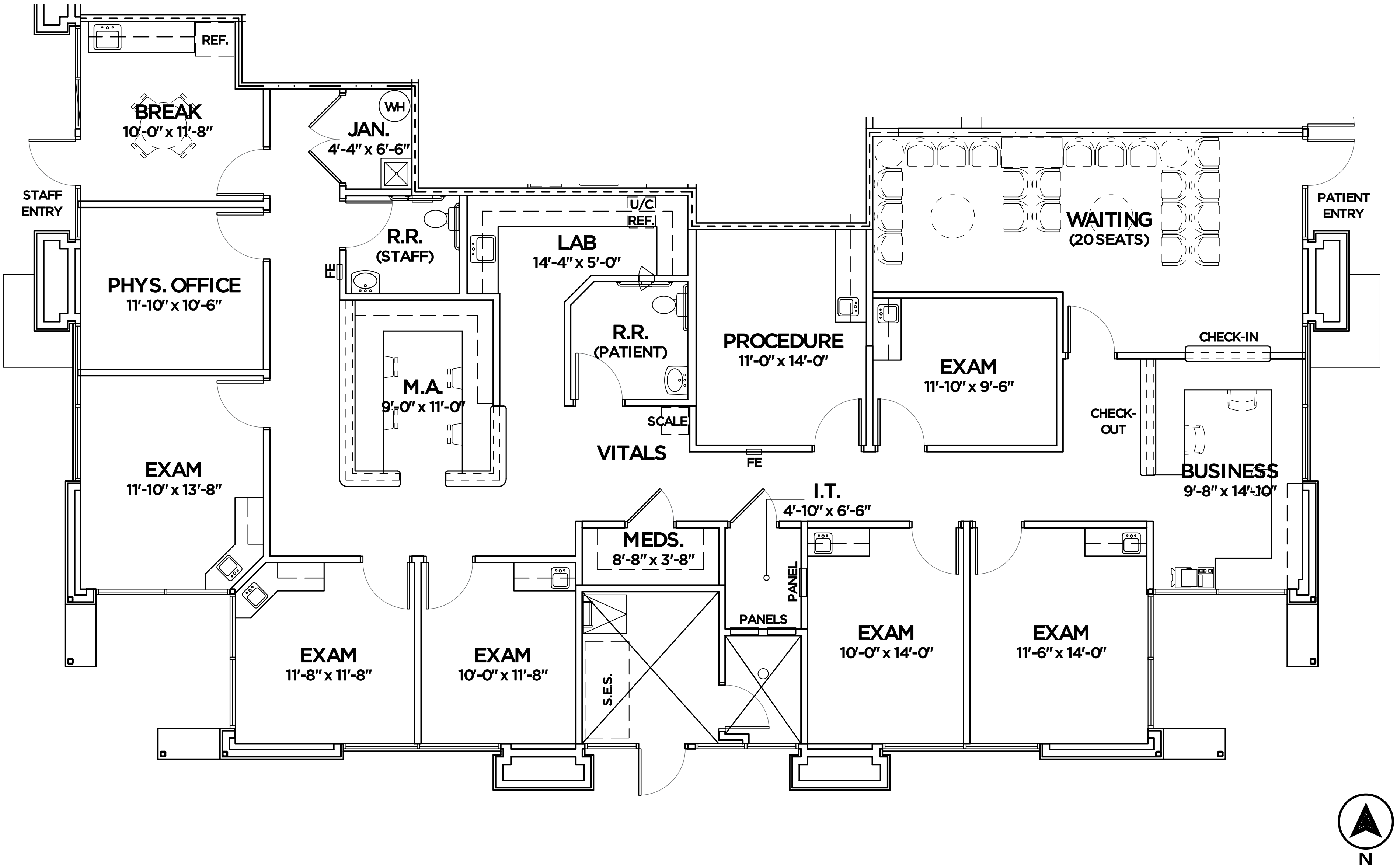
TENANT:	Paseo Ranch LLC, dba Neurocenter Arizona
PREMISES SF:	3,148 (51% of the building)
LEASE TERM:	Five Years
LEASE COMMENCEMENT:	December 2, 2025
LEASE EXPIRATION:	Five Years from Lease Commencement Date December 31, 2030
ANNUAL ESCALATIONS:	3%
RENEWAL OPTIONS:	Two (2) options to renew the lease for five (5) year terms. Renewal rent shall be at fair market value.
LEASE TYPE:	NNN, Tenant pays HOA fees, property taxes, utilities and janitorial

YEAR	RENT NNN PSF	ANNUAL NNN RENT	MONTHLY RENT	ANNUAL INCREASE
1	$23.00	$72,404.00	$6,033.67	3%
2	$23.69	$74,576.12	$6,214.68	3%
3	$24.40	$76,813.40	$6,401.12	3%
4	$25.13	$79,117.81	$6,593.15	3%
5	$25.89	$81,491.34	$6,790.94	3%

AS-BUILT FLOOR PLAN



CONCEPTUAL FLOOR PLAN



AERIAL MAP


6677 W. Thunderbird Road
W THUNDERBIRD ROAD - 26,800 VPD
N 67TH AVENUE - 20,800 VPD
Banner Health
N

PROPERTY OVERVIEW


LEASED SPACE


LEASED SPACE

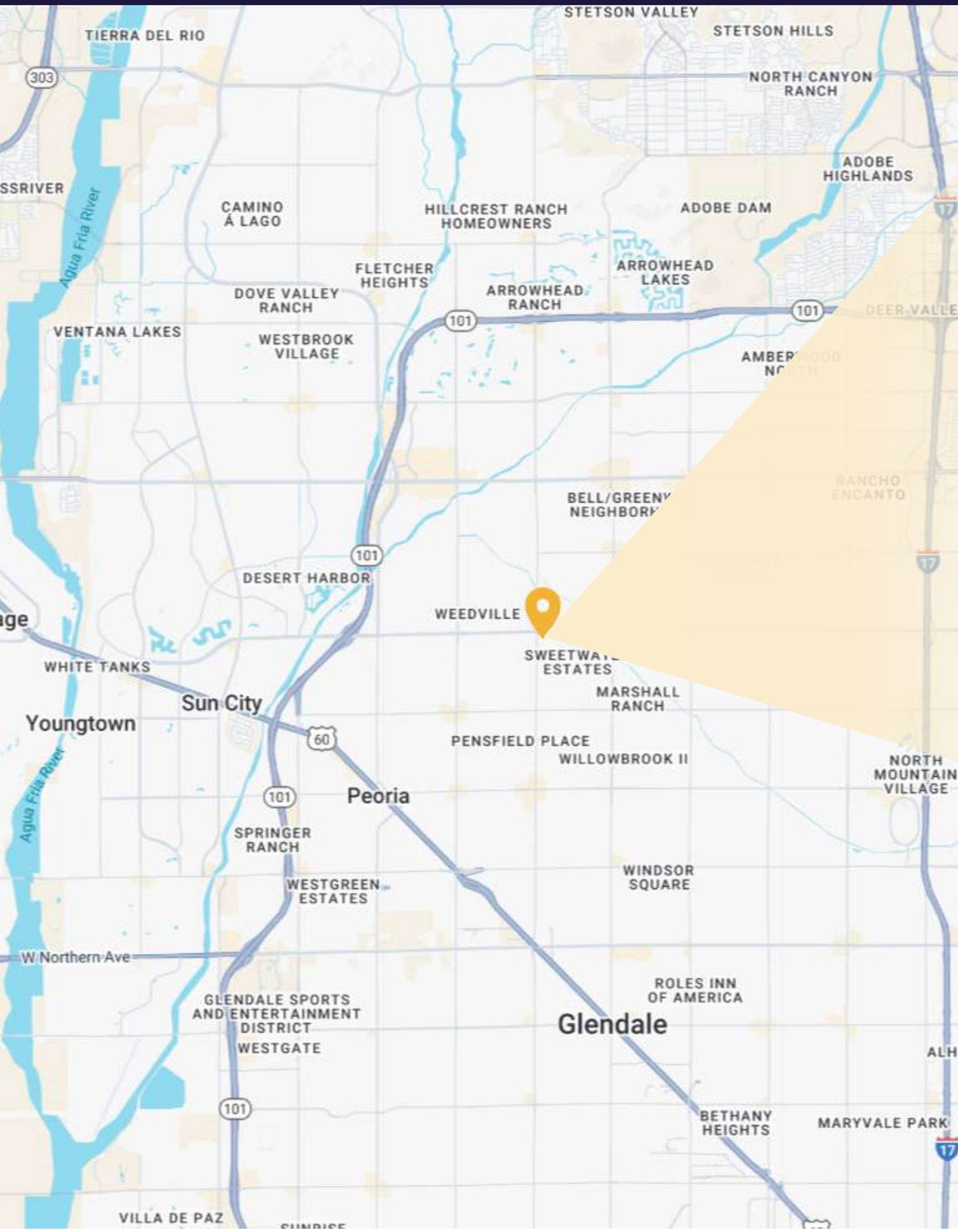

LEASED SPACE


LEASED SPACE

AMENITY MAP

Lakes Golf Course
Vistas Golf Course
Union Hills Dr
Union Hills Country Club
Lindgren Ave
DOLLAR TREE
TRADER JOE'S
OfficeMax
BEST BUY
Massage Envy
BOOT BARN
101
Costco
Walmart
Sam's Club
Arrowhead Towne Center
macy's
DICK'S SPORTING GOODS
amc THEATRES
Dillard's
Bath & Body Works
jcp
75Th Ave
59Th Ave
WinCo FOODS
FLOOR & DECOR
KOHL'S
BIG 5 SPORTING GOODS
SAFEWAY
Bellair Golf Course
43Rd Ave
35Th Ave
Bell Rd
BARNES & NOBLE
fry's
ALDI
Talavi Towne Center
planet fitness
HARBOR FREIGHT TOOLS
Walgreens
savers
Hutton Dr
Burns Dr
Bowling Green Dr
Sun City
Peoria Sports Complex
83Rd Ave
Arrowhead Crossing
HG
Burlington
T·J·maxx
HOBBY LOBBY
Bath & Body Works
OLD NAVY
ULTA
NORDSTROM rack
five BELOW
STAPLES
Greenway Rd
Deer Valley Shopping Center
VASA FITNESS
SPROUTS FARMERS MARKET
Smart & Final
Phoenix
91St Ave
99Th Ave
Palmbrook Country Club
Glendale
Bolivar Dr
Thunderbird Rd
Walmart Neighborhood Market
6677 W. Thunderbird Road
51St Ave
Arizona State University West
SALLY BEAUTY
ROSS DRESS FOR LESS
LOWE'S
Albertsons
Cactus Rd
Quail Run Golf Course
60
Peoria
67Th Ave
THE HOME DEPOT
TARGET
Peoria Ave
at home
PETSMART
Westporte Village
BEALLS Outlet
Glendale Community College Main Campus

DEMOGRAPHICS



TRAFFIC COUNTS	
W. Thunderbird Rd.	26,800 VPD
67th Ave. @ W. Thunderbird	20,800 VPD

161,475
Daytime Employees

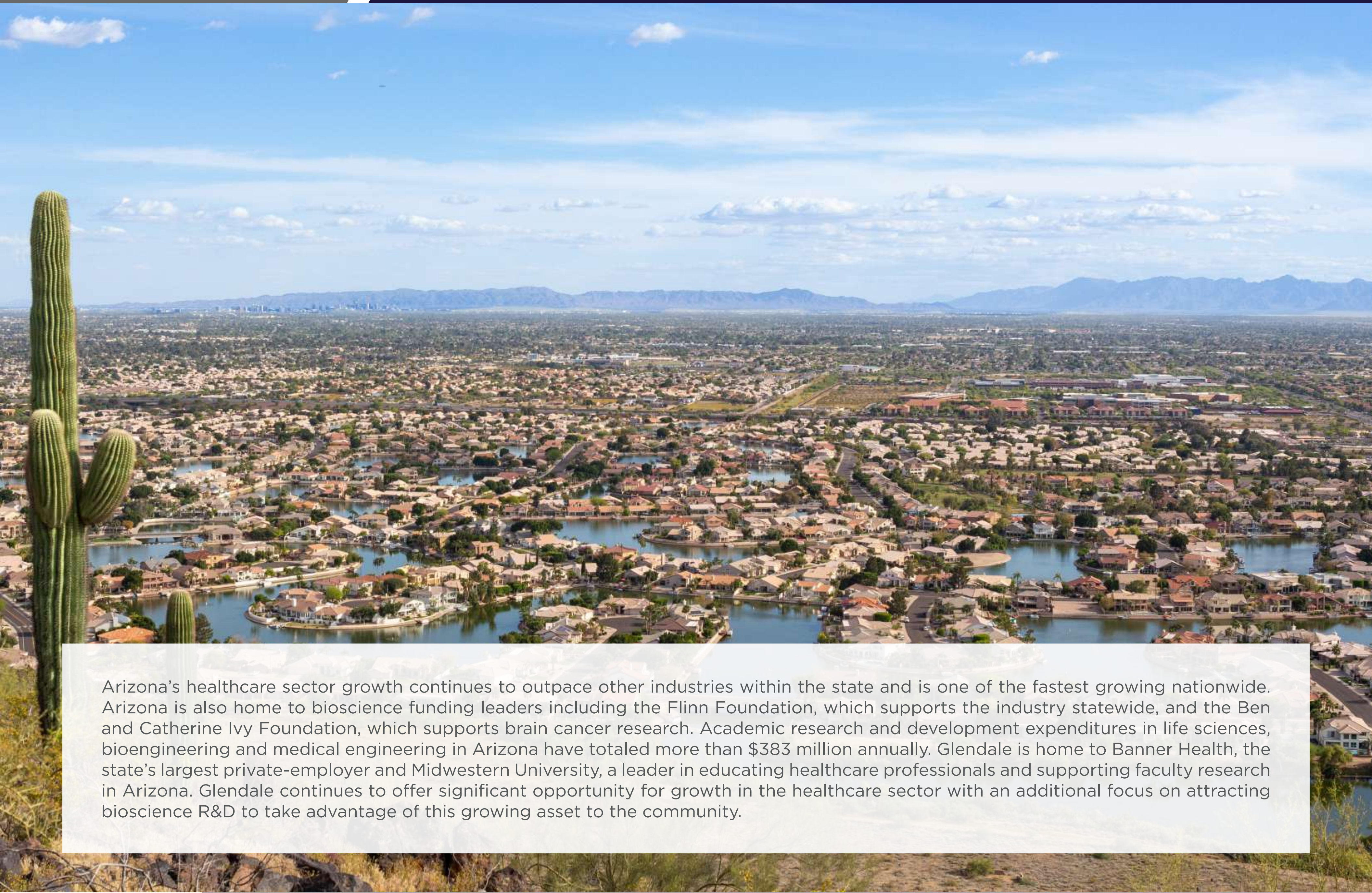
40.4
Median Age

$407,866
Median Home Value

148,528
Total Households

**Within a 5 Mile Radius*

N. PHOENIX/GLENDALE & VICINITY OVERVIEW



Arizona's healthcare sector growth continues to outpace other industries within the state and is one of the fastest growing nationwide. Arizona is also home to bioscience funding leaders including the Flinn Foundation, which supports the industry statewide, and the Ben and Catherine Ivy Foundation, which supports brain cancer research. Academic research and development expenditures in life sciences, bioengineering and medical engineering in Arizona have totaled more than $383 million annually. Glendale is home to Banner Health, the state's largest private-employer and Midwestern University, a leader in educating healthcare professionals and supporting faculty research in Arizona. Glendale continues to offer significant opportunity for growth in the healthcare sector with an additional focus on attracting bioscience R&D to take advantage of this growing asset to the community.

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