

FOR SALE / LEASE

Built-out Veterinary Hospital



6677 W. THUNDERBIRD ROAD, BUILDING L,
GLENDALE, AZ 85306

Fully built-out Veterinary Hospital with two OR suites
that can be easily converted into a medical office.



MEDICAL, OFFICE OR VETERINARY USE

Melynn Wakeman

Founder/Designated Broker

623.455.8484 x700

623.210.5027 Cell

Melynn@IntegrityRealty4U.com
www.IntegrityRealty4U.com

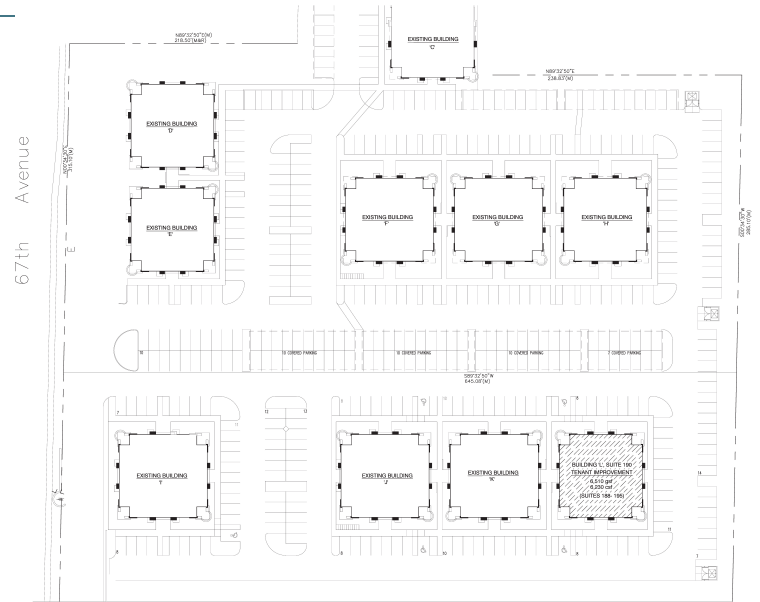


IntegrityCRE

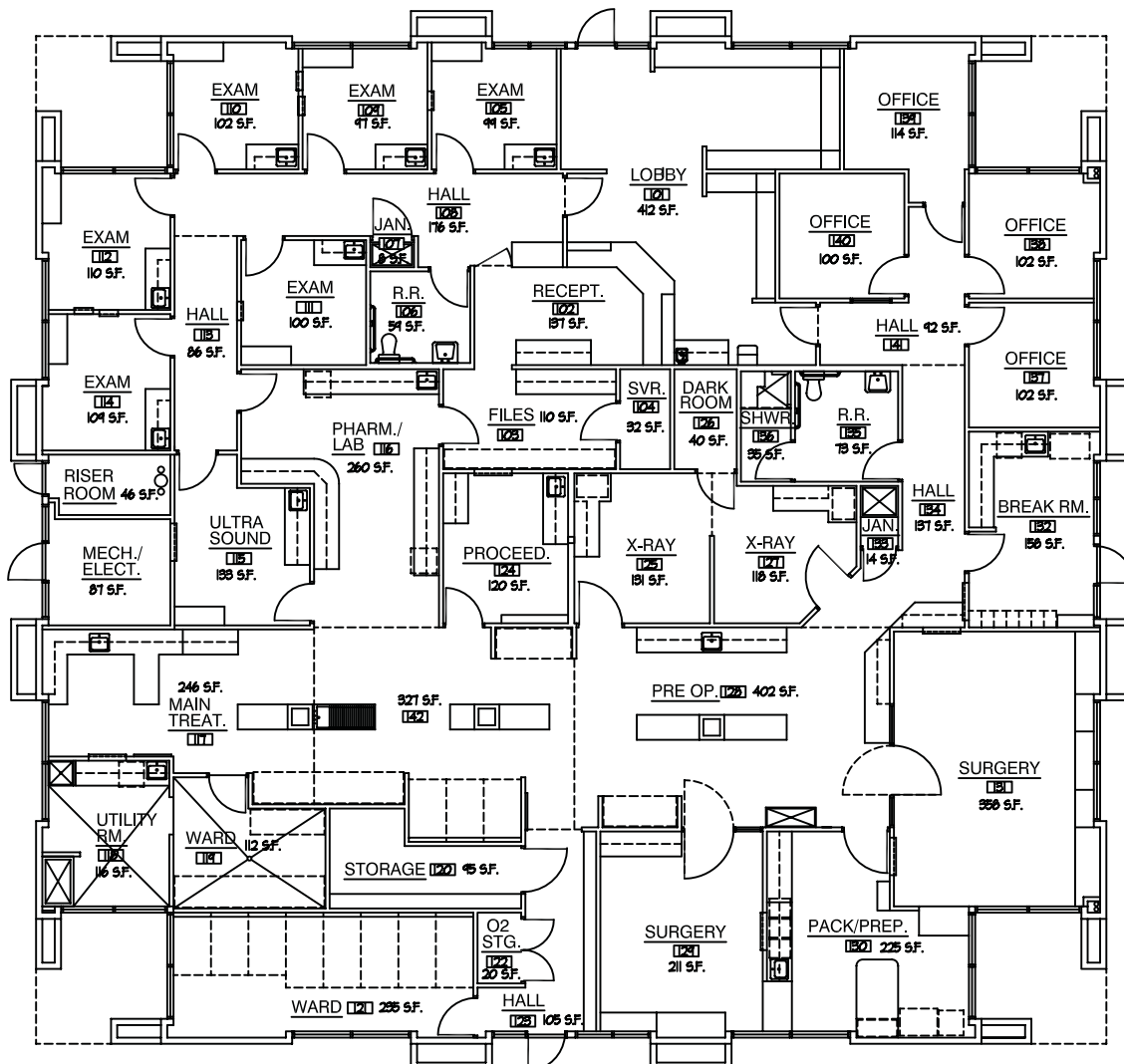
Where a Handshake
Still Means Something.

OVERVIEW

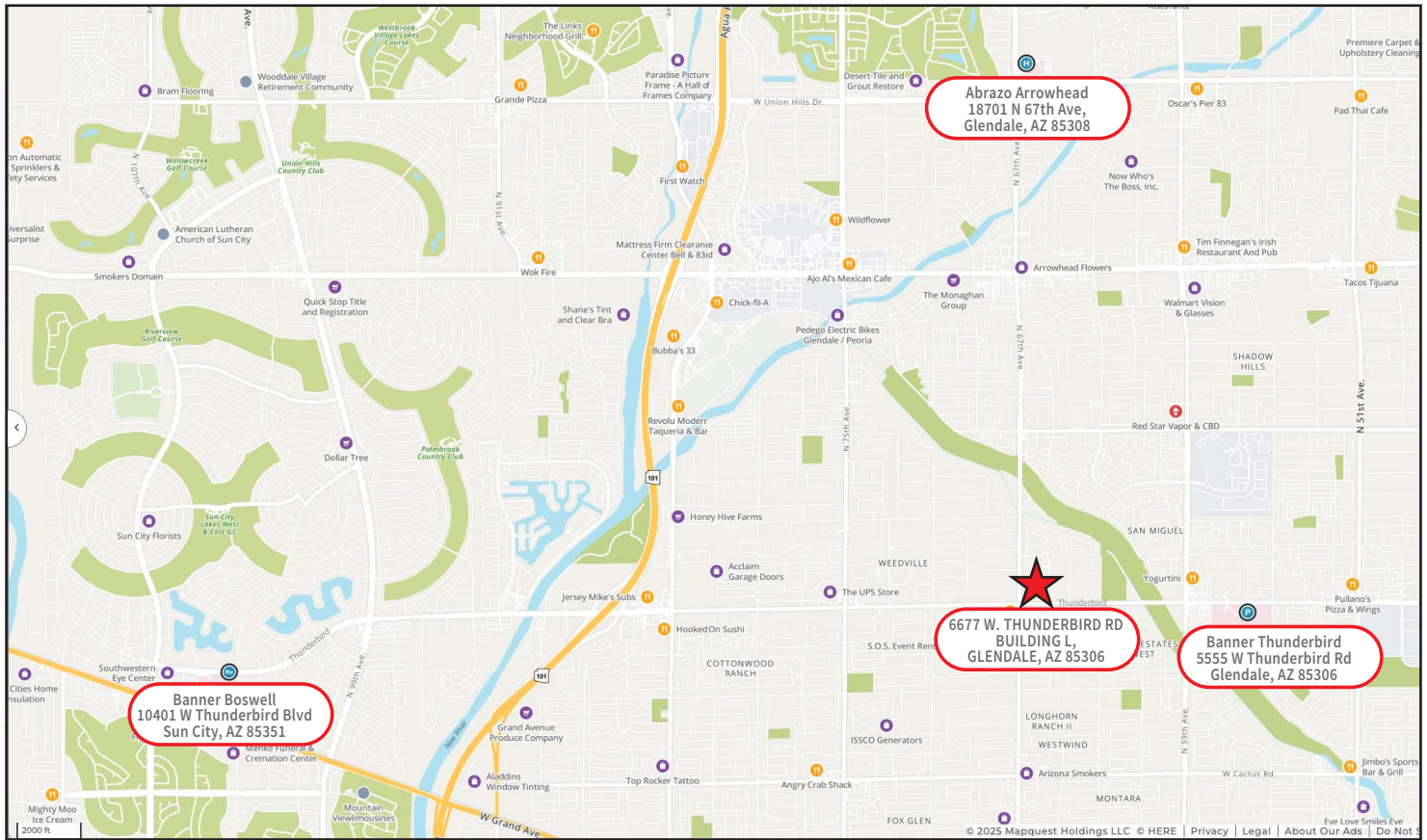
- Each patient room has sinks.
- Receive market income from current Tenant through September 15, 2026
- Size: 6,600 SF
- Price:
For Sale \$363.64 /SF (\$2,400,000)
For Lease \$36 / SF, TI Allowance
Negotiable
- APN: 200-76-697
- Taxes: \$17,683 (2024)
- Roof replaced in 2018
- 8 new HVAC units replaced in 2017
- Parking: 7 Covered/reserved parking spots



FLOOR PLAN



HOSPITAL PROXIMITIES




IntegrityCRE



SCAN ME

AVAILABLE

623.455.8484

Where a Handshake
Still Means Something.

Demographic Summary Report

Bldg L									
6677 W Thunderbird Rd, Glendale, AZ 85306									
Building Type: Class B Office		Total Available: 0 SF							
Class: B		% Leased: 100%							
RBA: 6,600 SF		Rent/SF/Yr: -							
Typical Floor: 6,600 SF									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2029 Projection		9,166		137,688		405,262			
2024 Estimate		8,557		128,019		375,591			
2020 Census		8,861		129,604		373,282			
Growth 2024 - 2029		7.12%		7.55%		7.90%			
Growth 2020 - 2024		-3.43%		-1.22%		0.62%			
2024 Population by Hispanic Origin		1,767		35,618		108,615			
2024 Population		8,557		128,019		375,591			
White		6,009 70.22%		81,339 63.54%		230,891 61.47%			
Black		255 2.98%		6,366 4.97%		21,132 5.63%			
Am. Indian & Alaskan		81 0.95%		1,868 1.46%		5,784 1.54%			
Asian		405 4.73%		4,897 3.83%		15,142 4.03%			
Hawaiian & Pacific Island		13 0.15%		233 0.18%		670 0.18%			
Other		1,794 20.97%		33,316 26.02%		101,973 27.15%			
U.S. Armed Forces		11		150		317			
Households									
2029 Projection		3,033		49,566		154,767			
2024 Estimate		2,830		46,050		143,240			
2020 Census		2,959		46,974		142,940			
Growth 2024 - 2029		7.17%		7.64%		8.05%			
Growth 2020 - 2024		-4.36%		-1.97%		0.21%			
Owner Occupied		2,473 87.39%		30,222 65.63%		90,700 63.32%			
Renter Occupied		357 12.61%		15,829 34.37%		52,540 36.68%			
2024 Households by HH Income		2,829		46,051		143,242			
Income: <\$25,000		128 4.52%		6,340 13.77%		22,853 15.95%			
Income: \$25,000 - \$50,000		207 7.32%		9,069 19.69%		31,939 22.30%			
Income: \$50,000 - \$75,000		447 15.80%		8,374 18.18%		26,399 18.43%			
Income: \$75,000 - \$100,000		506 17.89%		6,796 14.76%		19,781 13.81%			
Income: \$100,000 - \$125,000		419 14.81%		5,642 12.25%		16,468 11.50%			
Income: \$125,000 - \$150,000		291 10.29%		4,122 8.95%		10,525 7.35%			
Income: \$150,000 - \$200,000		348 12.30%		3,136 6.81%		8,449 5.90%			
Income: \$200,000+		483 17.07%		2,572 5.59%		6,828 4.77%			
2024 Avg Household Income		\$134,304		\$89,116		\$82,342			
2024 Med Household Income		\$107,547		\$72,732		\$65,687			