

**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



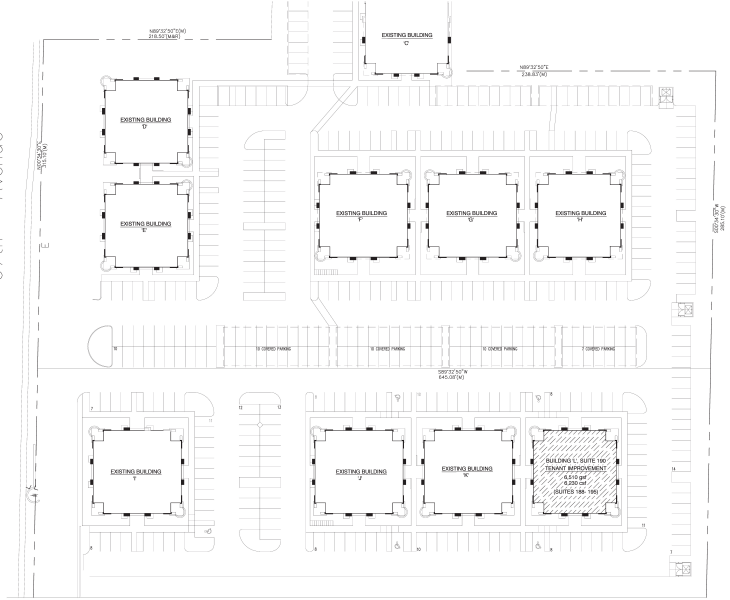
Where a Handshake  
Still Means Something.

Melynn@IntegrityRealty4U.com

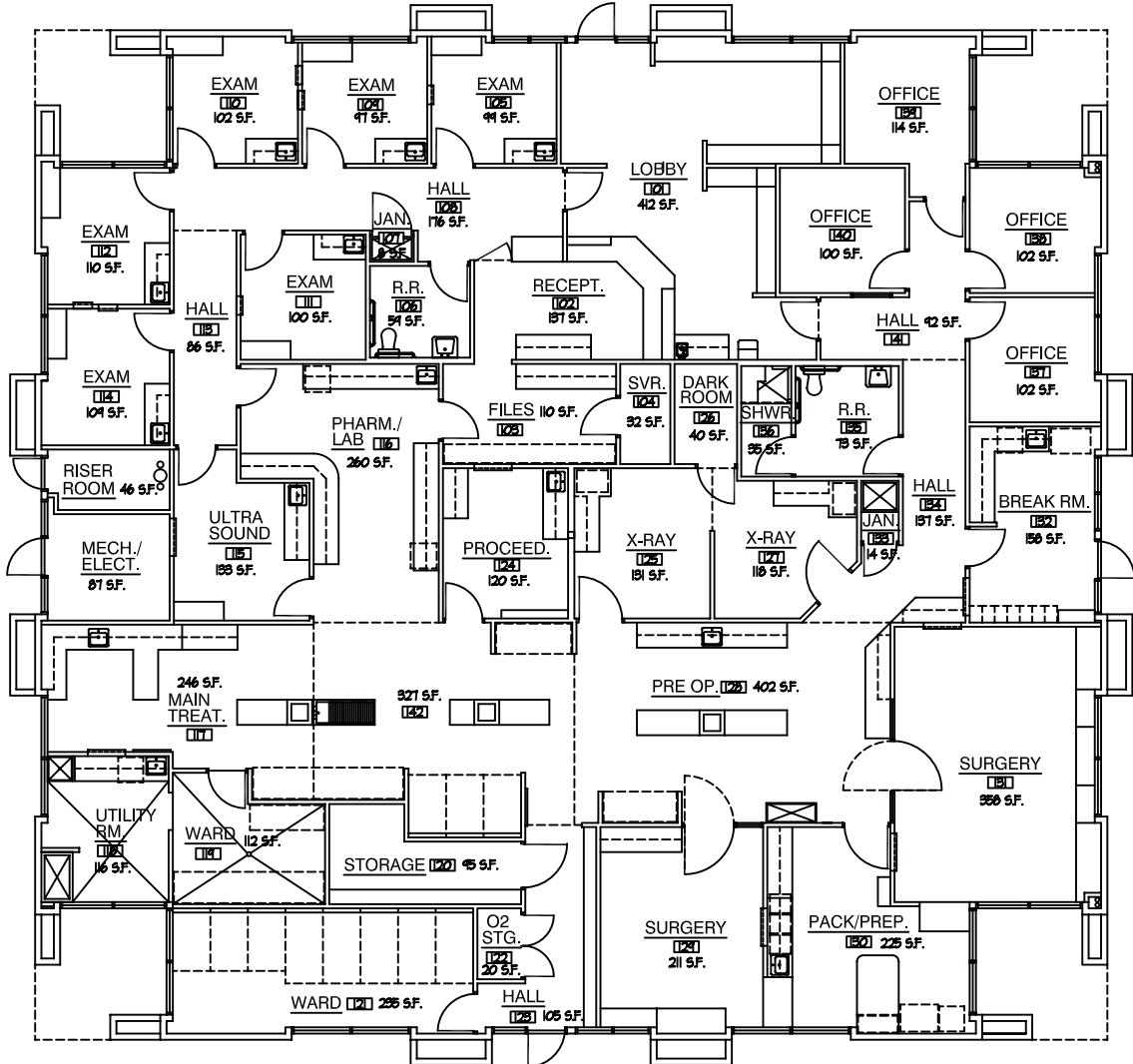
www.IntegrityRealty4U.com

OVERVIEW

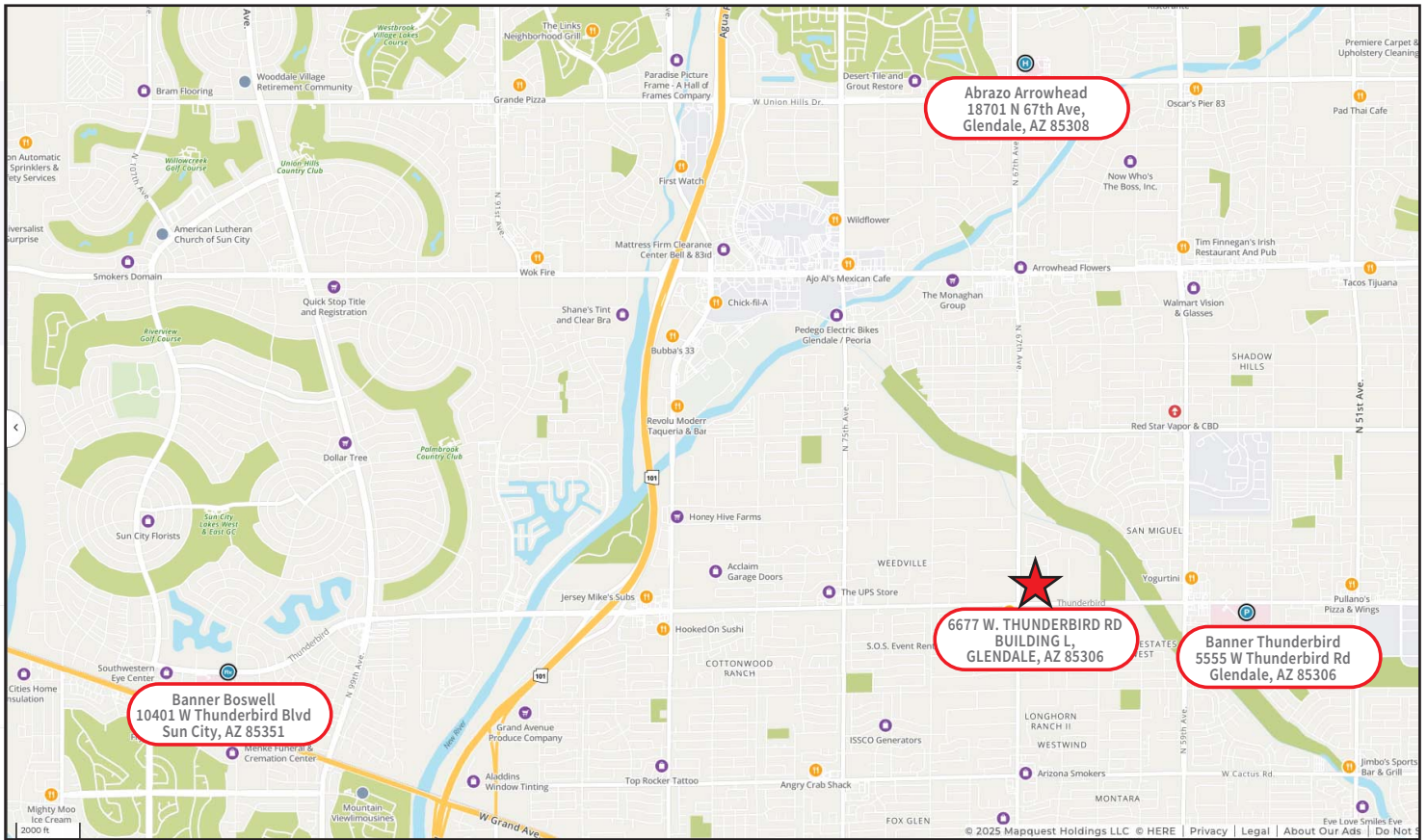
- Each patient room has sinks.
- Receive market income from current Tenant through September 15, 2026
- Size: 6,600 SF
- Price:  
For Sale \$385/SF (\$2,541,000)  
For Lease \$36/ SF, TI Allowance Negotiable
- APN: 200-76-697
- Taxes: \$17,683 (2024)
- Roof replaced in 2018
- 8 new HVAC units replaced 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: <b>Class B Office</b>	Total Available: <b>0 SF</b>					
Class: <b>B</b>	% Leased: <b>100%</b>					
RBA: <b>6,600 SF</b>	Rent/SF/Yr: <b>-</b>					
Typical Floor: <b>6,600 SF</b>						
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
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%	
<b>2024 Population by Hispanic Origin</b>	1,767		35,618		108,615	
<b>2024 Population</b>	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	
<b>Households</b>						
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%
<b>2024 Households by HH Income</b>	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%
<b>2024 Avg Household Income</b>	\$134,304		\$89,116		\$82,342	
<b>2024 Med Household Income</b>	\$107,547		\$72,732		\$65,687	