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

IntegrityCRE

Where a Handshake Still Means Something.

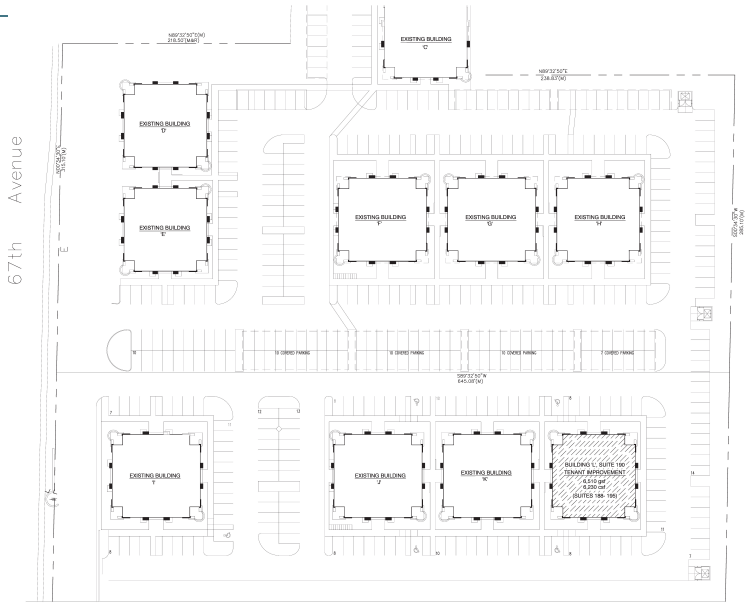
Melynn Wakeman
Founder/Designated Broker

623.455.8484 x700
623.210.5027 Cell

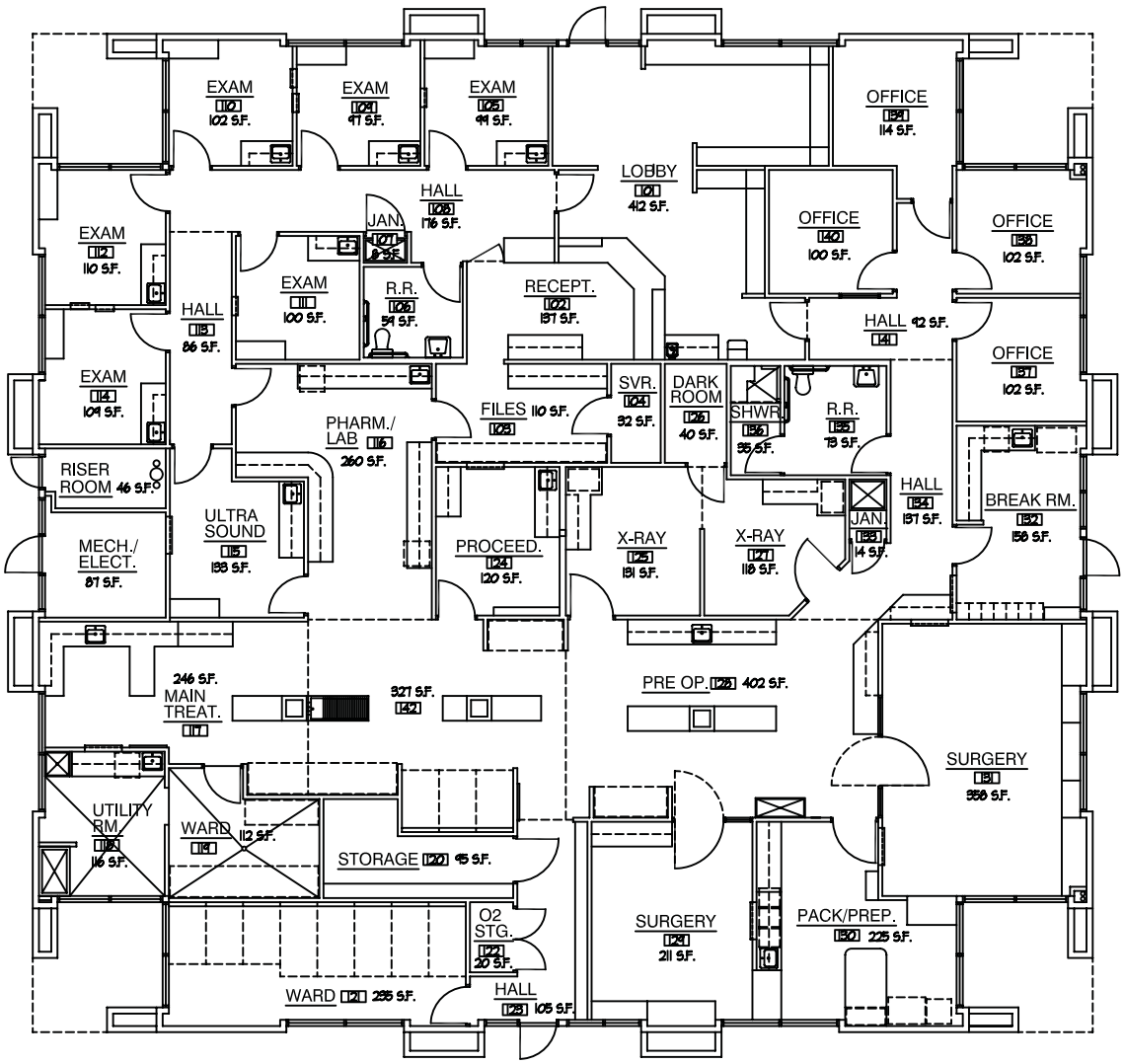
Melynn@IntegrityRealty4U.com
www.IntegrityRealty4U.com

OVERVIEW

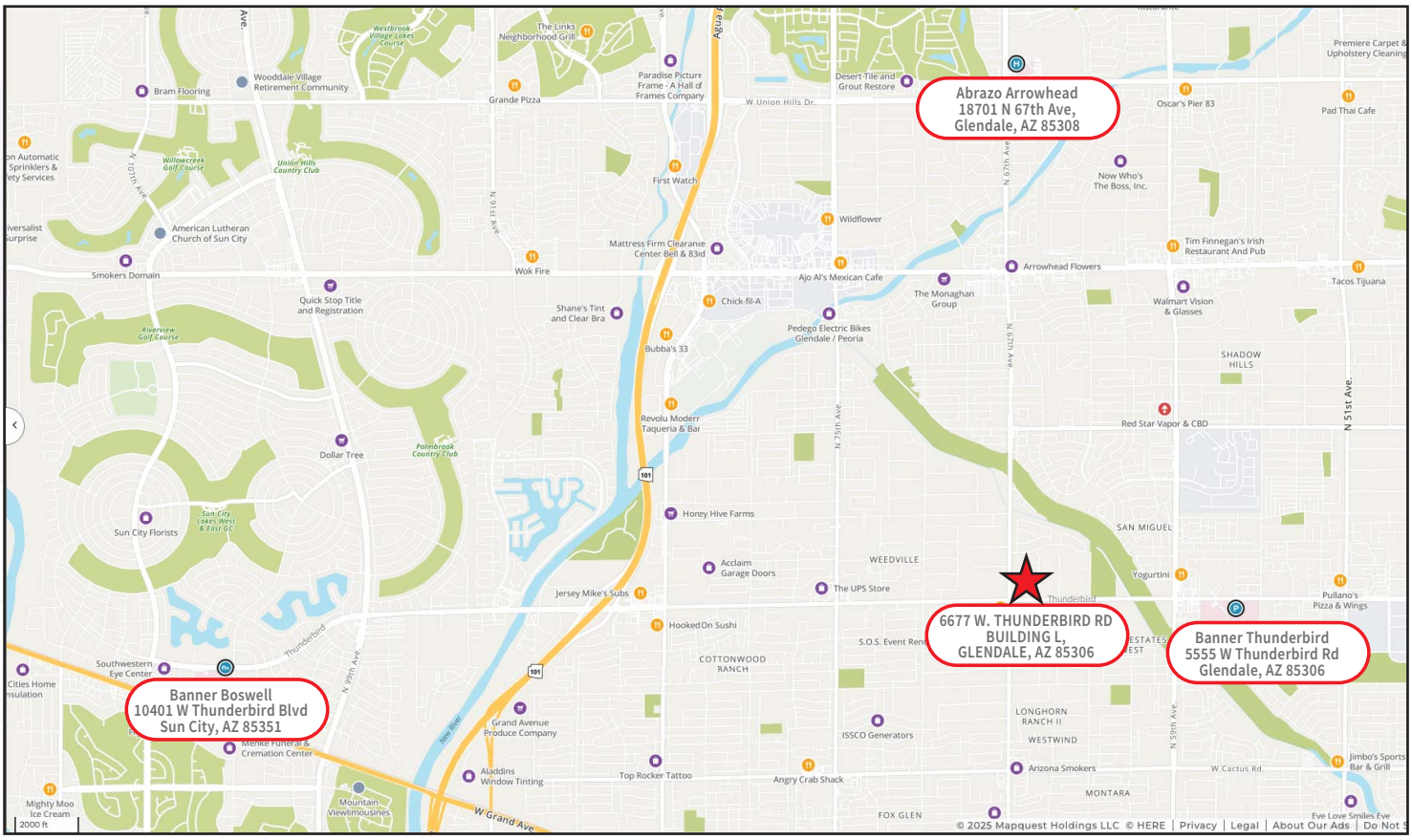
- Each patient room has sinks.
- Receive market income from current Tenant through February 1, 2027
- Size: 6,600 SF
- Price:
  For Sale $363.64 /SF ($2,400,000)
  For Lease $36 / SF, TI Allowance Negotiable
- APN: 200-76-697
- Taxes: $17,683 (2024)
- Roof replaced in 2018
- 8 new HVAC units replaced 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**
Class: **B**
RBA: **6,600 SF**
Typical Floor: **6,600 SF**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



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	