



# THUNDERBIRD PASEO MEDICAL

5601 - 5605 W EUGIE AVE | GLENDALE, AZ



**0.5 MILES**  
FROM BANNER HEALTH

**4.5 MILES**  
FROM ABRAZO  
ARROWHEAD HOSPITAL

**5.2 MILES**  
FROM INTERSTATE 17

**4.1 MILES**  
FROM LOOP 101

**LEASING INQUIRIES:**

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**MICHAEL DUPUY**  
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## THUNDERBIRD PASEO MEDICAL

Thunderbird Paseo Medical I & II is strategically located directly across from Banner Thunderbird Medical Center within a convenient two minute walk; West Valley freeways are located a few miles away for easy access. These two buildings boast a lush, connecting courtyard providing enjoyable outdoor areas for both patients and staff. Thunderbird Paseo Medical strong Tenant mix include Valley Radiologists, Desert West OBGYN, Banner Physical Therapy, Palo Verde Cancer Specialists, Sonora Quest Laboratories, Arizona Asthma & Allergy.

## PROPERTY HIGHLIGHTS

**TWO** 2-story buildings totaling ±96,569 SF

**TBIRD I** ±58,332 SF

**TBIRD II** ±38,237 SF

**ABUNDANT** parking at 6.25/1000 with covered reserved available

**BALANCED** mix of healthcare specialties

**ON-CALL** 24/7 maintenance

**WALKABLE** to Banner Thunderbird Medical Center



### STRATEGIC LOCATION

 **37,500**  
VEHICLES PER DAY

 **\$72,002**  
AVERAGE HH INCOME

 **12 MIN**  
WALK TO BANNER  
THUNDERBIRD  
MEDICAL CENTER

 **4.5 MI**  
FROM ABRAZO  
ARROWHEAD  
HOSPITAL

