



**ALGODON**  
HEALTH CENTER



## MEDICAL OUTPATIENT SPACE FOR LEASE

LOOP 101 & THOMAS RD  
PHOENIX, AZ 85037



TRANSWESTERN REAL ESTATE SERVICES

**NOVO**  
DEVELOPMENT







## PROPERTY FEATURES

<b>BUILDING TYPE:</b>	Class A
<b>BUILDING SIZE:</b>	±27,760 RSF
<b>TI's</b>	Negotiable
<b>PARKING:</b>	5/1,000 SF

## HIGHLIGHTS

- Across from Banner Estrella Medical Center
- Freeway visibility
- Building signage available
- Immediate access to I-10 and Loop 101 freeways
- No Ground Lease restriction
- Creative, well-capitalized ownership
- Professionally managed and maintained

## LOCATION FEATURES

- Located within the Algodon Medical Office Park - A 138-acre master planned campus.
- Across from Banner Estrella Medical Center, a 317-bed hospital.
- Medical users are seeking Class A buildings with modern layouts, especially near major arteries and hospitals.
- Approximately 371,357 residents within a 5-mile radius, with an estimated 1.6% increase through 2029. (Source: CoStar)







101



ALGODON MEDICAL  
OFFICE PARK

BANNER ESTRELLA  
MEDICAL CENTER

## GLENDAL SUBMARKET

Glendale is part of the booming West Valley corridor, which is seeing strong growth in both residential and employment sectors. Hospital system and physician groups continue to expand their West Valley presence with residents wanting healthcare options closer to where they live, shop, and work.

- The Glendale Submarket boasts approximately **370,000 residents** in a 5 mile radius, with over 106,000 homes.
- There is an **average household income of over \$81,000** and over 60% of the homes in the submarket being owner-occupied vs renter-occupied. This, coupled with a **1.6% population growth rate between the years 2024-2029** show the submarket is healthy and actively growing.
- **Talking Stick Resort Amphitheatre** sits a mere **2.2 miles** from the site, while **State Farm Stadium** sits just **3.7 miles** from the site, while Loop 101 freeway is immediately to its West, putting it in an ideal location with over **24,000 VPD on Thomas Rd** and **148,000 VPD on Agua Fria Fwy.**

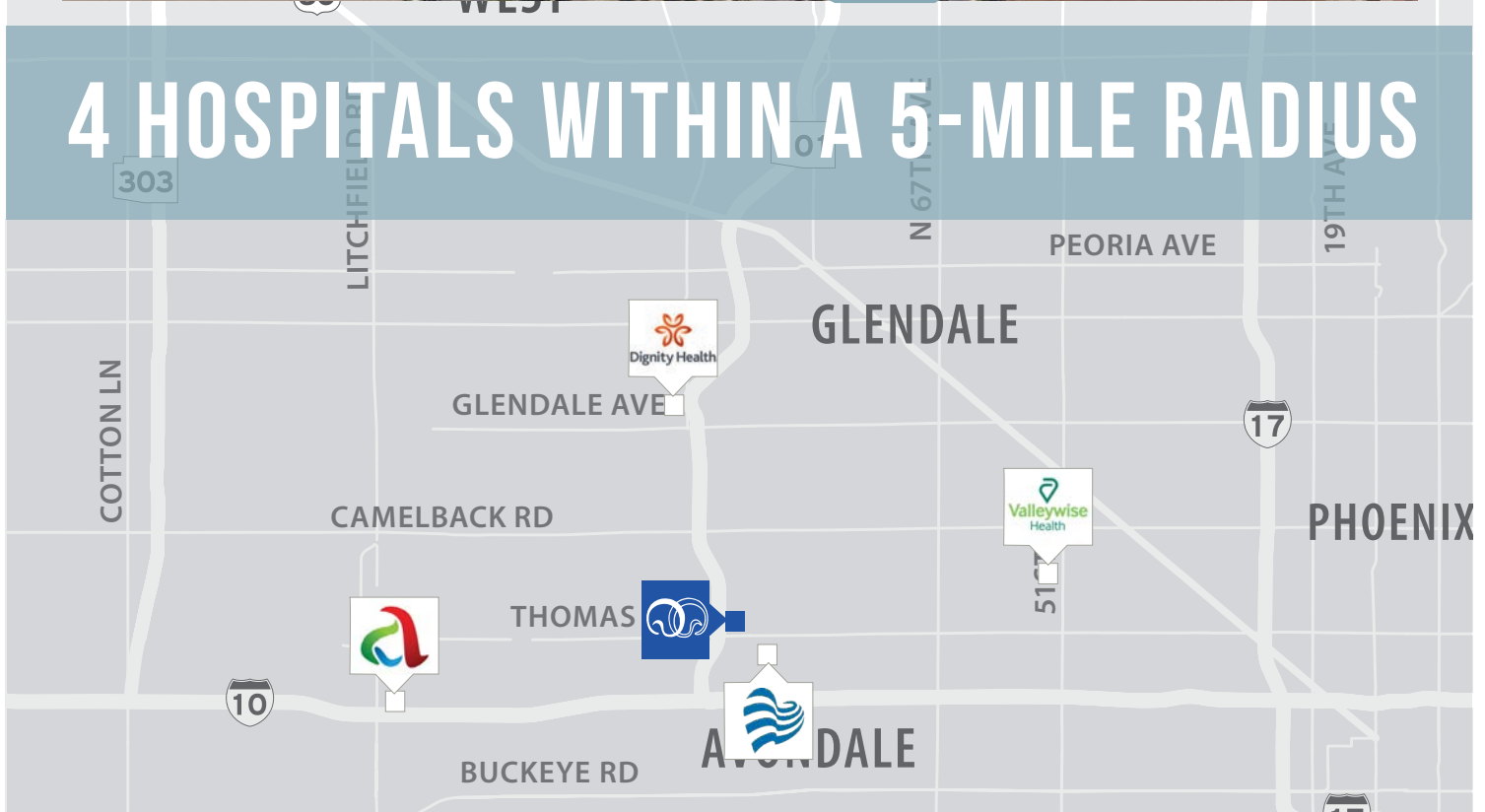








# 4 HOSPITALS WITHIN A 5-MILE RADIUS



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