



DESERT HARBOR MEDICAL COMMONS

9000 WEST THUNDERBIRD ROAD | PEORIA, ARIZONA



IRGENS[®]

866.443.0701 | irgens.com

DESERT HARBOR MEDICAL COMMONS is a newly constructed, two-story, ±43,873 RSF medical office building. Situated in the desirable Desert Harbor master planned community, it is strategically located on Thunderbird Road and off the Loop 101 with Abrazo Arrowhead Hospital, St. Joseph's Westgate Medical Center, Banner Thunderbird Medical Center, and Banner Boswell Medical Center in its vicinity.

LOCATION HIGHLIGHTS

SURROUNDINGS

Minutes from Abrazo Arrowhead Hospital, St. Joseph's Westgate Medical Center, Banner Thunderbird Medical Center, and Banner Boswell Medical Center with proximity to the popular P83 retail and entertainment district.

ACCESS

Located just west of the Loop 101 with direct access off Thunderbird Road.

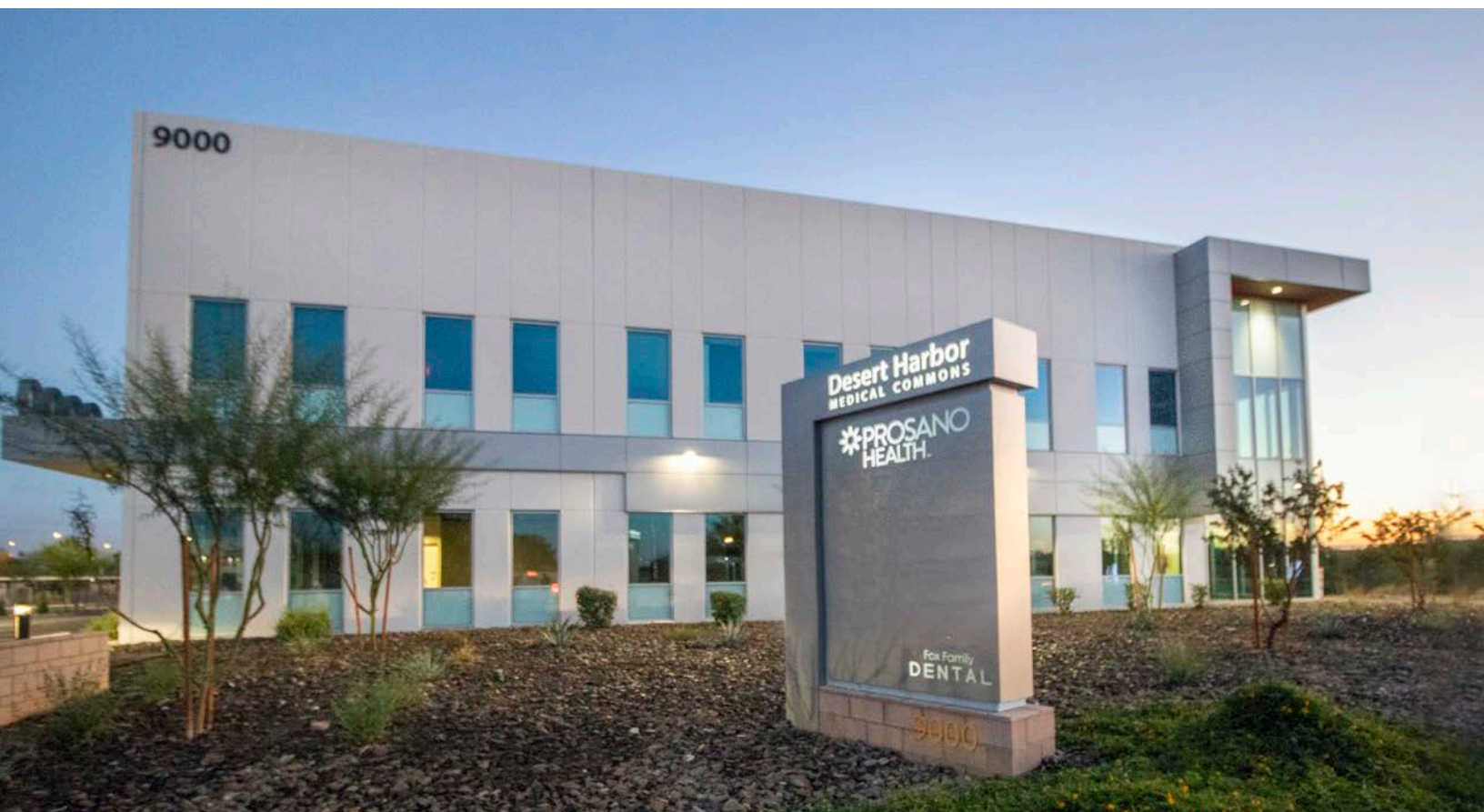
DRIVABLE AMENITIES

- › 6 minutes to P83
- › 12 minutes to Abrazo Arrowhead Hospital
- › 9 minutes to St. Joseph's Westgate Medical Center
- › 10 minutes to Banner Thunderbird Medical Center
- › 10 minutes to Banner Boswell Medical Center

BUILDING HIGHLIGHTS

- › 43,873 SF Class A, two-story building;
- › 5/1,000 RSF parking ratio
- › Convenient surface parking with covered available;
- › Gurney-sized elevator
- › Entrance off Thunderbird Road
- › Prominent signage opportunities along Thunderbird Road

DESERT HARBOR | HIGHLIGHTS



NEARBY AMENITIES



DESERT HARBOR | BY THE NUMBERS



PEORIA
POPULATION 2024
203,771



MEDIAN AGE
MALE FEMALE
40.2 42.6



AVG. HOUSEHOLD EARNING
\$111,786



5-MIN DRIVE	TOTAL BUSINESSES 15-MIN	30-MIN
1,355	13,018	60,199



5-MIN DRIVE	TOTAL EMPLOYEES 15-MIN	30-MIN
13,204	99,509	495,979

Source: worldpopulationreview.com and regis.sitesusa.com

FIRST FLOOR



DESERT HARBOR | AVAILABLE SPACE

SECOND FLOOR





DESERT HARBOR | CONTACT



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