

# the bird house



Retail Space  
**Now Available**



# the bird house



NWC 32<sup>nd</sup> St & Thunderbird  
32<sup>nd</sup> Street  
Corridor

## FOR LEASE

RETAIL | SERVICE RETAIL | TAP ROOM | OFFICE

13802 North 32<sup>nd</sup> St  
Phoenix, AZ 85032



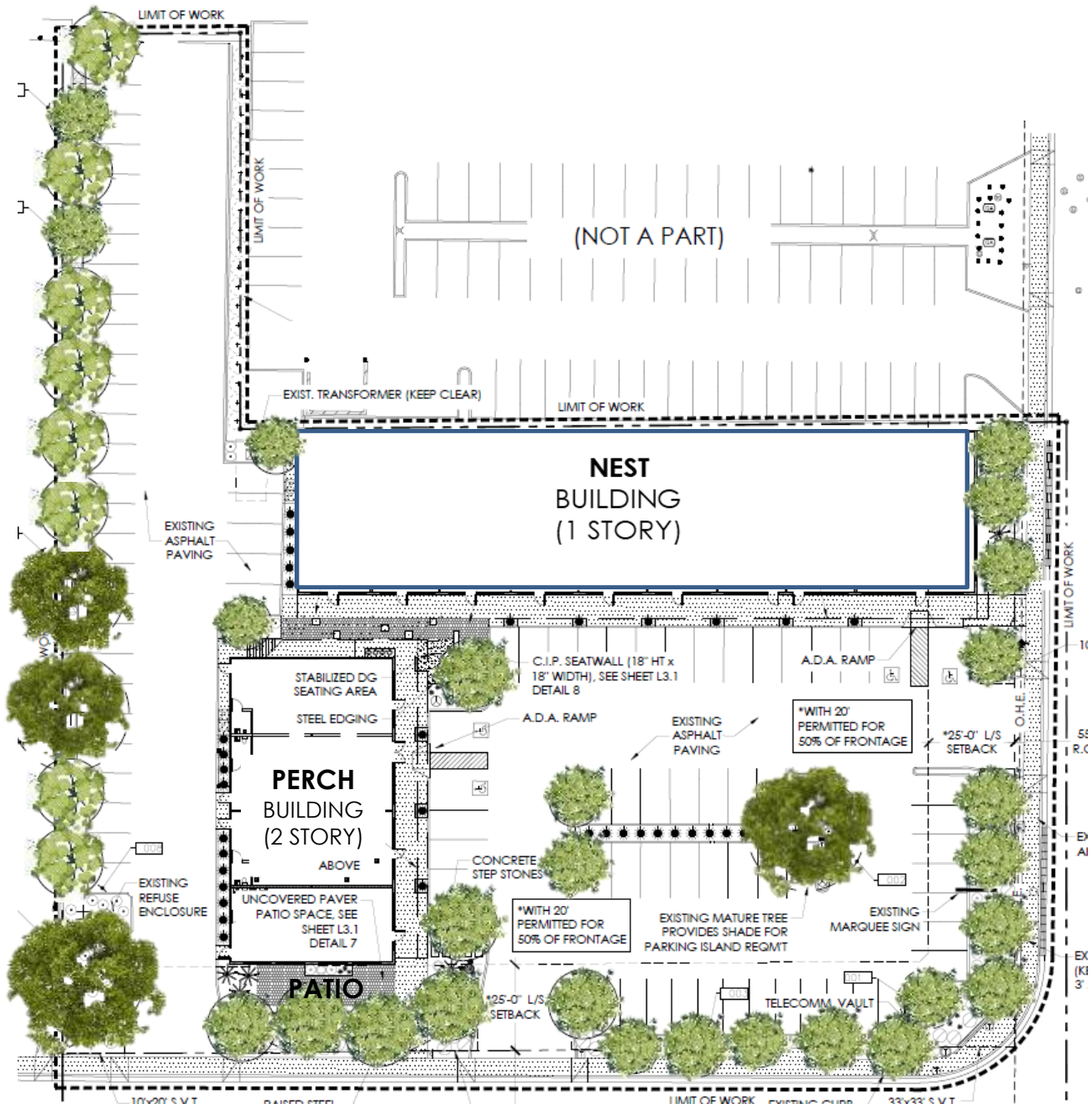
\*The bird house project, final design, materials, and finishes may differ and are subject to change.

### Inquiries?

Jose Ramirez  
602-363-4628 cell  
jose@oxurban.com  
OWNER AGENT

TJ Claassen  
602-524-6000 cell  
tj@oxurban.com  
OWNER AGENT



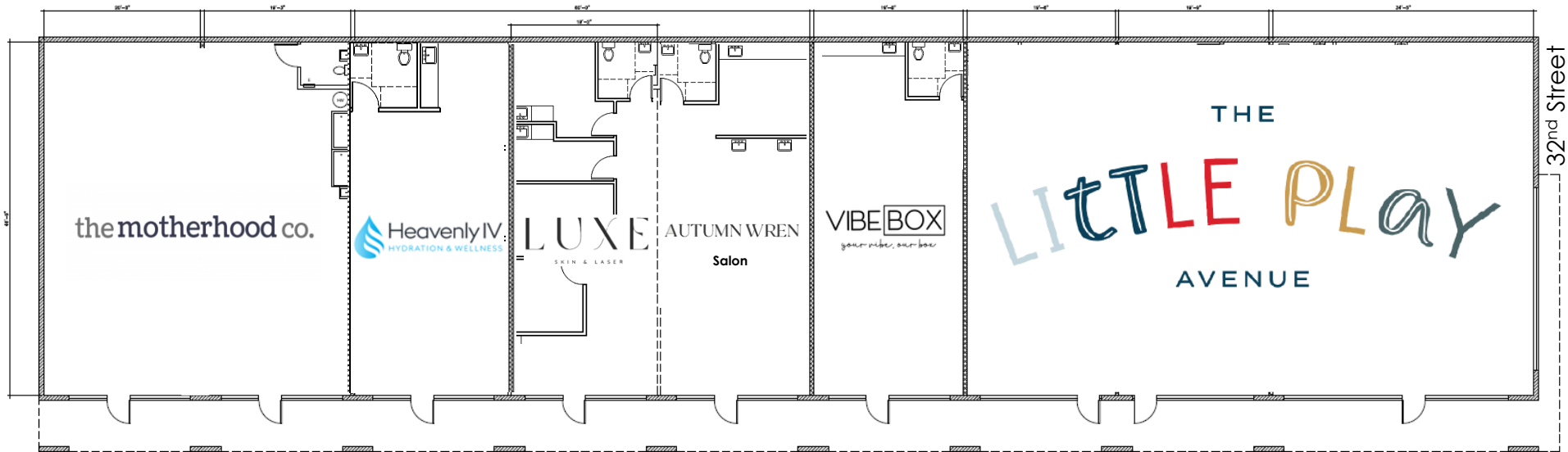




the bird house



# NEST BUILDING



## NEST BUILDING – FIRST FLOOR

CEILING HEIGHT – 13 FT TO BOTTOM OF DECK/  
10 FT TO BOTTOM OF TRUSS



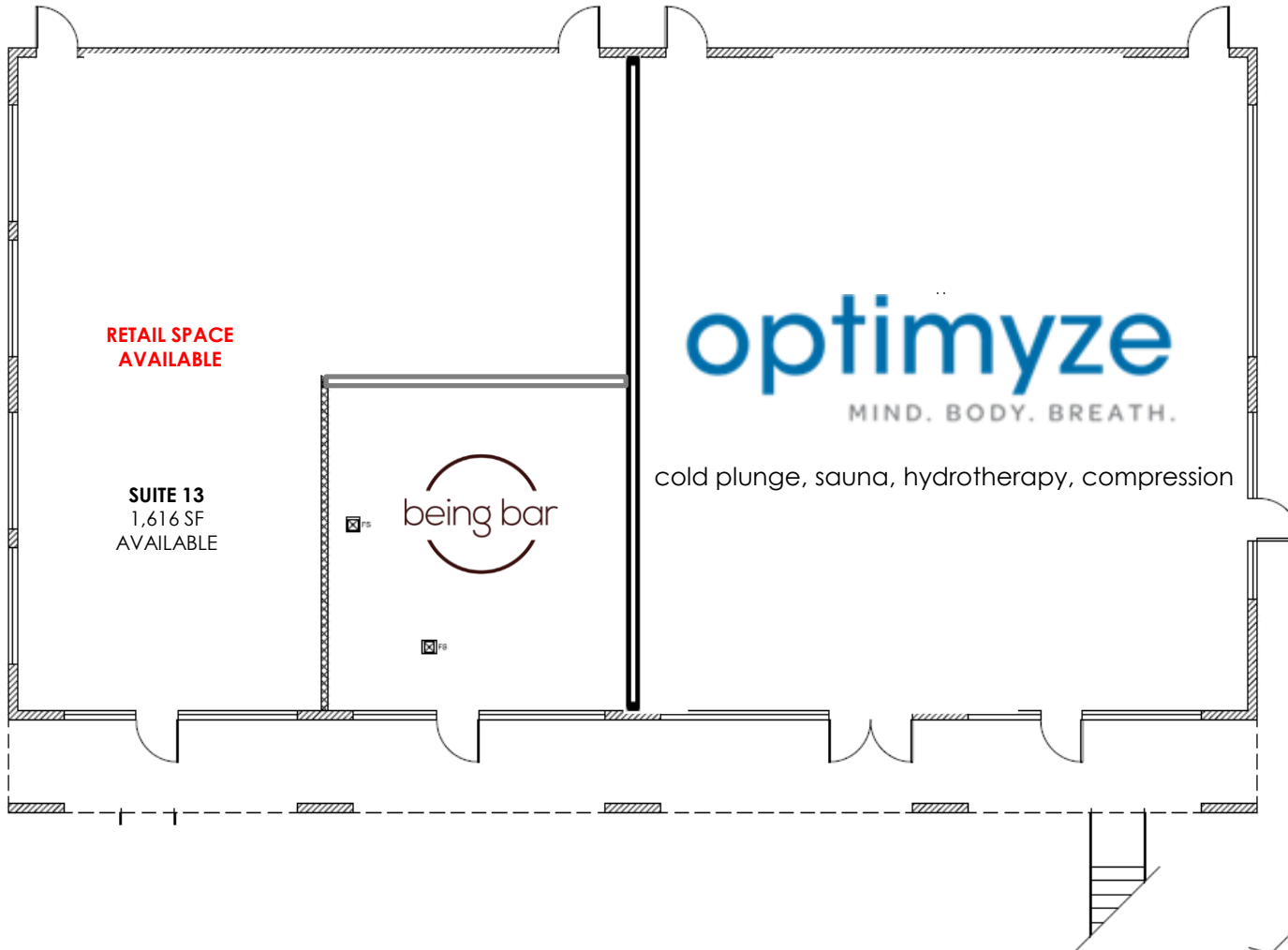
# PERCH BUILDING

the bird house



Thunderbird Road

PATIO



PERCH BUILDING – FIRST FLOOR





# PERCH BUILDING



REFINE  
NATURAL LIGHT STUDIO + INTIMATE EVENTS

Essential  
Investing

PERCH BUILDING – SECOND FLOOR



## The Specs

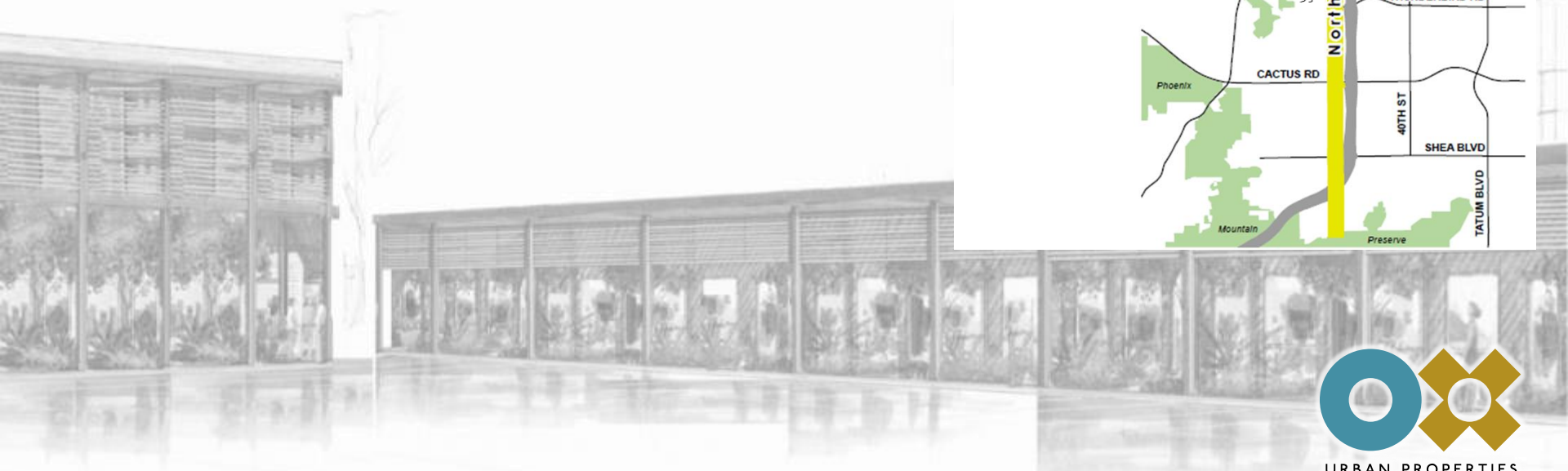
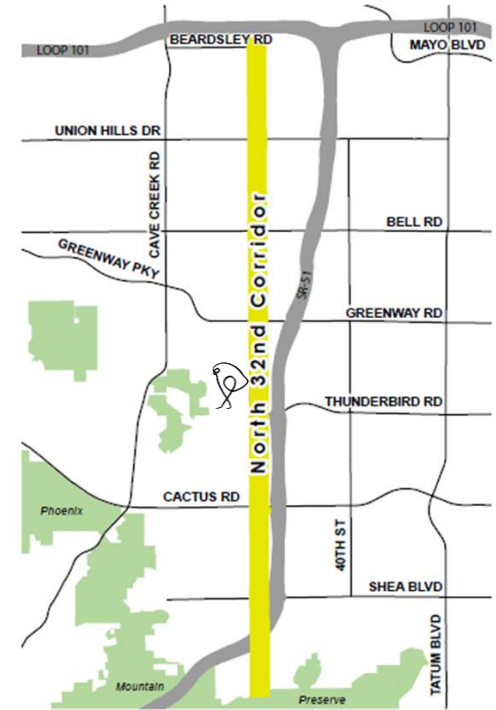
- NEW DEVELOPMENT
- C-2 Zoning
- Parcel Size: 54,014 sf
- NW Hard Corner
- 36,000 Vehicles Per Day
- 965 sf up to 1,616 sf
- Plug & Play/ Turn Key Space Available
- 90 +/- Parking Spaces
- 32nd Street District Corridor

# the bird house



North 32nd boundaries include the Phoenix Mountain Preserve to the south, Loop 1 north, 28th Street to the west, and 36th Street / State Route 51 to the east.

North 32nd  
BOUNDARY MAP



## The Sheaborhood

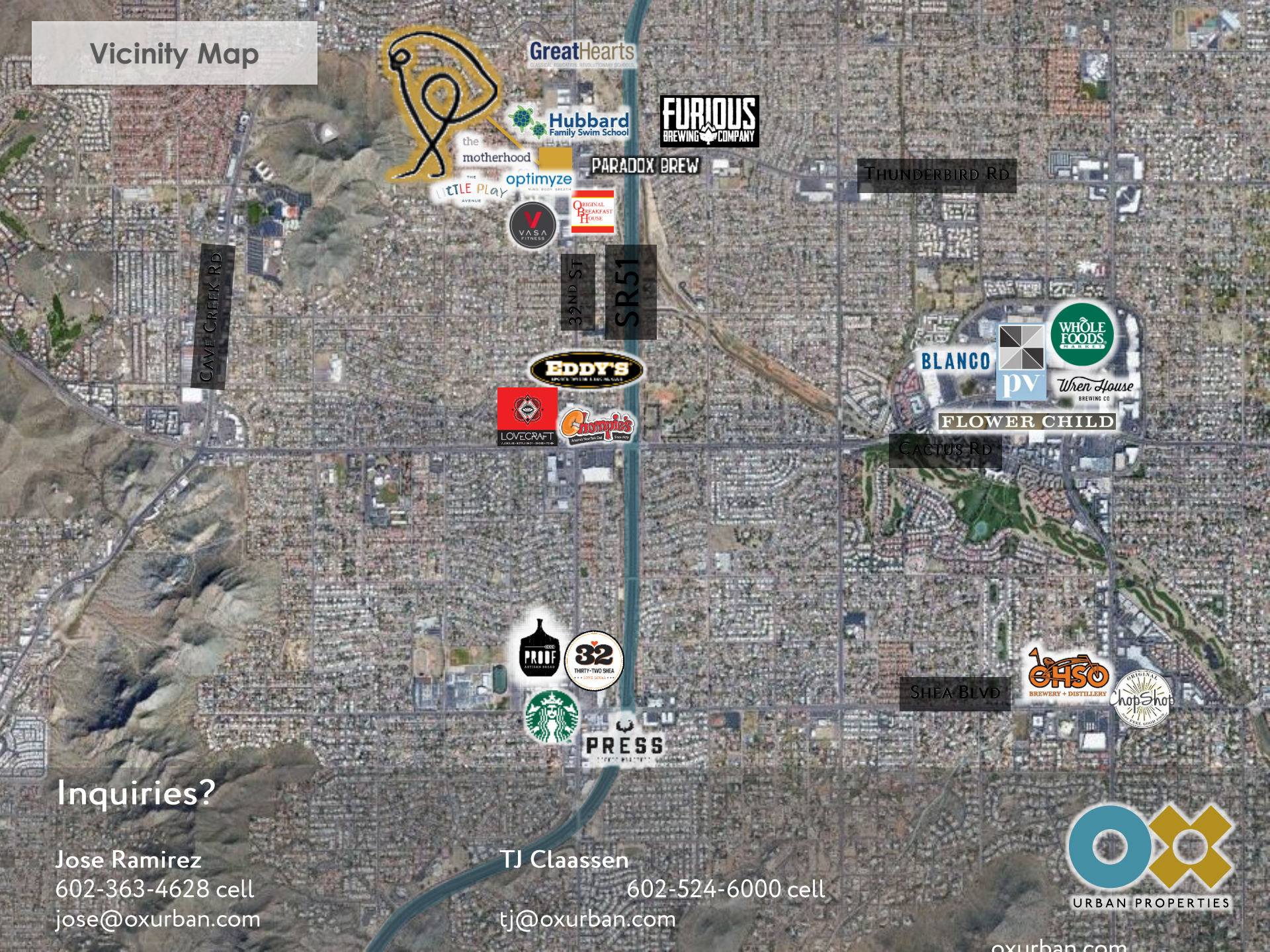
The 32nd Street corridor from the SR-51 Freeway North to Greenway (the “Sheaborhood”) is one of Phoenix’s fastest growing markets. Identified by the City as the North 32<sup>nd</sup> Street corridor, the City has dedicated policies and incentives in place to revitalize the area. The North 32<sup>nd</sup> Policy Plan leads off by reminding us that “North 32<sup>nd</sup> Street was the main north-south transportation corridor in North Central Phoenix” – until SR-51 was extended past Shea Boulevard to the Loop 101 Freeway. The Policy Plan then recommends (among other items) the revitalization of the Corridor by redeveloping certain properties, encouraging residential and commercial investment, increasing densities, branding, increasing landscaping, promoting walkability and other positive improvements to upgrade the number and types of businesses by increasing visitation and to improve the amenities for residents of the area.

**The bird house** delivers upon and promotes the letter and spirit of the North 32<sup>nd</sup> Policy Plan by redeveloping a down-trodden property with a quality development that will provide branding, increase landscaping, promote walkability, and positively add to the vitality, synergy, diversity, and population of the Sheaborhood.





# Vicinity Map



## Inquiries?

Jose Ramirez  
602-363-4628 cell  
jose@oxurban.com

TJ Claassen  
602-524-6000 cell  
tj@oxurban.com





PV Reimagined

6 Minutes from the bird house



**PHASE 1  
FEATURES**

- Whole Foods Market
- 400-unit multi-family luxury development by StreetLights Residential
- Harkins Ciné Grill™: New dine-in luxury theatre concept
- Best-in-class restaurants
- Luxury large format fitness with an upscale residential concept

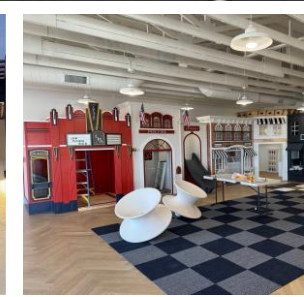
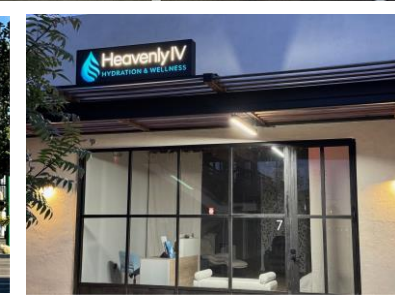


**FLOWER CHILD**

*Wren House*  
BREWING CO.

**BLANCO**







# The Demographics



<b><u>2021</u></b>	<b><u>1 MILE</u></b>	<b><u>3 MILE</u></b>	<b><u>5 MILE</u></b>
Total Population	14,443	126,529	297,799
Avg. HH Income	\$85,744	\$93,910	\$97,573
Avg. Family Size	2.7	2.4	2.4
Median Age	39.4	40.6	40.1

## Inquiries?

Jose Ramirez  
602-363-4628 cell  
jose@oxurban.com

TJ Claassen  
602-524-6000 cell  
tj@oxurban.com



## The Co Tenants

The Little Play Avenue is a thoughtfully designed brand for children aged 0-7 and their families. Their unique play village, engaging classes, and dedicated toddler area provide an immersive experience that nurtures learning, creativity, and development in a safe and inspiring environment. They are the premier destination for exceptional birthday parties and fostering a vibrant community of wonder and exploration. Where curiosity begins, imagination soars, and lifelong connections are formed. At The Little Play Avenue, children discover a vibrant journey of imagination and learning. Their environment merges playful exploration with educational enrichment with custom built play spaces, coffee shop hangout for parents, and incredible party space. Fostering a spirit where creativity flourishes and every child's aspirations and dreams are encouraged to soar.



“the motherhood co.” was created to help new and seasoned mothers alike. It began as a dream to help mothers become stronger more empowered women and is now a reality. Come get recharged, relax and see what they have to offer.

the motherhood co.



**Being Bar** is a healthy alternative beverage bar and retail bottle shop providing NA beer & wine, spirit cocktail proxies, nootropic drinks, caffeinated beverages and fitness smoothies.



**By Refine Photography** is an incredible photography studio and collaborative photography space. Specializing in natural light studio + intimate events.

**Essential Investing** is a Registered Investment Advisor that focuses on building and preserving our clients' wealth. They are happy to work with all types of clients, and possess a unique focus on family wealth strategies and charitable foundations.





**Optimyze**  
MIND. BODY. BREATH.

Optimyze is an oasis of holistic health that integrates innovative wellness modalities including Cold Plunge, Infrared Sauna, Warm Hydrotherapy, Compression Therapy, Red Light Therapy, PEMF, Breathwork, and BioCharger. They strive to elevate your health journey with their expert coaching that synchronizes all these modalities into a single session for optimal results.

**VIBE BOX**  
*your vibe, our box*

Need a Gift? Whatever the occasion, whatever the vibe, Vibe Box has you covered! **Vibe Box** curates gift boxes for any occasion. From corporate gifts, to bridal, to personal gifting. They have got you covered!... Let their specialists curate a custom gift box by providing them information on the recipient and the price point that you would like to stay around.



**Heavenly IV** offers specialized IV and injection nutrient therapy that can give your body the important nutrients it needs to function at its best.

**Luxe Skin & Laser** need say more?



**LUXE**  
SKIN & LASER





# the bird house



URBAN PROPERTIES  
Inquiries:

**TJ Claassen**  
602-524-6000 cell  
tj@oxurban.com

**Jose Ramirez**  
602-363-4628 cell  
jose@oxurban.com

7109 East 2<sup>nd</sup> Street  
Suite 102  
Scottsdale, AZ 85251  
oxurban.com

OWNER AGENT

