

GLENDALE THUNDERBIRD SHOPPING CENTER

5830 W. Thunderbird Road, Glendale, AZ 84306



PROPERTY SUMMARY

- Suite B12: 900 SF Available for Lease
- Anchored by EOS Fitness
- Lease Rate: \$24.00 PSF + NNN
- Located within 1 mile: Arizona State University West Campus, Thunderbird School of Global Management, Banner Health Hospital
- 2025 NNN = \$7.18 PSF



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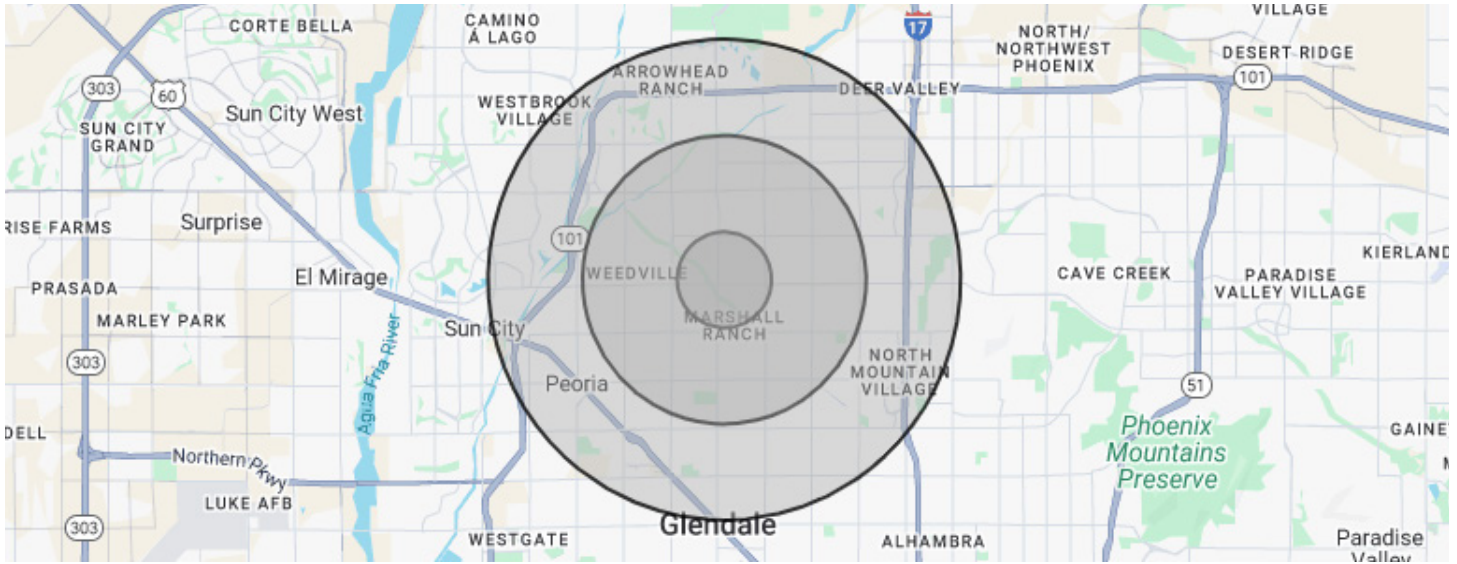
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SITE PLAN



Suite	Tenant
A-1	Salon
A-2	PHX Sports Cards
A-3	Yogurtini
A-4	Clean Eats
A-5	GNC
A-6	Civitas Law Group
A-7	Sheitelman Medical
B-1	Sushi Plus
B-2	Subway
B-3	Anaya's Meican Food

Suite	Tenant
B-5	Paymore Electronics
B-6	Solutions Staffing
B-7	Sports Clips
B-8	Postal & More
B-9	Phoenix Phresh
B-10	SalonCentric
B-11	Zero One Ice
B-12	AVAILABLE
B-13	Nail Salon
B-14	Charcoal Grill



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	18,145	142,080	417,716
Current Year	16,818	132,300	387,039
2020 Population	16,726	135,089	384,132
Growth Current Year - 2029	1.6%	1.5%	1.6%
Growth 2020-Current Year	0.1%	-0.5%	0.2%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,990	50,481	155,993
Current Year	6,471	46,974	144,320
2020 Households	6,467	48,337	143,666
Growth Current Year - 2029	1.6%	1.5%	1.6%
Growth 2020-Current Year	0.6%	0.1%	0.6%

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$77,049	\$90,545	\$82,092
Median Household Income	\$62,281	\$74,597	\$65,295

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