

HEATHERWOOD PLAZA

SEC 59th Avenue & Thunderbird Road, Glendale, AZ 85306

Endcap with Drive-thru

±1,800 SF
Available

Thunderbird Rd (±43,513 VPD)

59th Avenue (±65,276 VPD)

SITE SOURCE



NATALIE JAAFAR

DIR: (602) 386.5710

njaafar@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

PROPERTY HIGHLIGHTS

- **Anchored by Fry's Food & Drug – A Proven Traffic Generator:** Located adjacent to Fry's, the #1 grocery chain in Arizona, ensuring high daily foot traffic and strong co-tenancy to drive customer flow.
- **Surrounded by Major Employment & Education Hubs:** Minutes from ASU West, Arizona Christian University, and Banner Thunderbird Medical Center—bringing over 10,000+ nearby students, faculty, staff, and patients to the trade area daily.
- **Join a Diverse & Longstanding Tenant Roster:** Firehouse Subs, Great Clips, Golden Rice Express, Trulieve, and The Nest Sports Grill, a proven destination for dining, wellness, and daily services.
- **Visible, Accessible, and Convenient:** Prime frontage along Thunderbird Road with ±43,513 VPD and multiple points of ingress/egress. Customers enjoy quick, easy access and over 100 surface parking spaces.
- **High Customer Retention & Established Tenant Loyalty:** Several tenants have been in place for 10–40+ years, reflecting strong customer loyalty, excellent visibility, and sustained sales performance.
- **Ideal for Internet-Resistant Businesses:** The center's tenant mix is built around daily-needs services, fast casual dining, medical/dental, and wellness uses—ideal for concepts looking for stable in-person foot traffic.
- **Plug Into a Proven Market:** Located in the heart of Glendale's Thunderbird corridor, Heatherwood Plaza is less than 5 minutes from Loop 101 and I-17—making it an easy stop for commuters and local residents alike.
- **Perfect for New or Expanding Operators:** Whether you're an established brand or launching your first location, Heatherwood Plaza offers a stable, visible, and high-traffic environment to grow your business.





PROPERTY DETAILS

Address	SEC 59th Ave & Thunderbird Rd., Glendale, AZ 85306
Available for Lease	1,800 SF (Suite A107)
GLA	±13,100 SF
Class	C
Year Built	1988
Parking Ratio	8.01/1,000 SF
Rate	Contact Broker



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PROPERTY PHOTOS



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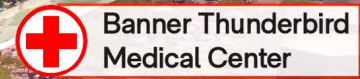
SITE PLAN



ACU Arizona Christian University



Medical/Office



Thunderbird Rd ($\pm 43,513$ VPD)

Subject Property

59th Ave ($\pm 65,276$ VPD)

AERIAL MAP

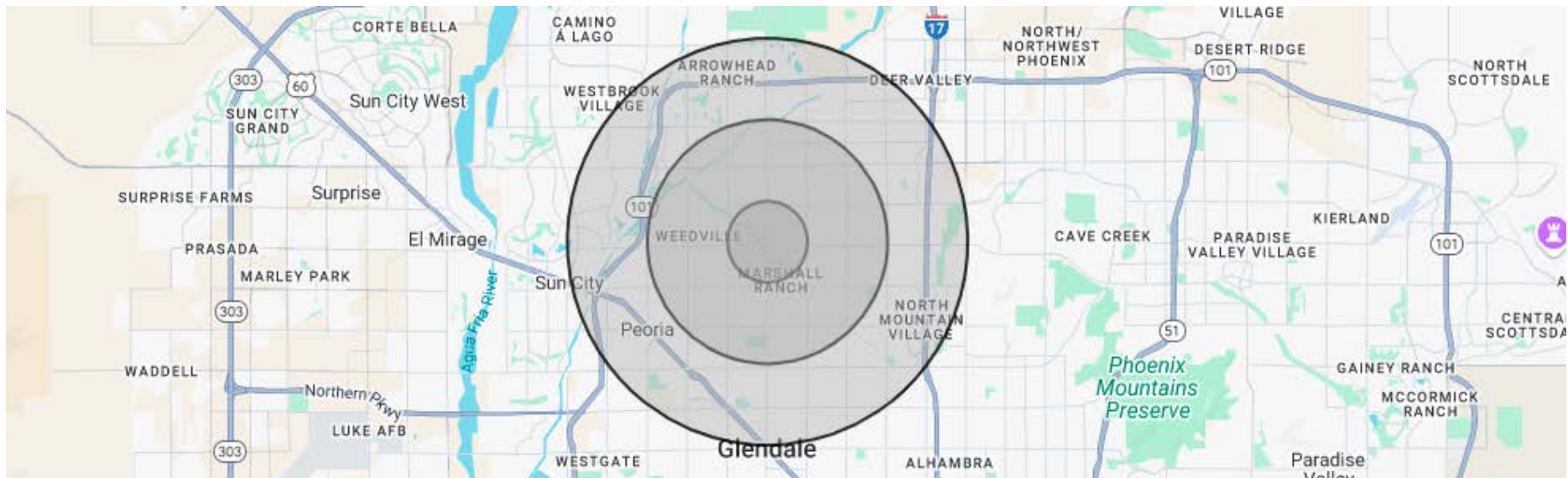


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DEMOGRAPHICS

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 Population	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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CONTACT BROKERS FOR LEASING INQUIRIES

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