

SEC

35TH AVE & THUNDERBIRD RD

PHOENIX, AZ

NORTH MOUNTAIN VILLAGE

ROSS
DRESS FOR LESS

SALLY BEAUTY

DOLLAR TREE

FOOD STORES
fry's

image
Salon Studios

BURGER
KING

WD
Western
Dental

Pizza
Hut

THUNDERBIRD RD

±49,600 VPD

FRANCIS & SONS
CAR WASH

35TH AVE

±32,977 VPD

35TH AVE

±30,773 VPD

site plan overview

AVAILABLE:	±7,232 SF
ADDRESS:	3401 W Thunderbird Rd Ste 1, Phoenix, AZ 85053
ZONING:	C-2
PRICING:	CALL FOR PRICING

property highlights

- 70,000 cars per day at the intersection.
- One mile West of I-17.
- One mile East of ASU: West Campus
- Fry's Grocery Anchored.

neighboring tenants



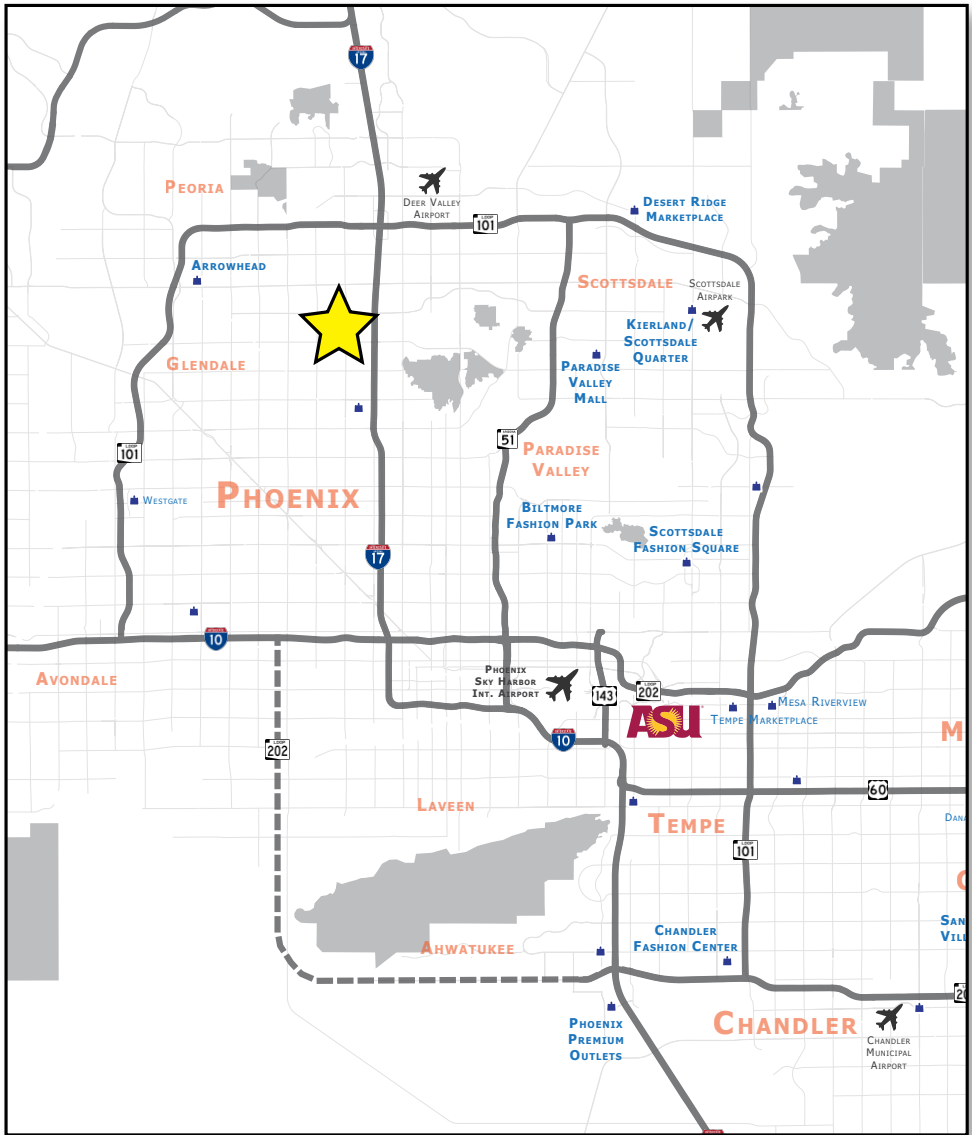








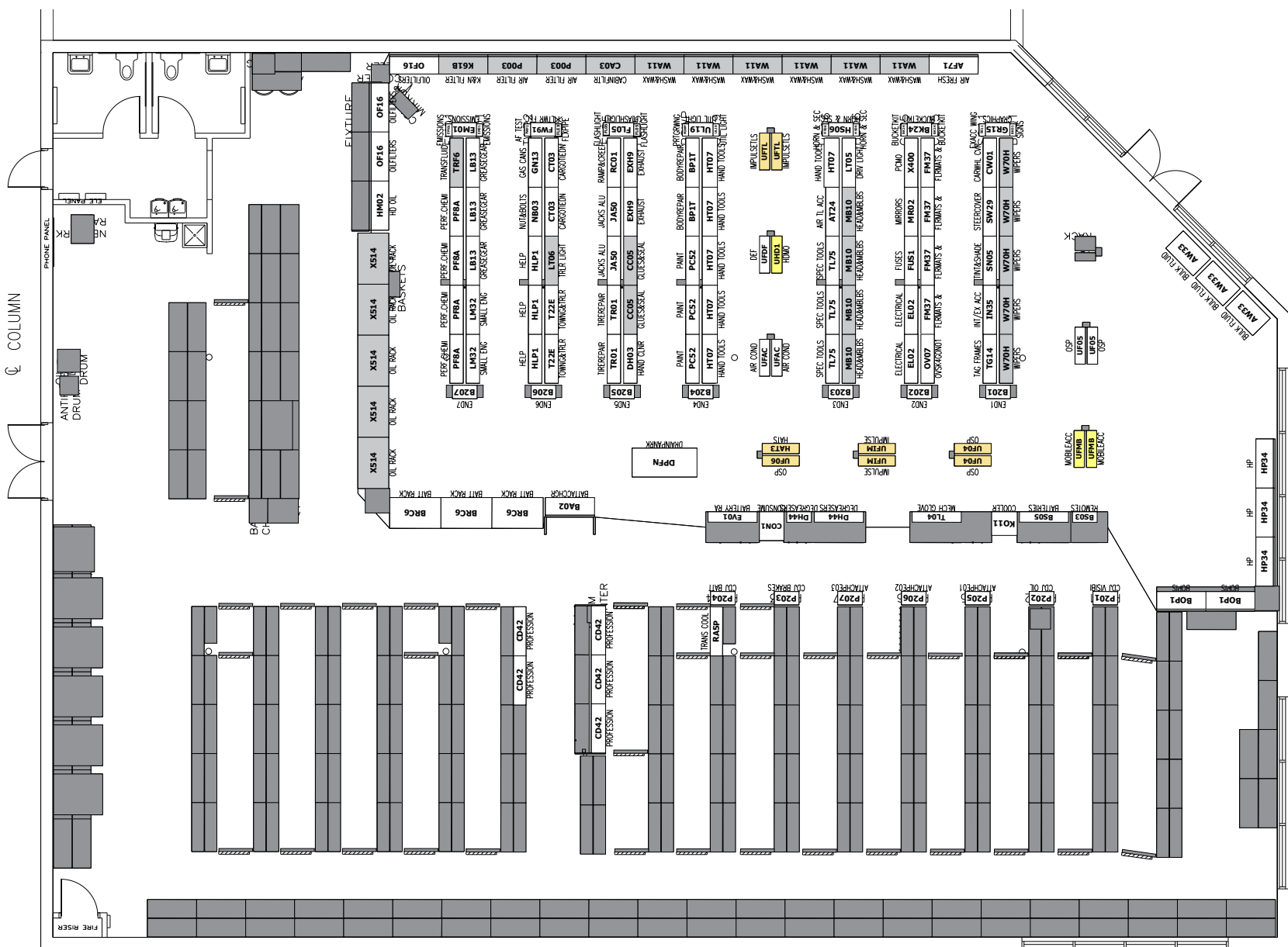




traffic count ADOT 2024

35 th Ave		Thunderbird Rd	
N	±30,773 VPD (NB & SB)	E	±49,600 VPD (EB & WB)
S	±32,977 VPD (NB & SB)	W	±43,922 VPD (EB & WB)

site plan | suite 3401



zoom aerial

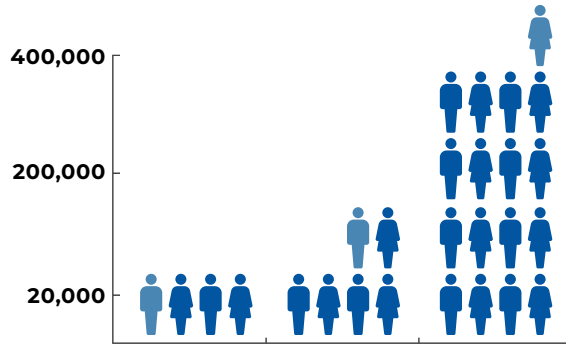


wide aerial



demographics overview

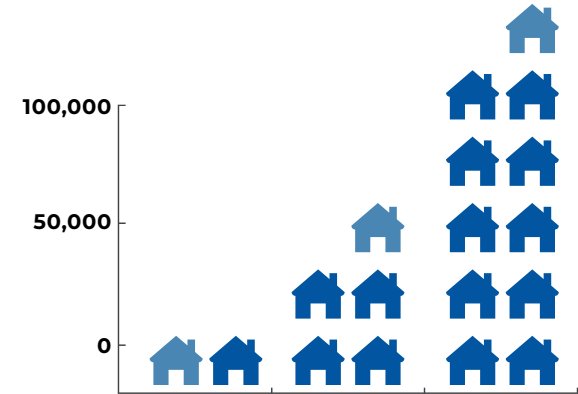
ESRI 2024



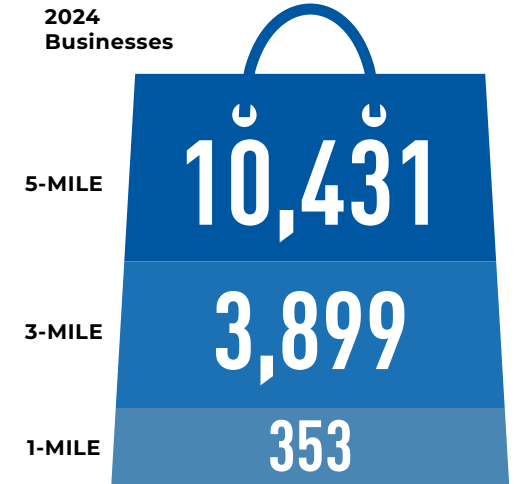
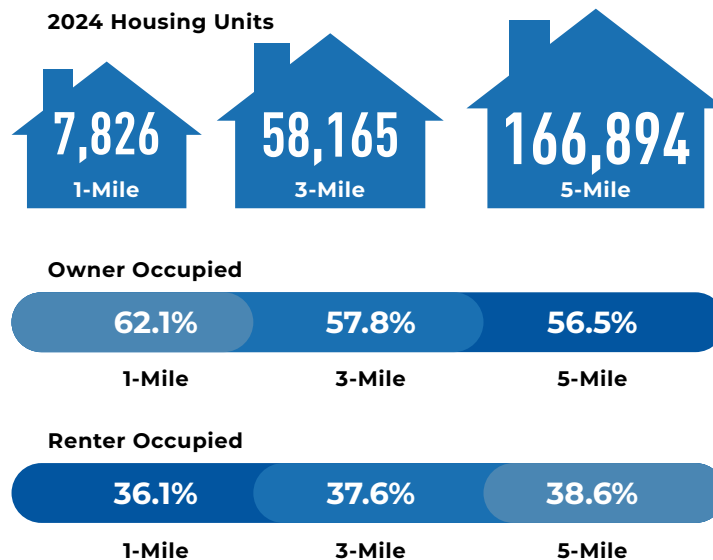
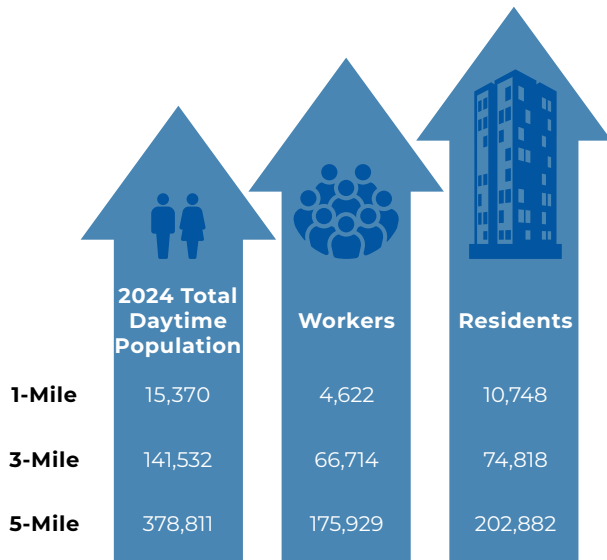
	1-Mile	3-Mile	5-Mile
2024 Total Population	21,748	148,343	412,622
2029 Total Population	21,535	148,615	413,959



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$72,043	\$90,988	\$32,250
3-Mile	\$68,496	\$88,219	\$33,094
5-Mile	\$72,444	\$95,157	\$36,659



	1-Mile	3-Mile	5-Mile
2024 Households	7,685	55,484	158,745
2029 Households	7,693	56,399	161,526





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