

Thunderbird Square

SWC 35th Ave & Thunderbird Rd, Phoenix, AZ 85053



Property Information

- + Easy access to Valley freeway system; within two miles of I-17 (Black Canyon Freeway)
- + Strong traffic counts with over 80,000 ADOT
- + Strong dense population
- + Property anchored by Big Lots
- + ±3,000 SF end-cap available on Thunderbird Rd
- + Drive-thru Pad available for ground lease
- + ±900 SF to ±15,600 SF spaces available

Area Co-tenants



Demographics

| Source: ESRI, 2021 | 1 mile | 3 miles | 5 miles |
|------------------------|----------|----------|----------|
| 2021 Population | 21,230 | 147,457 | 406,688 |
| 2021 Average HH Income | \$73,988 | \$72,192 | \$76,395 |
| Daytime Population | 16,638 | 139,772 | 381,557 |
| 2021 Households | 7,835 | 55,766 | 155,697 |

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For Lease



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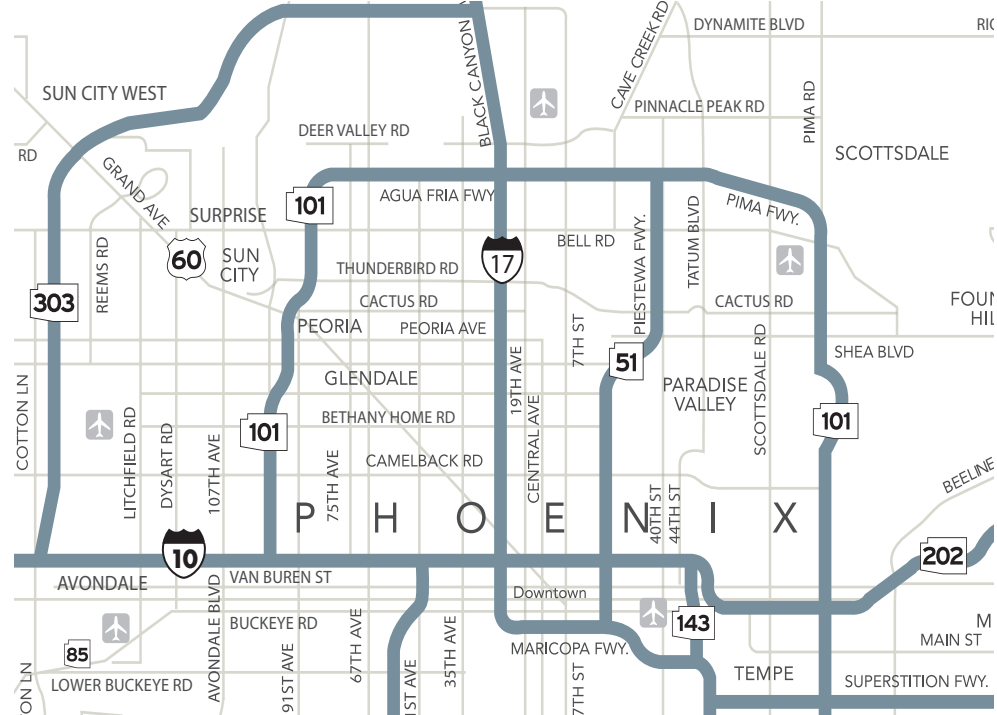
Tenant List

| Suite | Tenant | Size (±SF) |
|-------------|-------------------------|--------------|
| 3555 | AVAILABLE | 3,000 |
| 3551 | Barber | 750 |
| 3553 | Metro PCS | 750 |
| 3549 | ATL Wings | 3,000 |
| 3547 | Sofa Factory | 12,600 |
| 3543 | Big Lots | 26,650 |
| 3535 | Alida Restaurant Supply | 15,600 |
| 3529 | Asian Restaurant | 2,100 |
| 3527 | Goldfinger | 1,500 |
| 3525 | AVAILABLE | 900 |
| 3523 | AVAILABLE | 900 |
| 3521 | AVAILABLE | 900 |
| 3519 | Birdz & Beyond | 1,800 |
| 3517 | Jackson Hewitt | 900 |
| 3513 | AVAILABLE | 1,800 |
| 3511 | Salon | 900 |
| 3509 | Abacus Inn | 3,600 |
| 3507 | AVAILABLE | 1,800 |
| 13616 | Lenny's Burgers | 1,250 |
| PAD | AVAILABLE | |

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Contact Us

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