

±5,955 SF Former Gym Space
Available For Lease

PARADISE PLAZA

4030 E THUNDERBIRD RD, SUITE D | PHOENIX, AZ 85032



Brandon Hall

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Noe Garcia (Habla Español)

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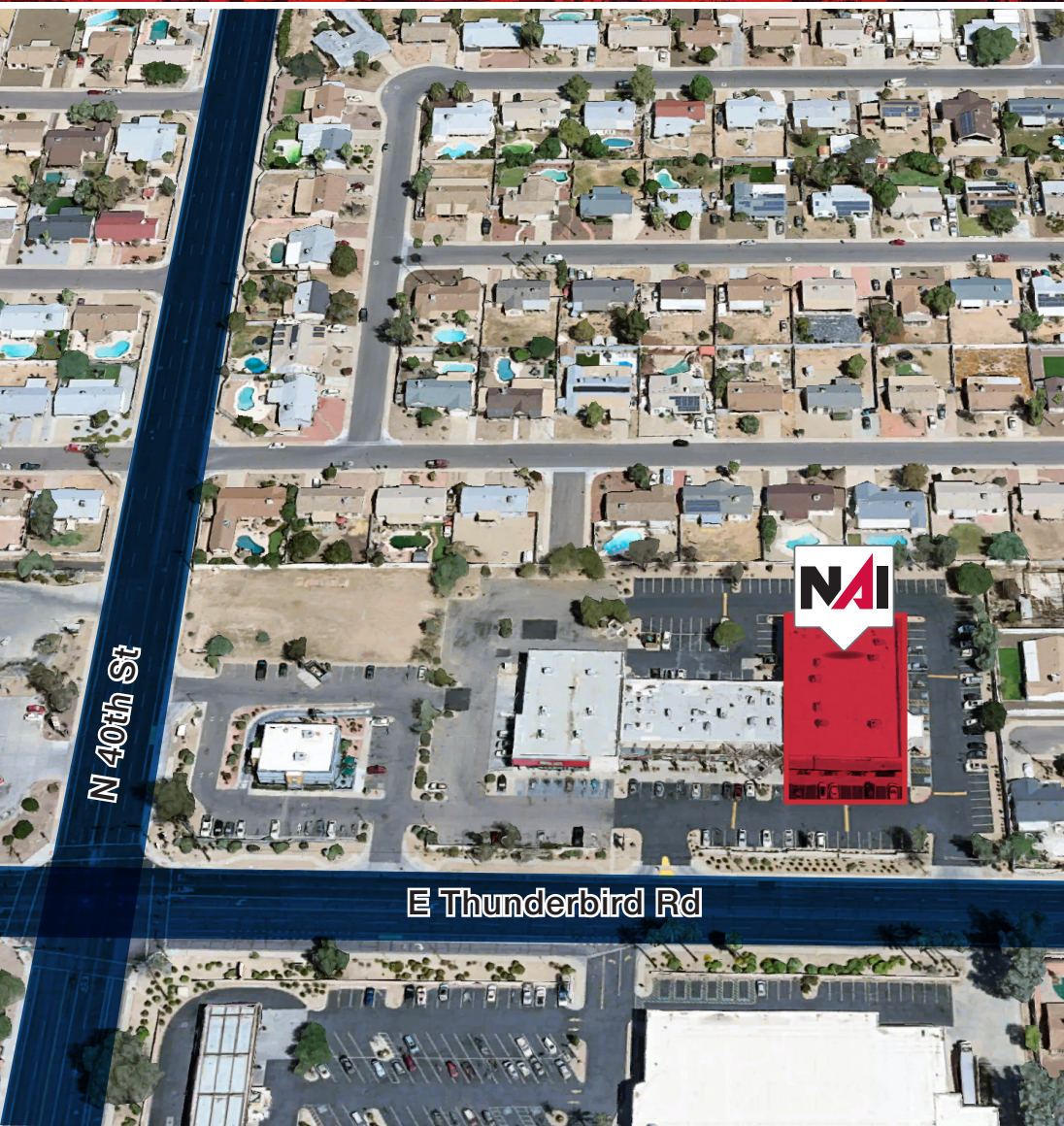
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NAI Horizon
NET LEASE DIVISION

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2944 N 44th St, Suite 200 Phoenix, AZ 85018
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Property Information



Property Location:	4030 E Thunderbird Rd, Suite D Phoenix, AZ 85032
Lease Rate:	\$22 PSF, NNN
Size:	±5,955 SF
Primary Use:	Health & Wellness/Gym/Dance Studio
Parcel #:	215-72-270C
Zoning:	C-C

Property & Area Features

- Former Anytime Fitness gym space available for lease in the established Paradise Plaza shopping center.
- 5,955 SF second-generation fitness space with an existing gym layout.
- Prime location at the intersection of Thunderbird Road & 40th Street.
- High-visibility frontage along Thunderbird Road.
- Prominent monument signage available.
- Situated only 1 mile from PV Mall redevelopment, providing strong area growth and traffic drivers.
- Co-tenancy includes Einstein Bros. Bagels, Jamba Juice, and Papa Johns, generating consistent customer activity.
- Located within a 21,083 SF neighborhood retail center zoned C-C (Commercial).
- Ideal opportunity for fitness, health & wellness, recreation, or other retail users seeking a move-in-ready space.

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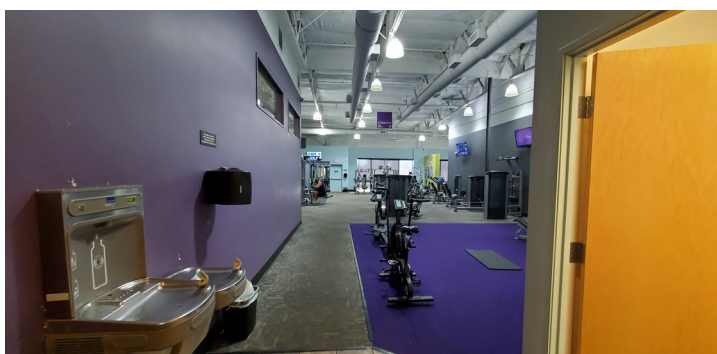
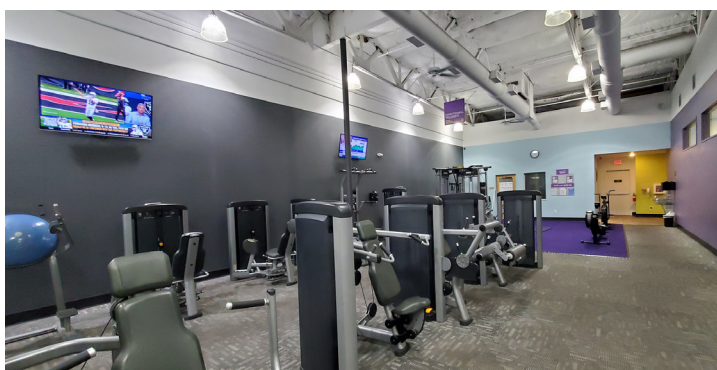
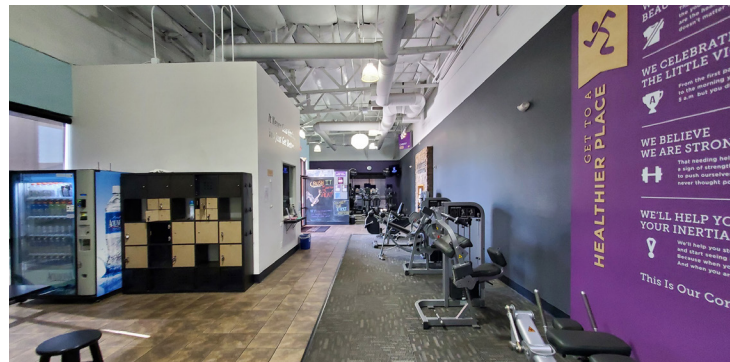
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Photos



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Aerial Map



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Demographics

1, 3, 5 - Mile Demographics

Average Household Income

\$121,110
1-Mile

\$145,535
3-Mile

\$149,863
5-Mile

2026 Population

19,822
1-Mile

124,591
3-Mile

259,742
5-Mile

Median Age

40.5
1-Mile

42.1
3-Mile

42.4
5-Mile

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SOURCE: ESRI

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Area Overview

Connecting Residents, Retail & Redevelopment

The Thunderbird Road and 40th Street corridor is a well-established retail and commercial destination in Northeast Phoenix, serving a dense and affluent residential population. Located near the intersection of major transportation routes and just minutes from the transformative PV (Paradise Valley) redevelopment, the area offers a diverse mix of neighborhood retail, restaurants, fitness facilities, healthcare providers, and daily-service businesses. Its central location and strong household demographics make it a convenient destination for both residents and visitors throughout the surrounding trade area.

Surrounded by mature neighborhoods, quality housing stock, and a stable consumer base, the corridor benefits from consistent daytime and evening traffic. Residents enjoy close proximity to premier shopping, dining, and entertainment options, while businesses benefit from excellent accessibility via Loop 101, SR-51, and major arterial roads including Thunderbird Road, Cactus Road, and Tatum Boulevard. The area's established retail presence, combined with ongoing investment throughout Northeast Phoenix, creates a strong environment for both local and national retailers.

With the continued revitalization of the nearby PV district and sustained residential demand, the Thunderbird Road corridor remains one of Northeast Phoenix's most desirable commercial locations. The combination of strong demographics, convenient freeway access, and a diverse mix of complementary businesses provides exceptional visibility and a built-in customer base, making the area well-positioned for retailers, fitness operators, restaurants, medical users, and professional service providers seeking long-term growth in a dynamic Phoenix submarket.

Sources:

[PV Phoenix \(RED Development\)](#)

[Crexi](#)

[ABC15](#)



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