

FOR LEASE

AVAILABLE
3,009 SF



AVAILABLE RESTAURANT WITH DRIVE THRU

2910 W. Thunderbird Road | Phoenix AZ 85308
WNWC Thunderbird Rd & I-17



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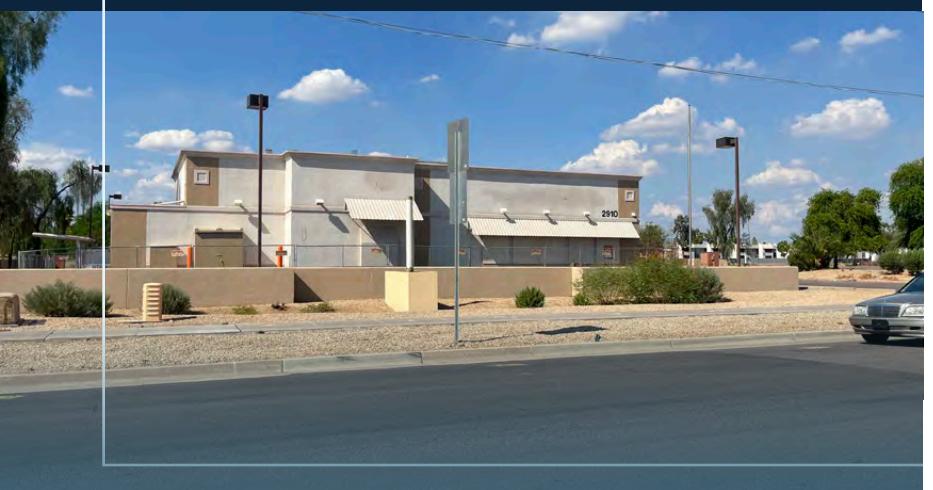
WNWC Thunderbird Rd & I-17

AVAILABLE:
3,009 SF

LOT SIZE
0.92 AC

YEAR BUILT
2000

ZONING
C-C



Positioned on W. Thunderbird Road, the property enjoys excellent visibility in a high-traffic retail corridor. Surrounded by national retailers like Lowe's and Best Buy, along with dense neighborhoods and a strong daytime population, the area delivers consistent customer traffic and exceptional connectivity.

KEY HIGHLIGHTS

- ±3,009 SF freestanding drive-thru restaurant
- Whataburger lease expires 7/31/26. Landlord has the right to terminate the lease early
- Situated on a 0.879 AC lot with excellent site utilization
- Prominent frontage along Thunderbird Road providing strong visibility
- Equipped with a high-exposure monument sign for branding opportunities
- Prime location directly across from Lowe's and Best Buy, ensuring strong traffic and retail synergy
- Over \$112,000 Avg HH Income in 3 miles and over 123,000 in Daytime population
- High-traffic corridor with strong daytime population driven by dense residential neighborhoods, major retailers, and nearby employment centers



*For more information,
please contact broker directly.*

SCOTT ELLSWORTH

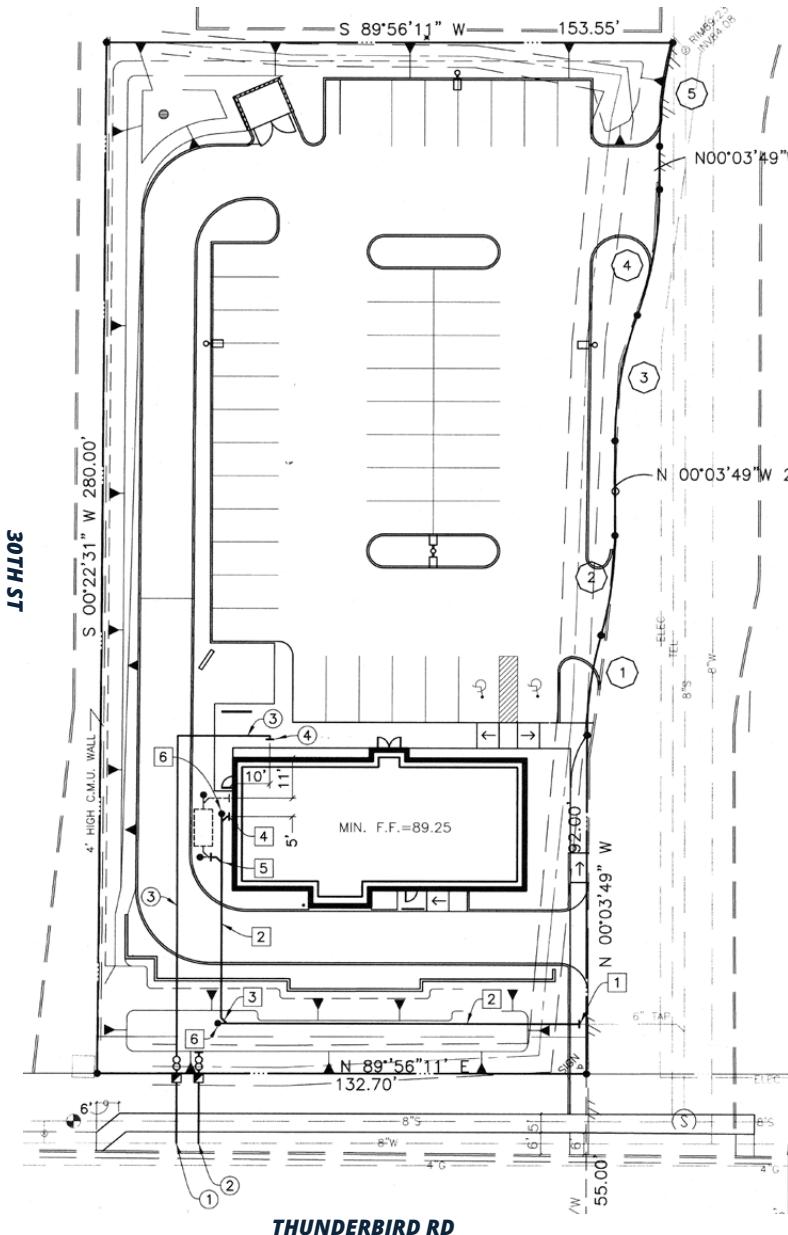
(o) 602.682.6063
scott.ellsworth@srsre.com

BRIAN POLACHEK

(o) 602.682.6045
brian.polachek@srsre.com



SITE PLAN



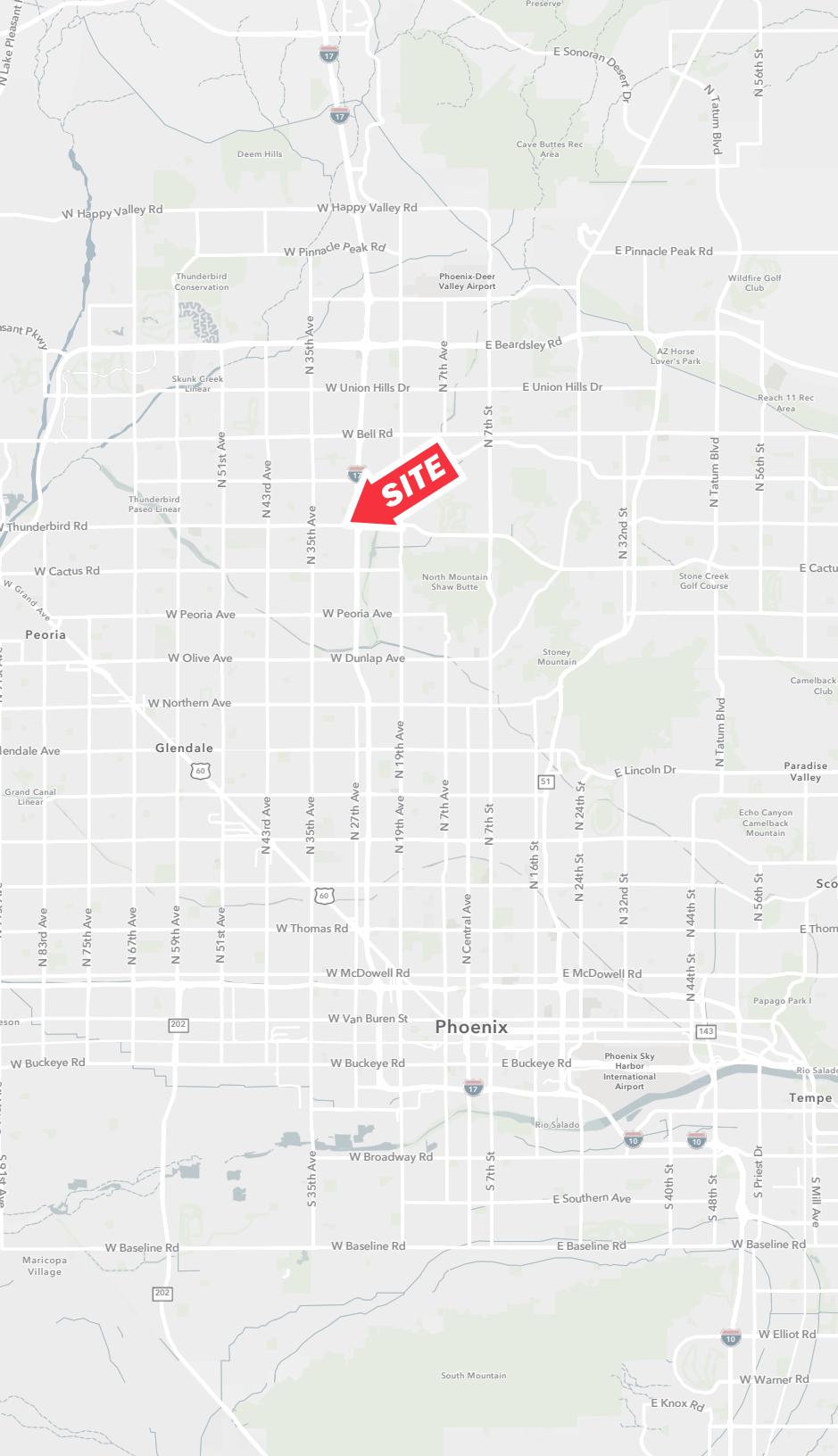
AVAILABLE 3,009 SF

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PHOTOS





PROPERTY DETAILS

2910 W. Thunderbird Road | Phoenix AZ 85308
WNWC Thunderbird Rd & I-17

Demographics (2025)

Source: Esri

1 MILE

20,258 2025 Population	20,036 2030 Population	\$84,298 Avg Household Income	15,166 Daytime Population
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3 MILES

143,674 2025 Population	142,770 2030 Population	\$92,425 Avg Household Income	133,564 Daytime Population
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5 MILES

411,430 2025 Population	411,930 2030 Population	\$98,718 Avg Household Income	380,926 Daytime Population
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Traffic Counts (2024)

Source: ADOT

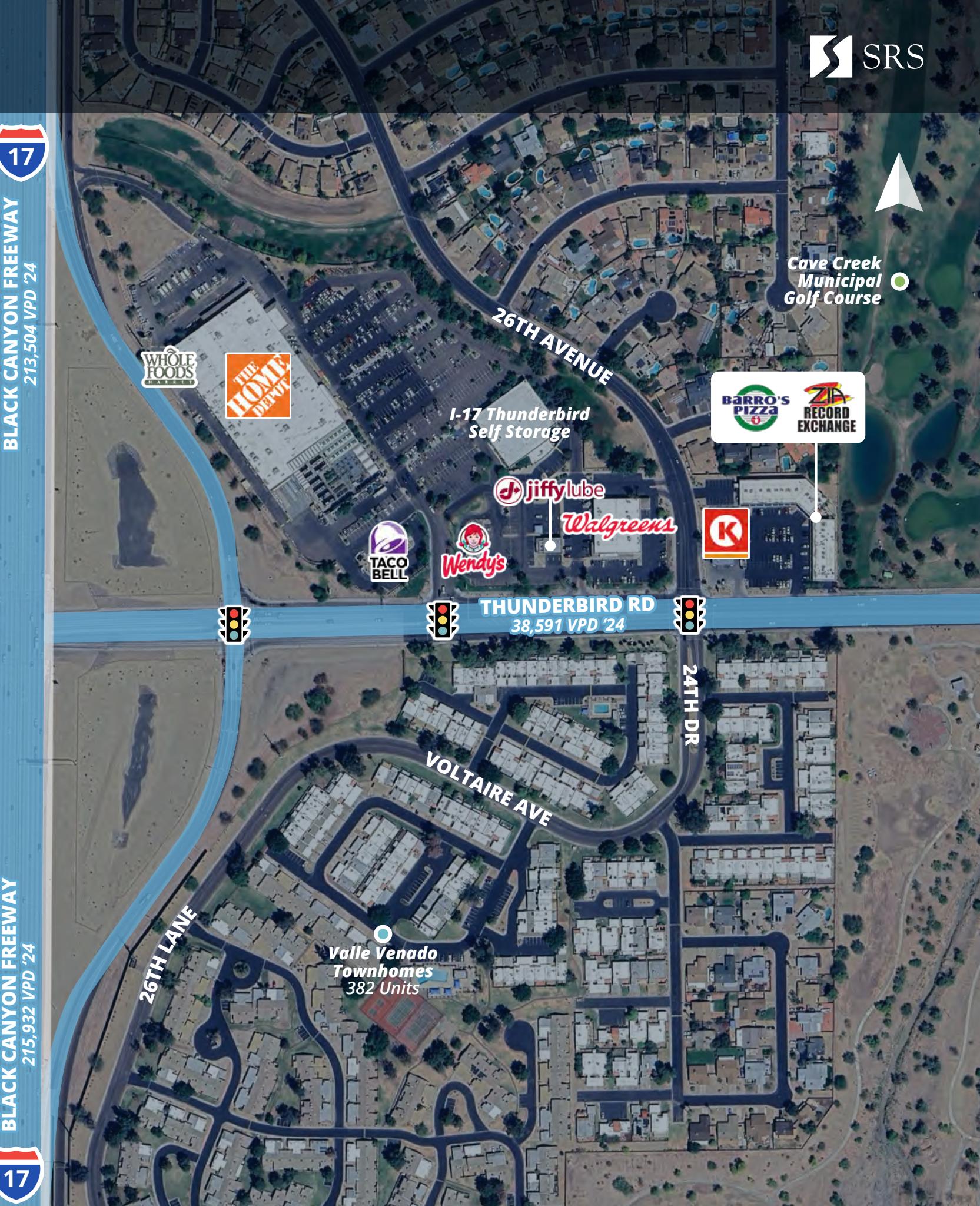
45,901 VPD Thunderbird Rd	215,932 VPD I-17 Fwy
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W/NWC Thunderbird Road & Interstate 17

2910 West Thunderbird Road | Phoenix, Arizona 85308



SRS



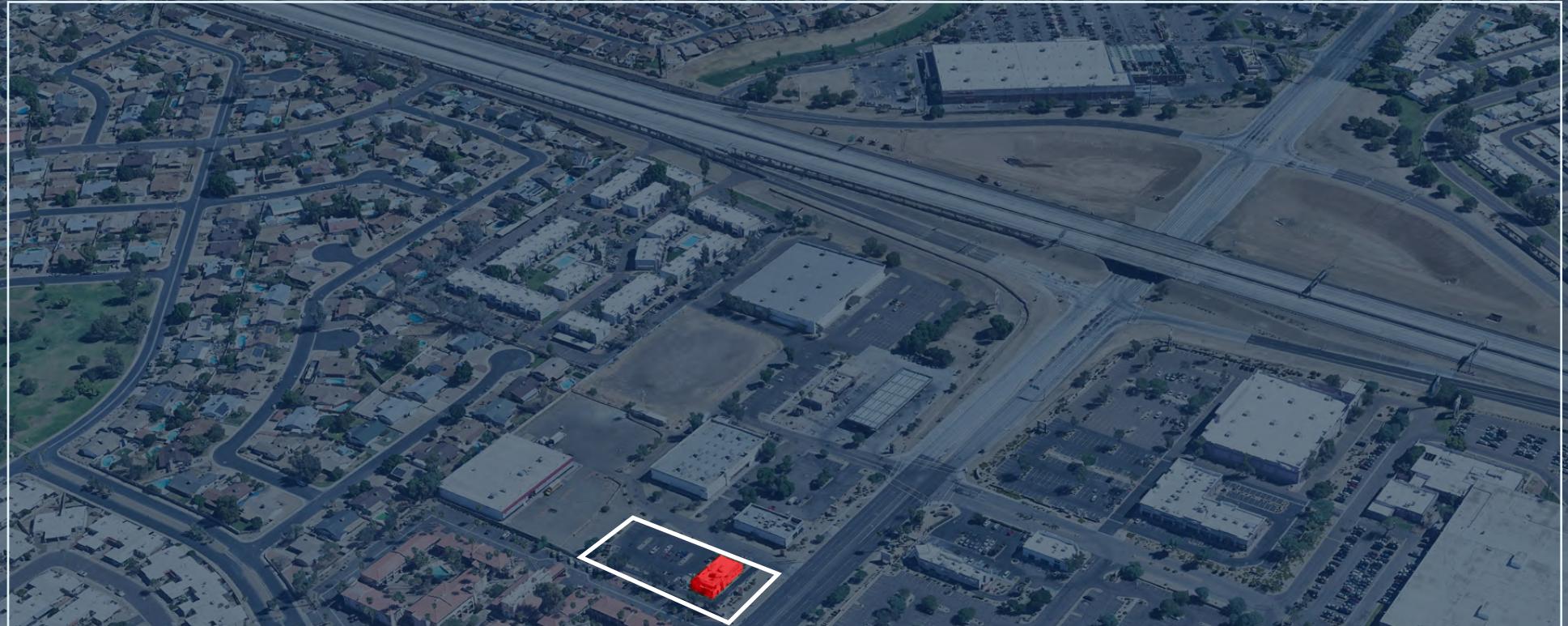
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scott.ellsworth@srsre.com

BRIAN POLACHEK
(o) 602.682.6045
brian.polacheck@srsre.com

SRS
3131 E Camelback Rd. AZ, Suite 110
Phoenix, AZ 85016
602.682.6000



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