

Best-Buy Shops Pad at Metro North

2737 W THUNDERBIRD RD | PHOENIX, AZ | 85053

½ Acre | Quick Service | Drive Thru Pad | QSR – GROUND LEASE



— REAL ESTATE AT —
THE FIRM.

PRESENTED BY:
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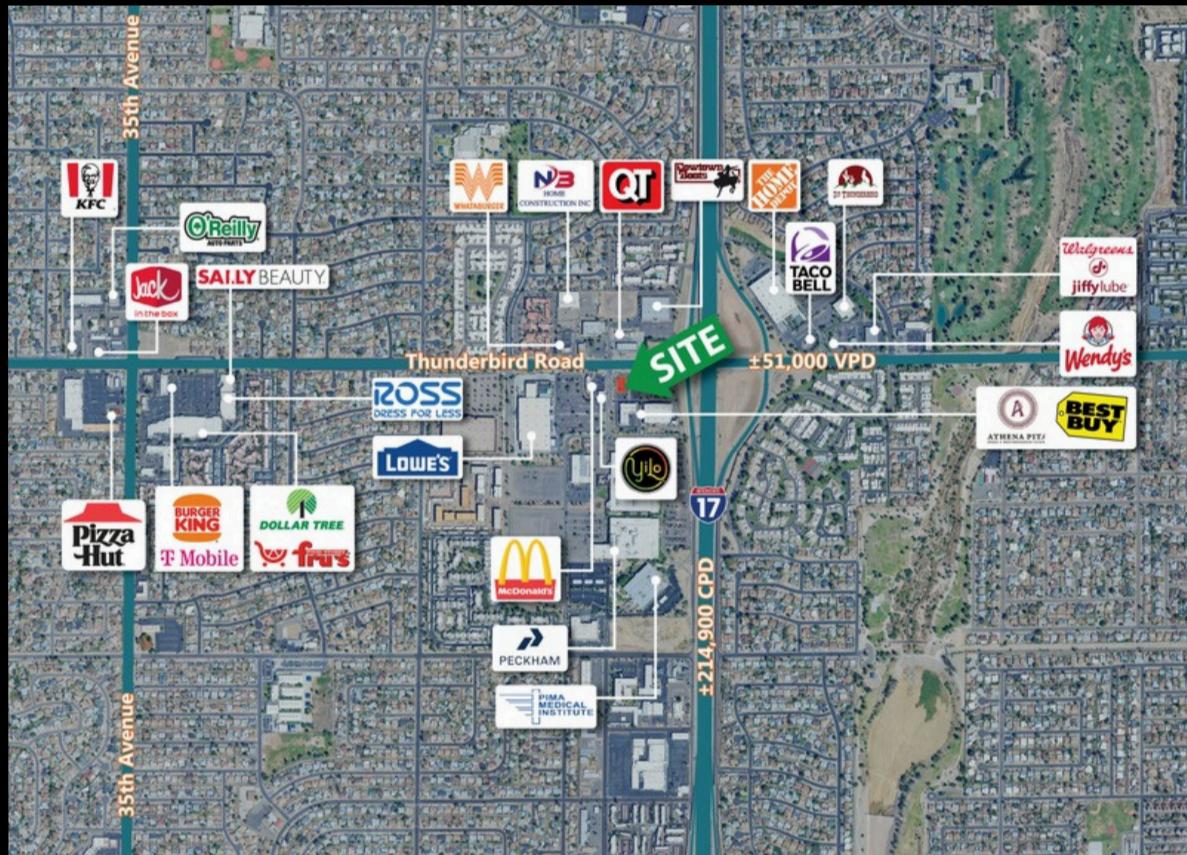
THUNDERBIRD RD ±51,000 VEHICLES PER DAY



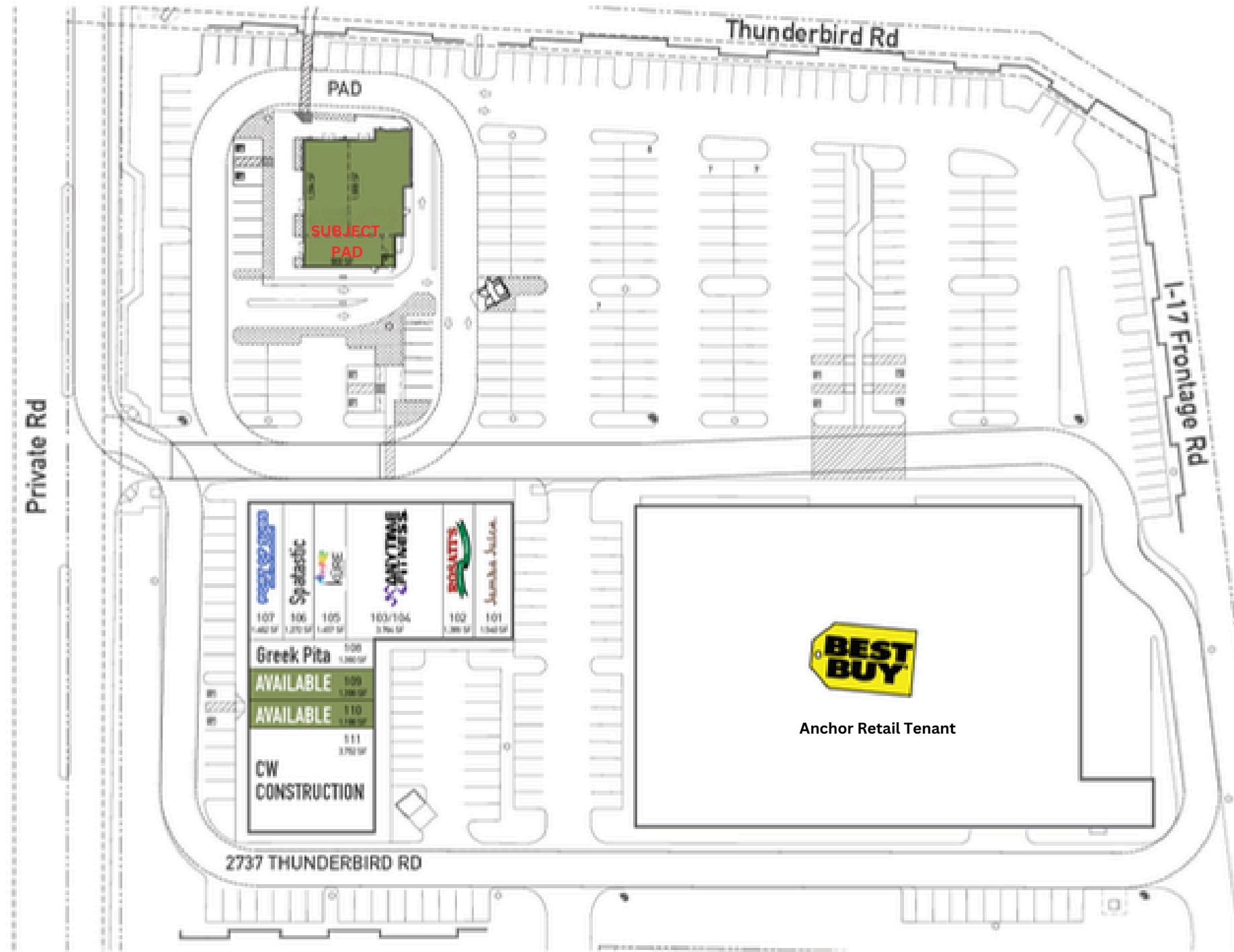
REAL ESTATE AT
THE FIRM.

2737 W THUNDERBIRD RD | PHOENIX, AZ | 85053 | QSR PAD GROUND LEASE

- Drive-thru QSR pad with prior approvals:** The site is ideally positioned for a quick-service restaurant with drive-thru, with plans and permits previously approved for Drive-thru Coffee, allowing for faster execution and reduced entitlement risk.
- Strong shadow anchors:** Located between Best Buy and Lowe's Home Improvement, the pad benefits from consistent daily traffic and built-in customer demand from national retailers.
- Exceptional traffic exposure:** The property sees approximately 51,000 vehicles per day on Thunderbird Road and nearly 215,000 vehicles per day along I-17, providing outstanding visibility and access.
- Compelling demographics:** Over 411,000 residents live within a 5-mile radius, with an average household income of \$81,077, supporting strong and sustainable QSR sales.



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BRAND-NEW CACTUS PARK PRECINCT
FOR THE PHOENIX POLICE & FIRE DEPARTMENT



Former Fry's Electronics building

SWEETWATER AT METRO NORTH
520 UNITS

THE RESERVE AT THUNDERBIRD
243 UNITS



ROSS
DRESS FOR LESS™

O'Reilly
AUTO PARTS

cricket
wireless

NB
HOME
CONSTRUCTION INC



THUNDERBIRD RD ± 51,000 VPD

± 214,900 VPD





WINDSOR PALMS
COMPLEX



NB
HOME
CONSTRUCTION INC



THUNDERBIRD RD ± 51,000 VPD

SUBJECT PROPERTY

700+ new residential units



PAINTED ROCK ACADEMY
471 STUDENTS



± 214,900 VPD



PIMA
MEDICAL
INSTITUTE

Market Overview

**±13.3 MILES NORTH OF DOWNTOWN PHOENIX
±17.2 MILES NORTH OF PHOENIX SKY HARBOR AIRPORT
±18.4 MILES NORTH/WEST OF OLD TOWN SCOTTSDALE**

NORTH PHOENIX | NEIGHBORHOOD OVERVIEW

The neighborhood around 2737 W Thunderbird Rd in Phoenix, AZ, is family-friendly and offers a range of amenities and services for residents. There are multiple schools including Ironwood Elementary School, Desert Foothills Junior High, and Greenway High School, which serve the local community and are part of the Glendale Union High School District. Outdoor activities are available at Cactus Park, which features amenities like a swimming pool, playground, picnic areas, and sports courts, making it a popular spot for families and individuals to enjoy Phoenix's sunny weather. Nearby, the Paseo Highlands Park also provides additional options, including trails, soccer fields, and open spaces for walking and jogging. The area is close to retail and dining destinations, with the Metrocenter area offering diverse shopping options and entertainment, including movie theaters, bowling alleys, and various restaurants. This neighborhood provides both urban conveniences and suburban charm, making it a versatile and vibrant community in North Phoenix.

**\$4
BILLION**
IN CONSUMER SPENDING

4.8 M
METRO AREA
POPULATION

>2,000
SQ MILES
(METRO AREA)

NO. 2
SUNNIEST CITY
IN THE USA

THE VALLEY OF THE SUN



PHOENIX, AZ

DEMOGRAPHIC HIGHLIGHTS WITHIN 5 MILES OF THE PRIMARY TRADE AREA



34.9%
BACHELOR'S
DEGREES OR HIGHER



37.6
MEDIAN
AGE



\$81,077
AVG HOUSEHOLD
INCOME



5M+
POPULATION

Nicknamed the “Valley of the Sun,” the Greater Phoenix area sees more sunshine than any other metro area in the country. That in and of itself is enough to entice people to lay down roots, but Arizona’s capital also features a desirable combination of a thriving job market, a relatively low cost of living, and plenty of ways to enjoy the sun.

The city is a hub of economic vitality, featuring a robust job market with growth in various sectors such as technology, finance, and healthcare. Alongside its thriving economy, Phoenix offers a relatively affordable cost of living, making it an attractive choice for both young professionals and families. With its blend of economic opportunity, affordability, and an active lifestyle, the Greater Phoenix area continues to attract new residents and retain its charm for those already living there.

| POPULATION | 2-MILE | 5-MILE | 10-MILE |
|----------------------------|----------|----------|-----------|
| 2025 Population 2030 | 70,831 | 410,054 | 1,318,234 |
| Population Projection 2020 | 79,320 | 443,566 | 1,449,075 |
| Census | 20,478 | 144,707 | 410,054 |
| HOUSEHOLDS | 2-MILE | 5-MILE | 10-MILE |
| 2025 Households 2030 | 28,235 | 159,303 | 509,329 |
| Households Projection 2020 | 30,717 | 172,097 | 551,703 |
| Census | 27,048 | 159,073 | 500,759 |
| INCOME | 2-MILE | 5-MILE | 10-MILE |
| Average Household Income | \$71,101 | \$81,077 | \$90,611 |

PHOENIX, AZ

AT-A-GLANCE

With a population of more than 1.6 million residents, the city of Phoenix is the capital and the most populous city in Arizona. It is also the fifth-most populous city in the nation. The Phoenix Metropolitan Area – often referred to as the Valley of the Sun, the Salt River Valley, or Phoenix Metro – is centered on the city of Phoenix, which includes much of the central part of the U.S. state of Arizona. The United States Office of Management and Budget designates the area as the Phoenix-Mesa-Scottsdale Metropolitan

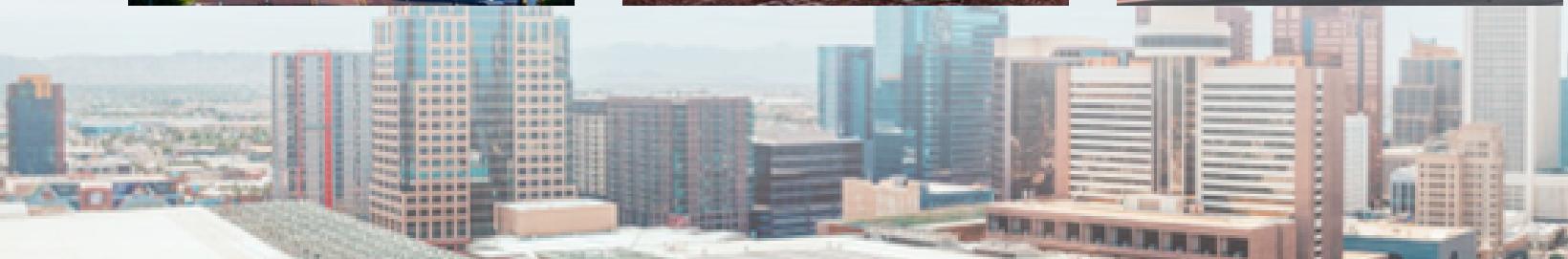
Statistical Area (MSA), defining it as Maricopa and Pinal counties. Greater Phoenix encompasses 2,000 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe, and Mesa. Maricopa County, in which Phoenix is located, covers more than 9,000 square miles. Phoenix's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain, and Piestewa Peak.

CONSUMER
\$4B+
SPENDING

TOTAL POPULATION

4.8M+ 

\$308.21B GROSS
METRO
PRODUCT



MAJOR EMPLOYERS

 Dignity Health.

 fry's

 Banner Health

 WELLS FARGO

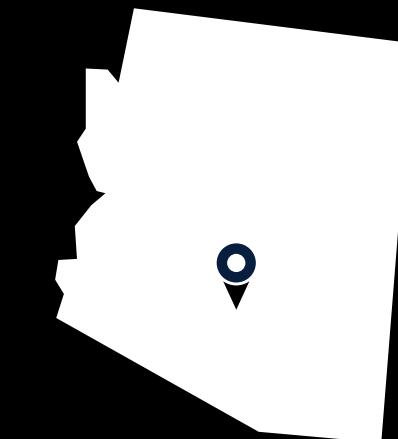
 Walmart

 ASU

 GCU

ECONOMY

PHOENIX, AZ IS THE
5TH LARGEST CITY
IN THE UNITED STATES



POPULATION

SOURCE: US CENSUS

SALES VOLUME

The Phoenix Metropolitan area has historically been the center of the state's economy. As with the state of Arizona, the area relied on the five C's (copper, cattle, climate, citrus, and cotton) for its economic growth and expansion. After World War II, the area entered the manufacturing industry, which spurred the growth of what would eventually be one of the largest urban areas in the nation.

The technology & service industries currently account for almost 77% of total employment in the region. Phoenix also has a significant business sector. It is home to several Fortune 1000 companies, including Avnet, Freeport-McMoRan, Republic Services, Magellan Health, Sports Farmers Market, ON Semiconductor, Knight-Swift Transportation Holdings, & Pinnacle West Capital.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum (“Brochure”) contains select information pertaining to the proposed ground lease opportunity for real property located at 2737 W Thunderbird Rd, Phoenix, AZ 85053 (the “Property”). The Brochure is provided for informational purposes only and does not constitute an offer, solicitation, or representation of any kind.

Real Estate at the Firm is acting solely as a real estate broker in connection with this offering. The information contained herein has been obtained from sources believed to be reliable; however, it has not been independently verified. Neither the property owner, Real Estate at the Firm, nor any of their respective officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this Brochure, including but not limited to site dimensions, zoning, entitlements, utilities, access, financial projections, or suitability for any particular use.

All maps, site plans, pad configurations, lot lines, boundaries, and dimensions shown are approximate and for illustrative purposes only and do not represent a surveyed boundary or final site configuration. Prospective tenants must conduct their own independent investigations, surveys, and studies to verify all aspects of the Property.

Prospective tenants are expressly advised to rely solely on their own due diligence, including but not limited to legal, zoning, engineering, environmental, financial, and construction investigations, and to consult with their own advisors prior to entering into any agreement. No reliance should be placed on the information contained in this Brochure.

Confidentiality: This Brochure and all information contained herein are confidential and are furnished solely for the purpose of evaluating a potential ground lease opportunity. The recipient agrees not to disclose, distribute, reproduce, or make this Brochure available to any third party without the prior written consent of the property owner or Real Estate at the Firm, except to the recipient’s professional advisors who are engaged for the purpose of evaluating the Property and who are bound by confidentiality obligations.

By reviewing this Brochure, the recipient acknowledges that they have not relied on any representations or warranties made by the property owner or broker, and that any decision regarding the Property shall be based solely on the recipient’s independent analysis and investigations.

Thank you



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