

Thunderbird Commons

2810 & 2828 W. Thunderbird Rd.
Phoenix, AZ 85053
Maricopa County



key features

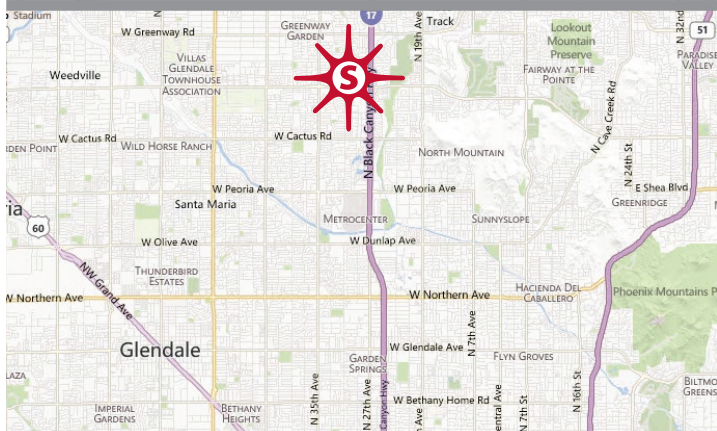
- located at I-17 exit on Thunderbird Road, with Lowe's, Best Buy, and The Home Depot nearby
- 20,725-sf light industrial/warehouse building for sale
- ± 0.77 to 2 acres available for redevelopment
- daily traffic counts: 207,369 on I-17/Black Canyon Freeway and 59,511 on Thunderbird Road

demographics

	1 mile	3 miles	5 miles
population	20,021	146,311	416,084
households	7,897	56,918	165,530
avg. household income	\$82,046	\$88,624	\$95,236
daytime population	9,745	89,290	234,033

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

commercial space for sale 20,725 sf
land for ground lease ± 0.77 –2 acres



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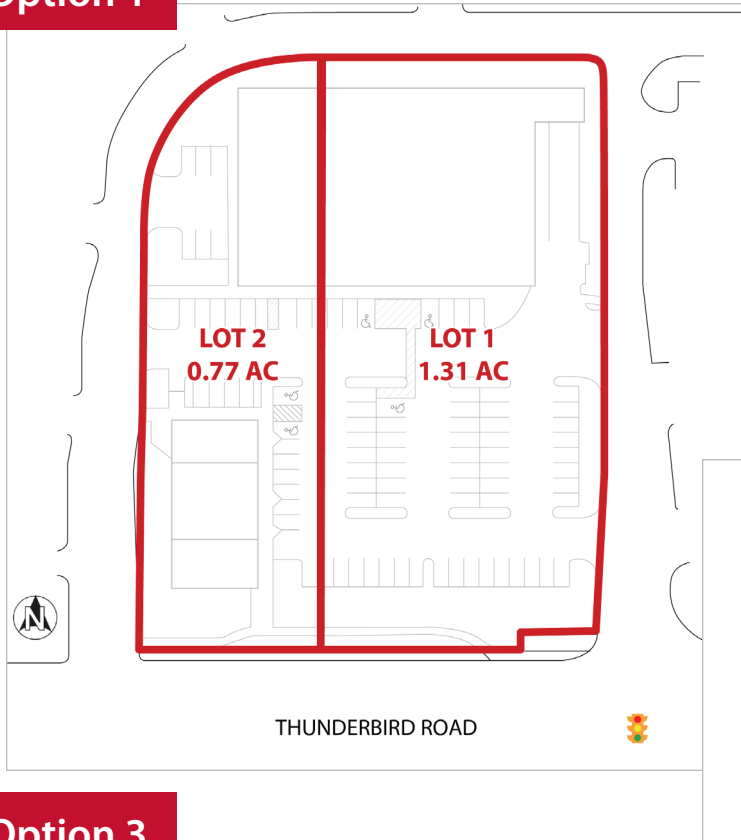
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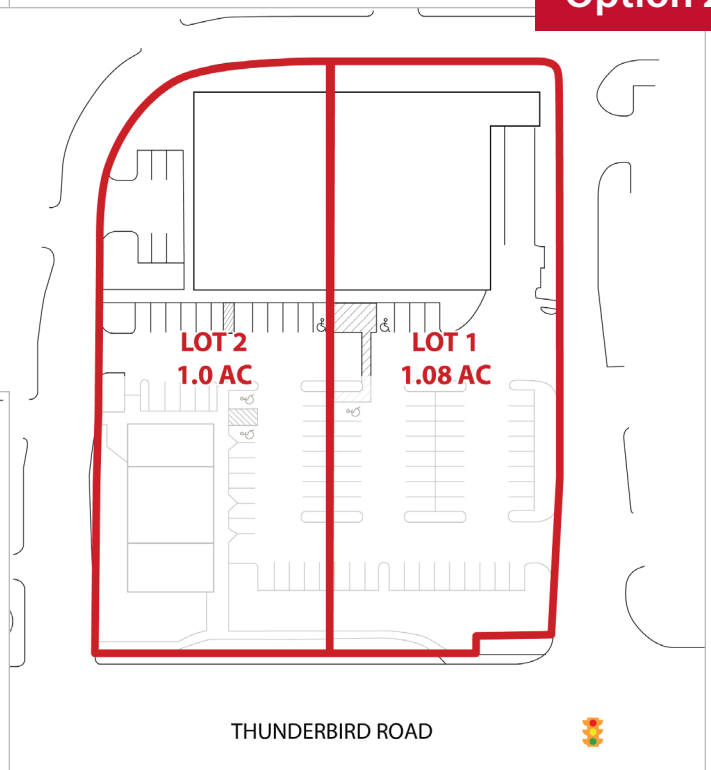
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Option 1



Option 2



Option 3

