

HARD CORNER FREESTANDING RESTAURANT W/ DRIVE-THRU AVAILABLE FOR LEASE & GROUND LEASE | 5105 W Thunderbird Rd | Glendale, AZ 85306 0.85 AC | 4,028 SF | \$40 PSF + NNN



CONTACT BROKER FOR PRICING

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Brandon Hall

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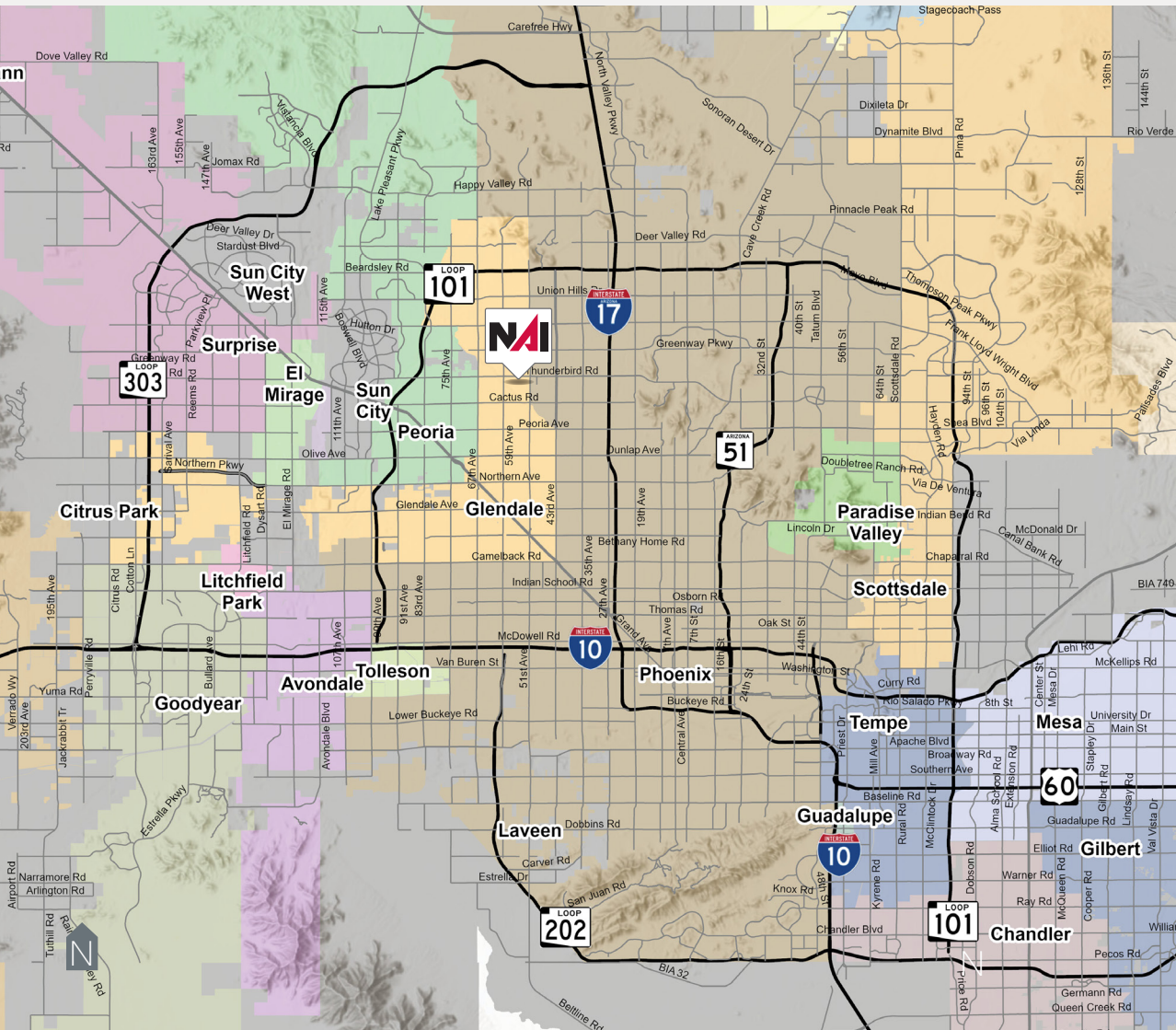
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NET LEASE DIVISION

Offering Property Information

Close Proximity To ASU West Campus And Other Amenities



Features

- Available for lease & ground lease
- Site able to be split for two users or space able to be subdivided
- Existing drive-thru available
- Prime hard corner at signalized intersection with excellent exposure and visibility
- Second generation freestanding restaurant with high traffic count at intersection
- Frontage on both Thunderbird Road and 51st Avenue
- Close proximity to Banner Thunderbird Medical Center with $\pm 3,000$ employees
- More than 380K daytime employees within 5 miles
- Strong retail trade area
- Across from Arizona State University's West Campus with $\pm 5,000$ students & 900 employees
- More than 400K population within 5 miles
- Strong demographics and area co-tenancies
- Showings by appointment only, contact broker to schedule a tour.

Address: 5105 West Thunderbird Rd,
Glendale, AZ 85306

Lease: \$40 PSF + NNN

Building Size: 4,028 SF

Lot Size: $\pm 37,071$ SF (0.85 AC)

Zoning: C-2

Primary Use: Restaurant Drive-thru

Parcel: 200-75-935

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Retail Map



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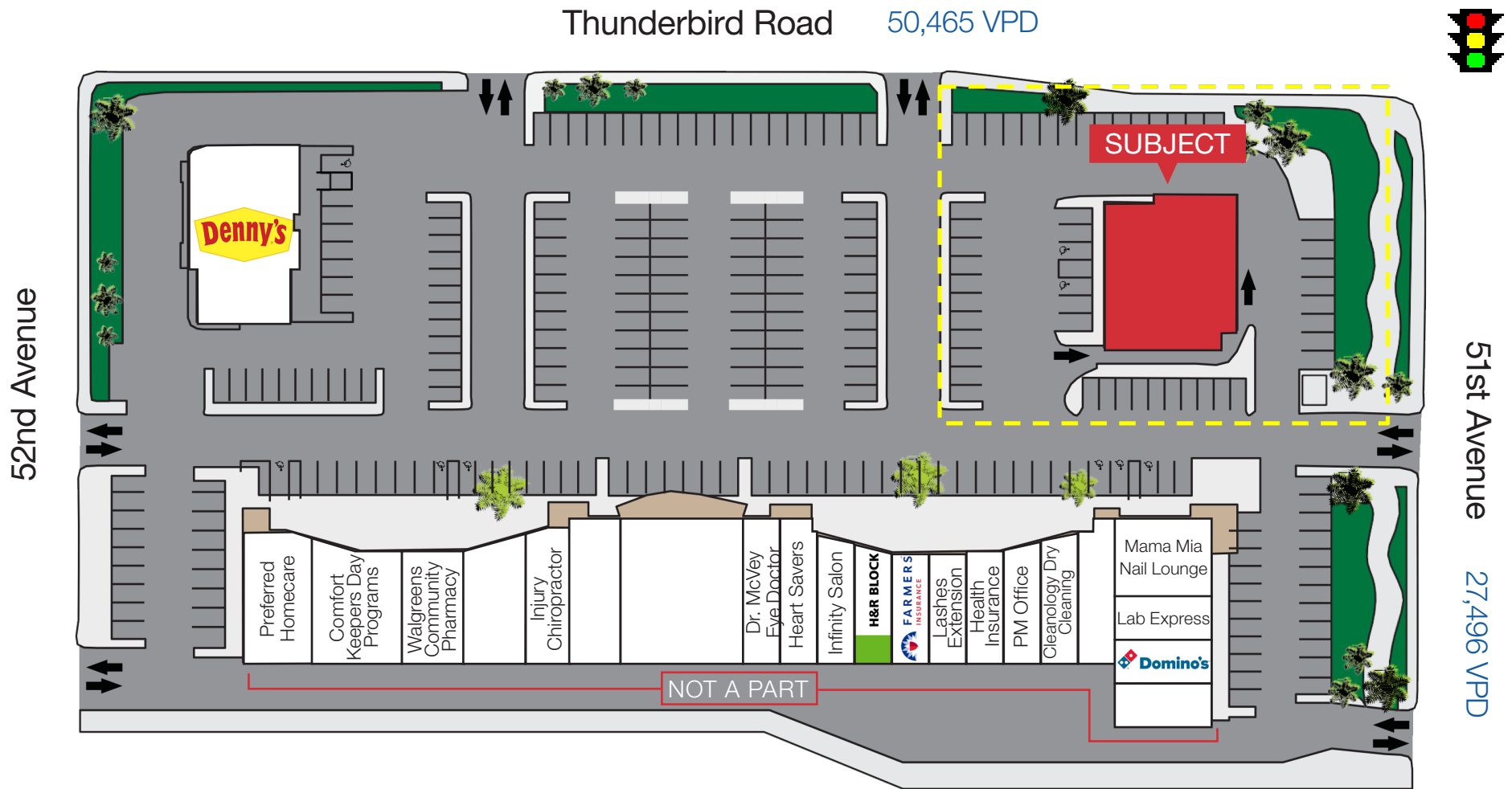
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Site Plan



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Property Photos (Exterior)



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Property Photos (Interior)



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Demographics

1-Mile Demographic



2025 Population
17,093



2025 Average HH Income
\$94,076



2025 Employed Population
8,649

3-Mile Demographic



2025 Population
144,640



2025 Average HH Income
\$104,261



2025 Employed Population
75,279

5-Mile Demographic



2025 Population
401,480



2025 Average HH Income
\$98,562



2025 Employed Population
205,783

SOURCE: ESRI

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Location Highlights

Glendale Area

Across From ASU West Campus

+5,000 Students | ±900 Employees

Near Banner Thunderbird Medical Center

±3,000 Employees

More Than 400K Population and 380K Daytime Employees

All within a 5-mile radius

Photo Credit: [ASU Website](#)

ARIZONA STATE UNIVERSITY

Located just nine miles northwest of downtown Phoenix, Glendale is thriving within the Phoenix metropolitan area, one of the largest and fastest-growing regions in the Southwestern United States.

Economic Highlights

Metro Momentum: Glendale benefits from the Phoenix metro's booming economy, which reached a GDP of \$362 billion in 2022, ranking 14th among U.S. metropolitan areas.

Accelerated Job Growth: Employment in the region is expanding at nearly twice the national average, driven by dynamic sectors such as technology, healthcare, finance, and manufacturing.

Innovation & Investment: Glendale is part of a metro-wide surge in high-tech development, including electric vehicle manufacturing, semiconductor production, and data center infrastructure.

Location Advantage

Situated in Glendale's walkable and vibrant Marshall Ranch neighborhood, this site boasts a Walk Score of 72 and offers excellent exposure to a diverse mix of students, professionals, and residents.

Retail Opportunity

This is a rare chance to lease a high-performing retail space in one of Glendale's most active commercial corridors. Ideal for food service, café, or retail concepts looking to thrive in a high-visibility, high-traffic location.

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Represented by:

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