

Thunderbird COMMONS



Property Address: **13875 North 83rd Avenue
Peoria, Arizona 85381**

Availability: ***1,424 SF**

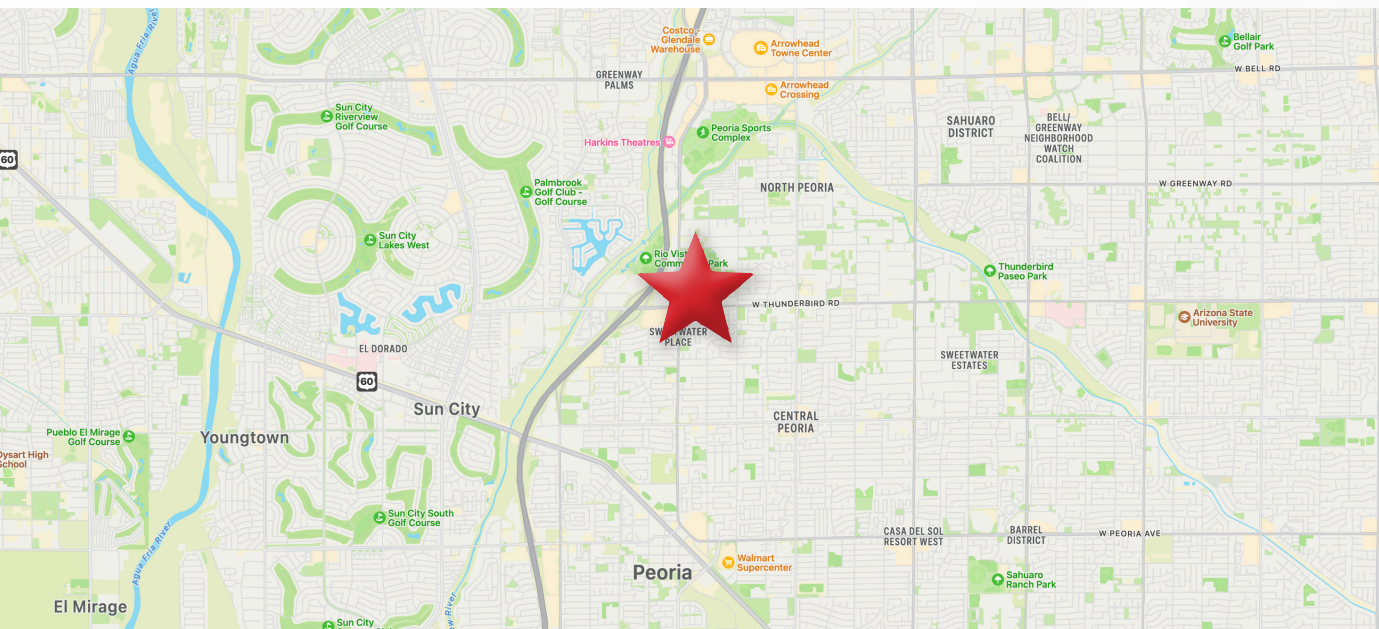
Lease Rate: **Negotiable**

GBA: **18,478 SF**

Year Built: **2007**

Zoning: **PAD**

Cross Streets: **NWC 83rd Avenue &
Thunderbird Rd**



Michael Achtman
Direct Phone: (480) 887-0597
Mobile Phone: (480) 694-3453
michael.achtman@orionprop.com

Jennifer Eggert
Direct Phone: (480) 565-3772
Mobile Phone: (480) 205-7681
jennifer.eggert@orionprop.com



- One Space Available
- Join ATL Wings, Jimmy Johns, AT&T, One Stop Nutrition, and more
- Easy Access to Loop-101
- Affluent West Side Neighborhood with High Household Incomes (\$112,179 within 1 Mile Radius)





83rd Avenue: 18,648 VPD

Thunderbird Road: 32,658 VPD

Lundrow Drive

RESIDENTIAL

Culver's

DUTCH BROS
Cafe

ATL WINGS
AVAILABLE

NAIL SALON

AT&T

JIMMY JOHN'S

TACOS CALABIA

BARBER

ZONA MAN'S
SMOKE SHOP

DDSD
Daniel Design Studios

SAJAD
AND GO

AUTENTICO
Some burros
FAMILIA

STARBUCKS
COFFEE

Super Star
CAR WASH




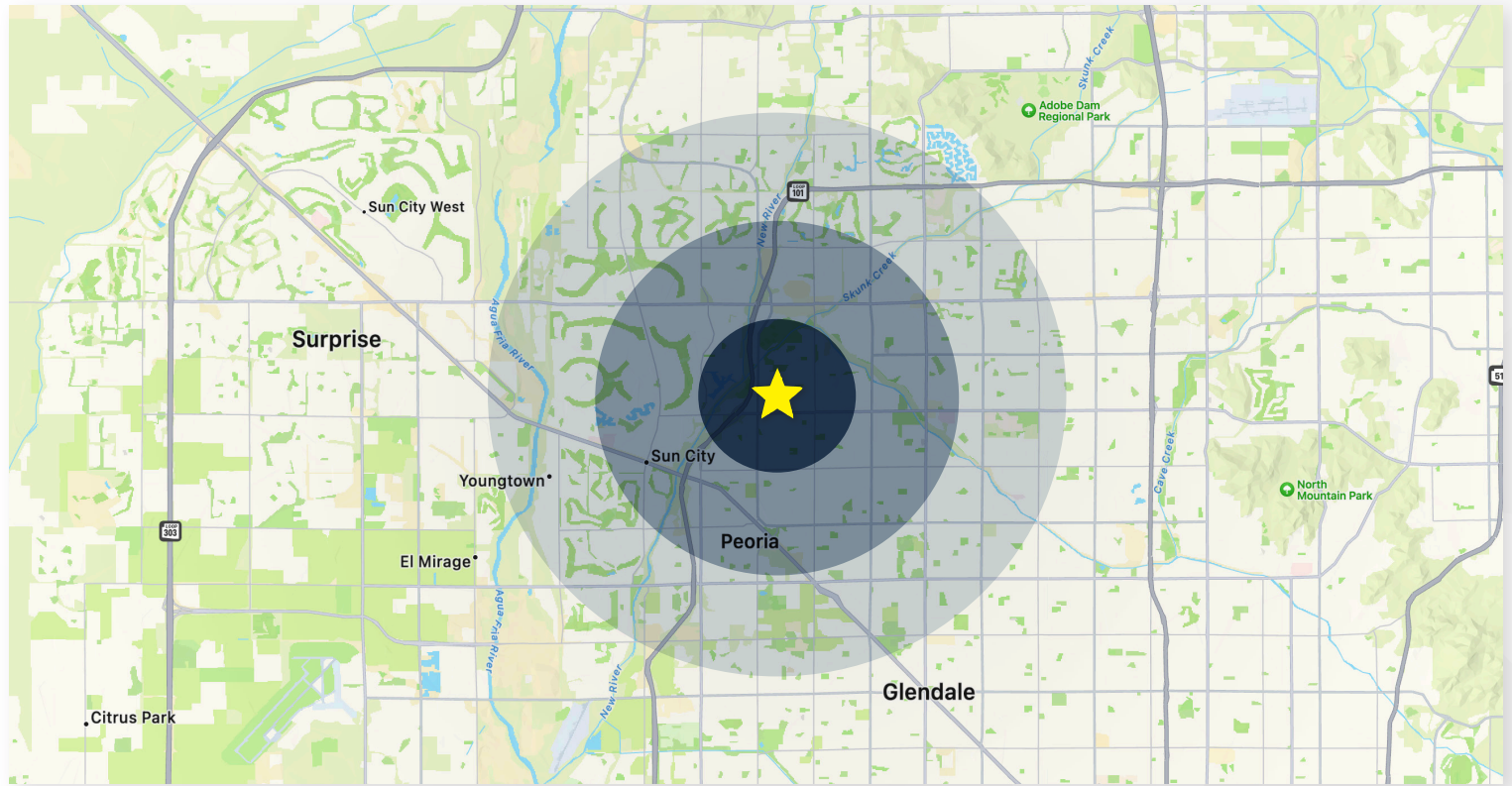
✓ 1 Mile
Daytime Population
417,895



✓ 1 Mile
Average Household Income
\$112,179



✓ 1 Mile
Median Age
39.5

2023 Summary (Sites USA)	1 Mile	3 Mile	5 Mile
Daytime Population:	18,709	161,266	417,895
Residential Population:	14,562	122,041	335,036
2028 Proj. Residential Population:	15,076	128,161	355,328
Average Household Income:	\$112,179	\$96,078	\$93,440
Median Age:	39.5	43.9	42.6
Average Household Size:	2.5	2.4	2.4
Estimated Households:	5,671	50,692	136,216
Total Businesses:	675	4,816	11,207
Total Employees:	4,147	39,225	82,859