

Dysart Rd
±20,882 VPD

Thunderbird Rd
±24,598 VPD

±21,420 VPD

PAD A ±0.979 AC	PAD B ±0.991 AC	PAD C ±0.988 AC	PAD D ±0.991 AC
--------------------	--------------------	--------------------	--------------------



FOR SALE OR GROUND LEASE

E
SEC

DYSART RD & THUNDERBIRD RD

EL MIRAGE, AZ



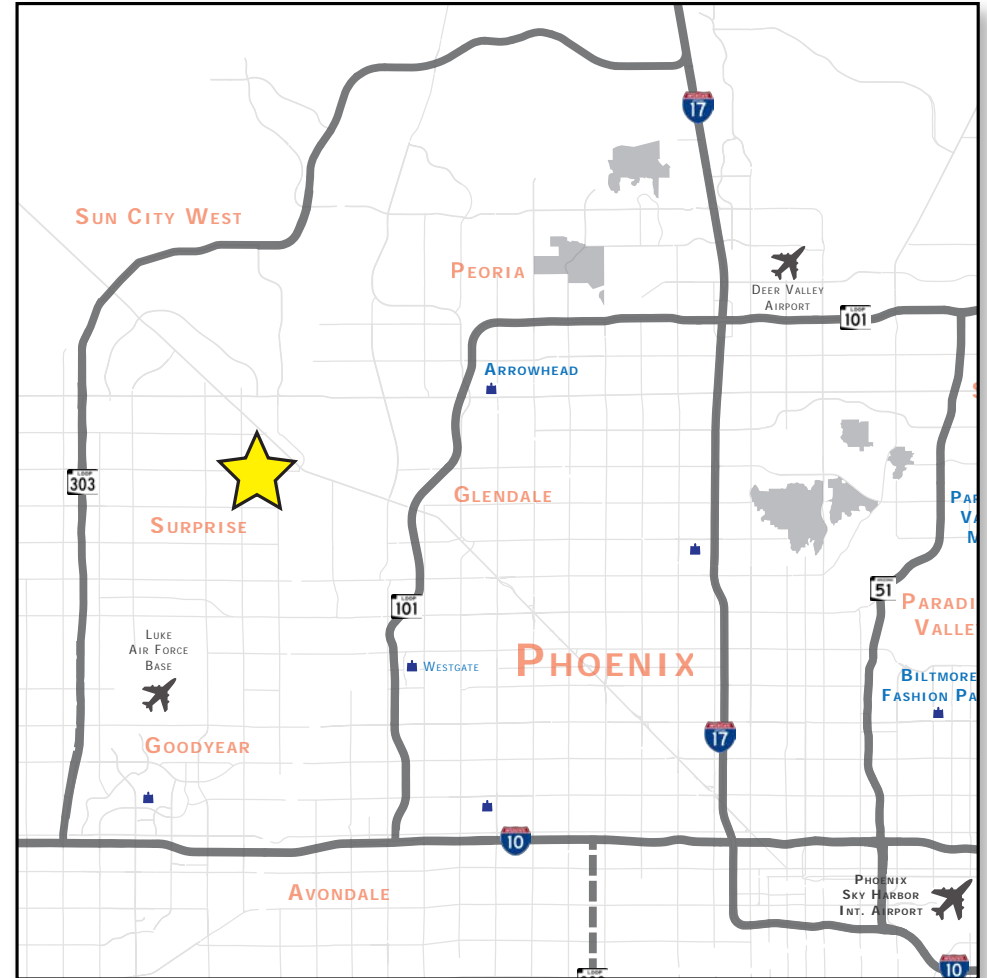
site plan overview

AVAILABLE:	PADS A-D
ZONING:	LC
PRICING:	CALL FOR PRICING

property highlights

- Densely populated trade area just East of the Walmart Supercenter and just West of the US-60 (Grand Ave).
- Pads have tremendous visibility as they sit directly on Thunderbird Rd.

neighboring tenants



traffic count

ADOT 2025

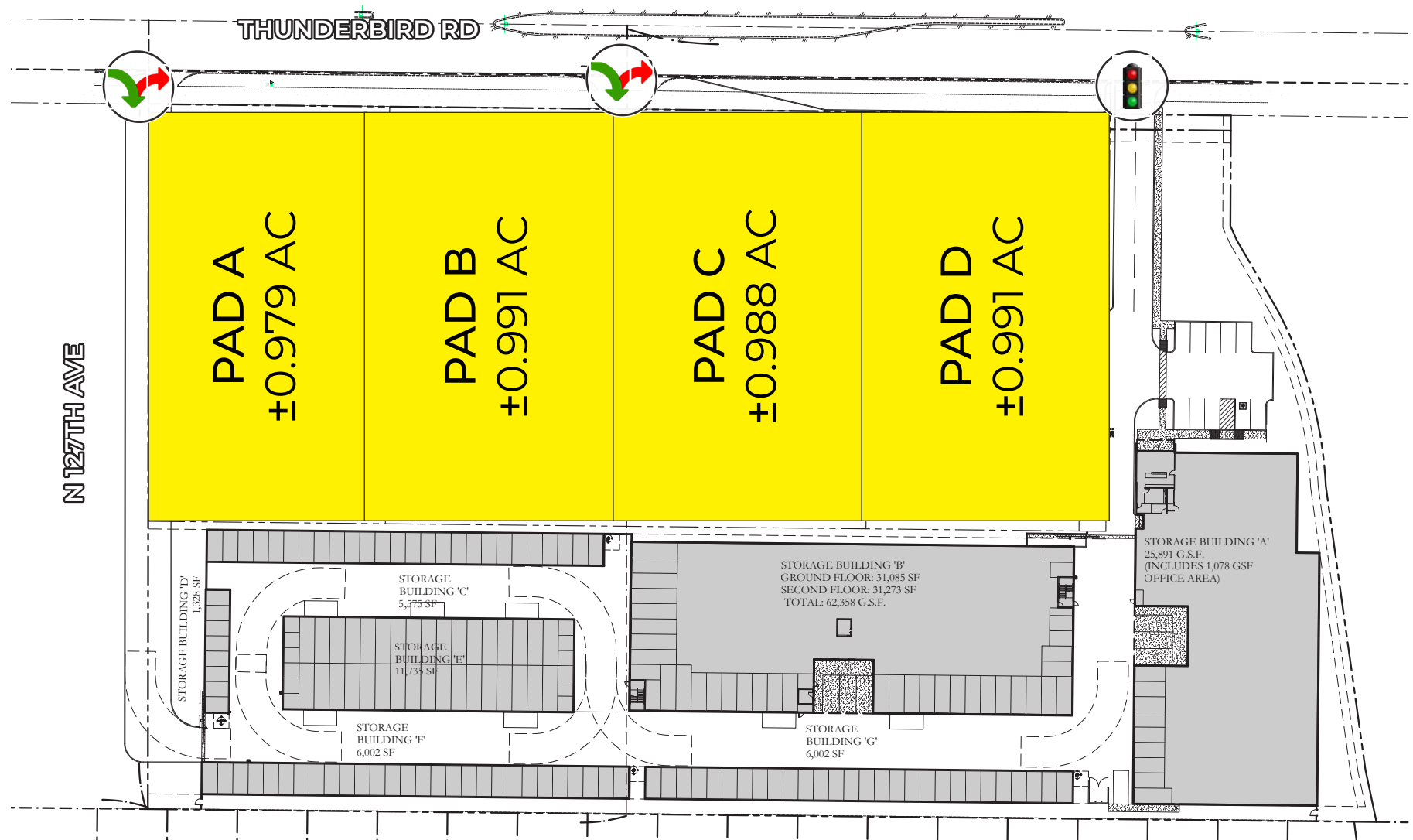
Dysart Rd

N	±20,882 VPD	(NB & SB)
S	±21,420 VPD	(NB & SB)

Thunderbird Rd

E	±24,598 VPD	(EB & WB)
W	±30,430 VPD	(EB & WB)

site plan



E
SEC

FOR SALE OR GROUND LEASE

DYSART RD & THUNDERBIRD RD | EL MIRAGE, AZ



wide aerial



E
SEC

FOR SALE OR GROUND LEASE
 DYSART RD & THUNDERBIRD RD | EL MIRAGE, AZ



demographics overview

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	13,684	4,183	9,501
3 MILE	83,076	25,724	57,352
5 MILE	201,882	71,020	130,862

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$81,932	\$98,773	\$30,748
3 MILE	\$79,296	\$98,342	\$35,242
5 MILE	\$74,019	\$93,705	\$39,662

2025 HOUSING UNITS



6,196

1 MILE

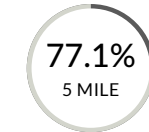
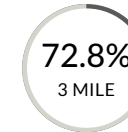
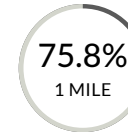
41,379

3 MILE

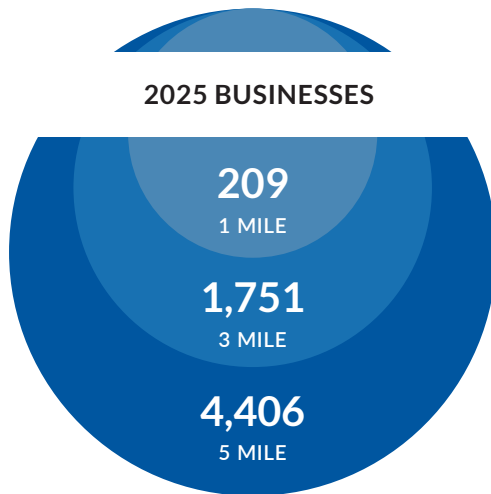
103,028

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



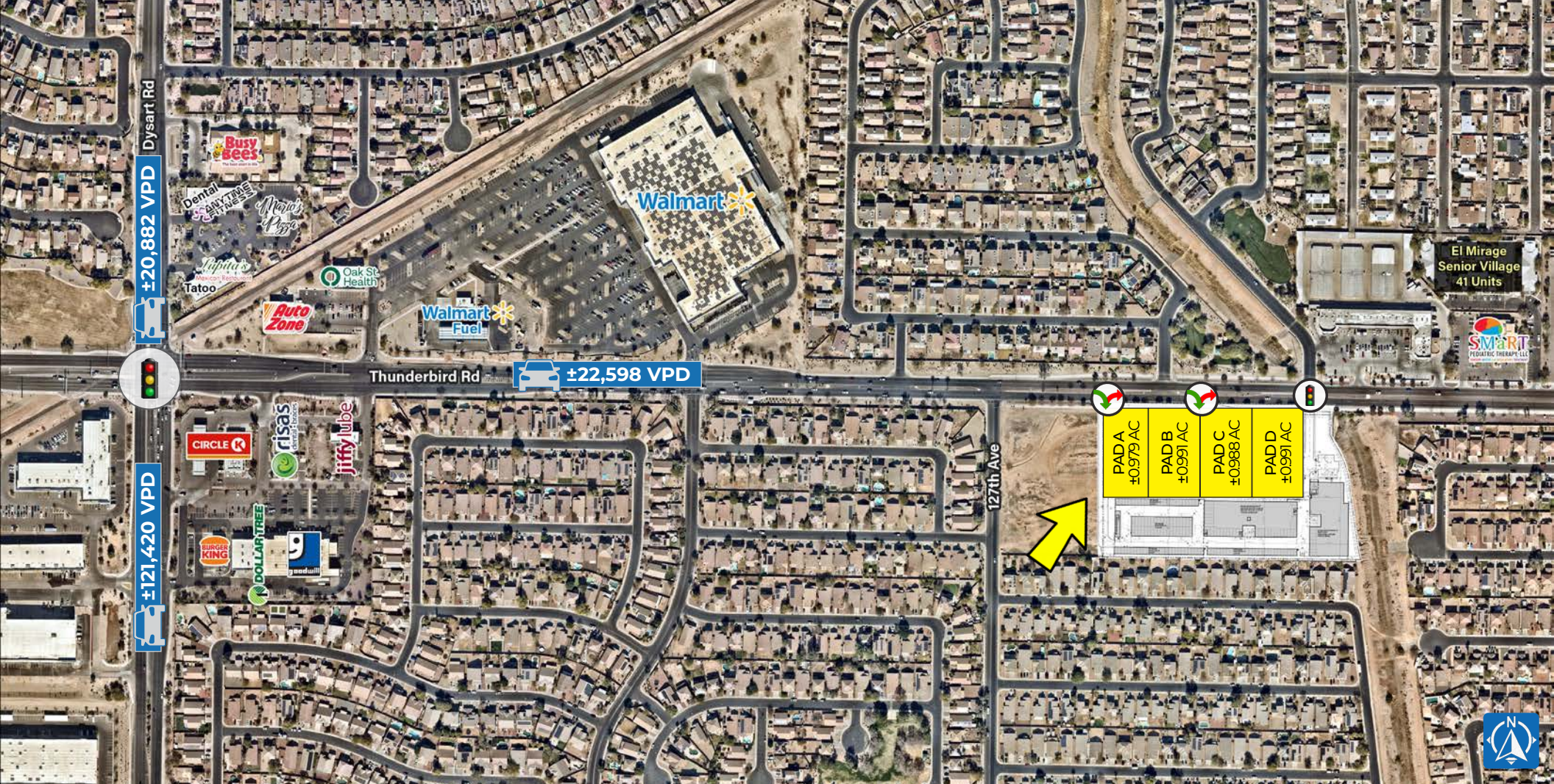
1 MILE 3 MILE 5 MILE

2025 POPULATION	19,559	104,943	216,412
2030 POPULATION	19,588	107,385	227,787



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS	6,067	37,559	91,295
2030 HOUSEHOLDS	6,123	38,770	96,021



exclusively listed by

TEALE BLOOM

(602) 288.3476
tbloom@pcaemail.com

LANCE UMBLE

(602) 734.7208
lumble@pcaemail.com



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 04/08/2026

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com