


RETAIL | FOR LEASE


Thunderbird Square


SWC 35th Avenue & Thunderbird Road, Phoenix, Arizona 85053





Property Highlights


 Established trade area with high density


 1mi west of the I-17

 Strong traffic counts of 67k VPD

 Former restaurant space available

 Endcap with strong frontage available

 2 miles from Arizona State West Campus & Banner Health

 Strong incomes

Demographics

	1 Miles	3 Miles	5 Miles
Population	19,919	140,966	397,883
Household Income	\$103,402	\$97,126	\$102,777
Estimated Households	7,398	54,221	156,894
Daytime Demos	8,822	89,387	231,093
Total Businesses	549	5,458	14,860
Total Employees	3,194	48,661	121,887

Traffic Counts

35th Avenue	27,183 Vehicles Per Day
Thunderbird Road	36,692 Vehicles Per Day

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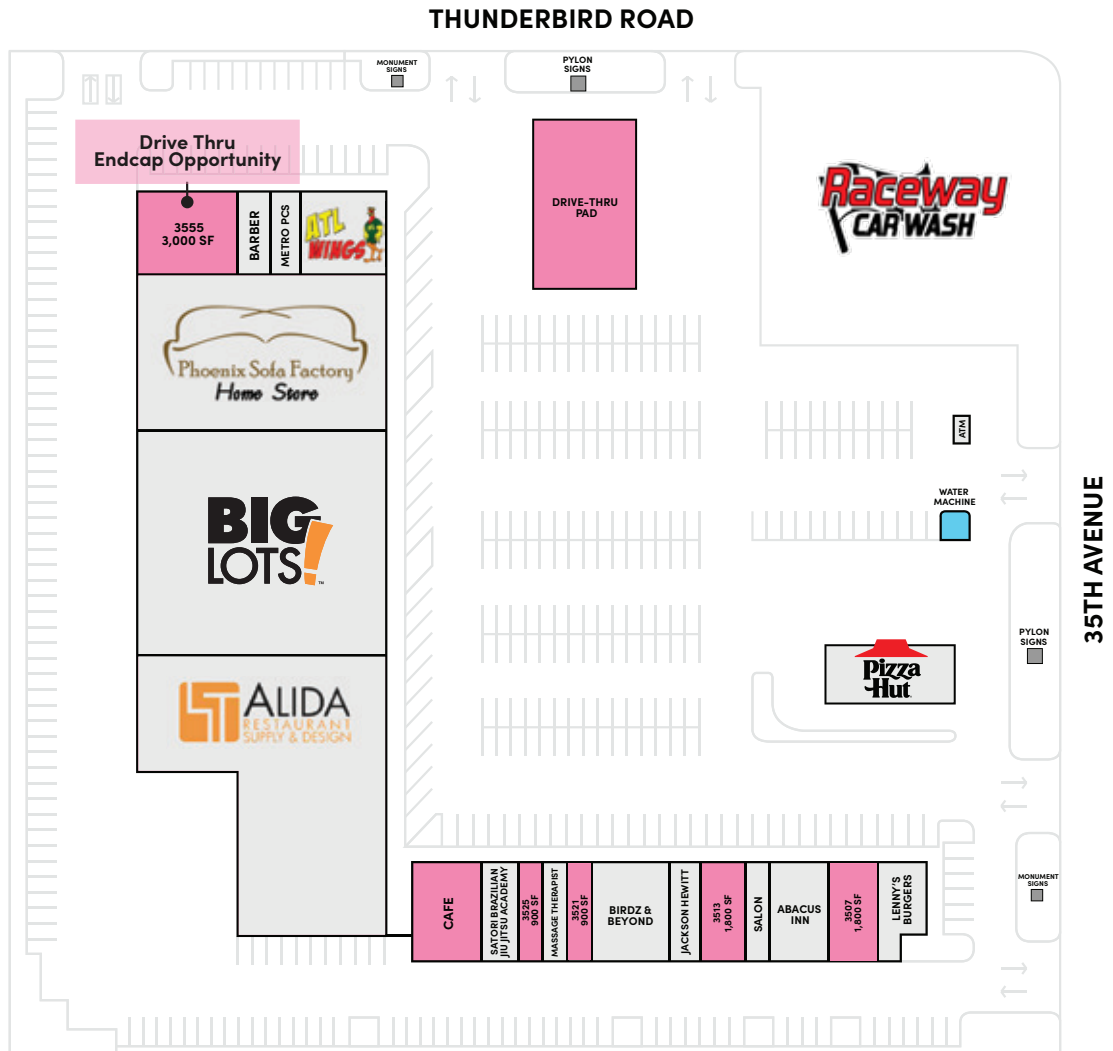
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UNIT	TENANT	SQ FT
PAD	AVAILABLE	
3555	AVAILABLE - Drive Thru Endcap Opportunity	3,000
3551	Barber	750
3553	Metro PCS	750
3549	ATL Wings	3,000
3547	Sofa Factory	12,600
3543	Big Lots	26,650
3535	Alida Restaurant Supply	15,600
3529	AVAILABLE - Built-Out Restaurant	2,100
3527	Satori Brazilian Jiu Jitsu Academy	1,500
3525	AVAILABLE	900
3523	Massage Therapist	900
3521	AVAILABLE	900
3519	Birdz & Beyond	1,800
3517	Jackson Hewitt	900
3513	AVAILABLE	1,800
3511	Salon	900
3509	Abacus Inn	3,600
3507	AVAILABLE	1,800
13616	Lenny's Burgers	1,250



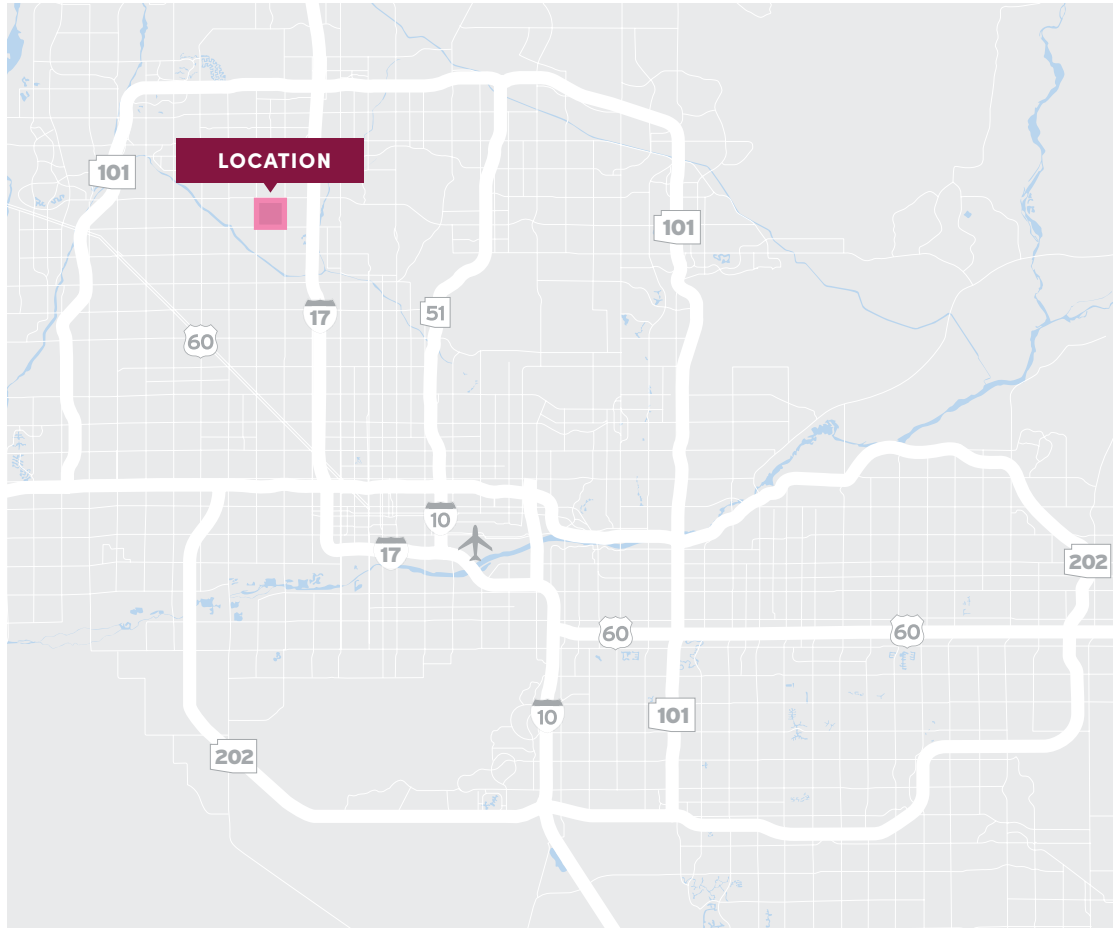
This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended as a reference only.



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