

AVAILABLE
±3,900 SF



HARD CORNER TURNKEY MEDICAL OFFICE

3131 E Thunderbird Rd, Phoenix, AZ 85032

SITE PLAN - PROPERTY HIGHLIGHTS



HARD CORNER TURNKEY MEDICAL OFFICE

- ±3,900 SF Available - Former Urgent Care
- Three sides of building signage opportunity
- Mountainview Marketplace anchored by Vasa Fitness and Dollar Tree
- Close proximity to 51 Freeway
- Recently renovated & well-maintained neighborhood shopping center
- Established trade area with over 100,000 population and over \$100,000 average household income in 3-mile radius
- Zoning: C-2



PROPERTY PHOTOS



INTERIOR PHOTOS - ±3,900 SF



FLOOR PLAN - 3,900 SF

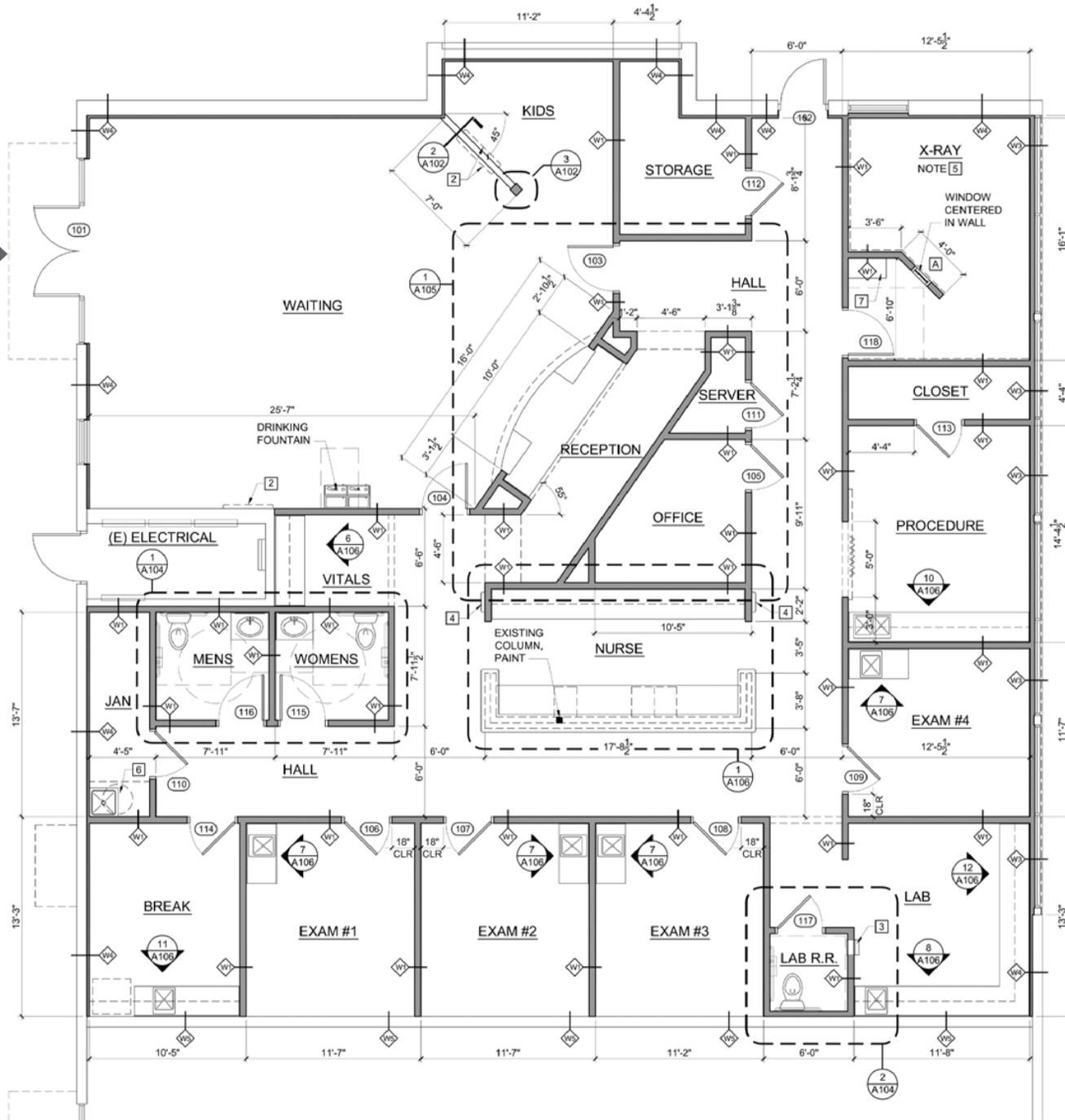
Former Urgent Care
Suite # 3131-7313

THUNDERBIRD RD

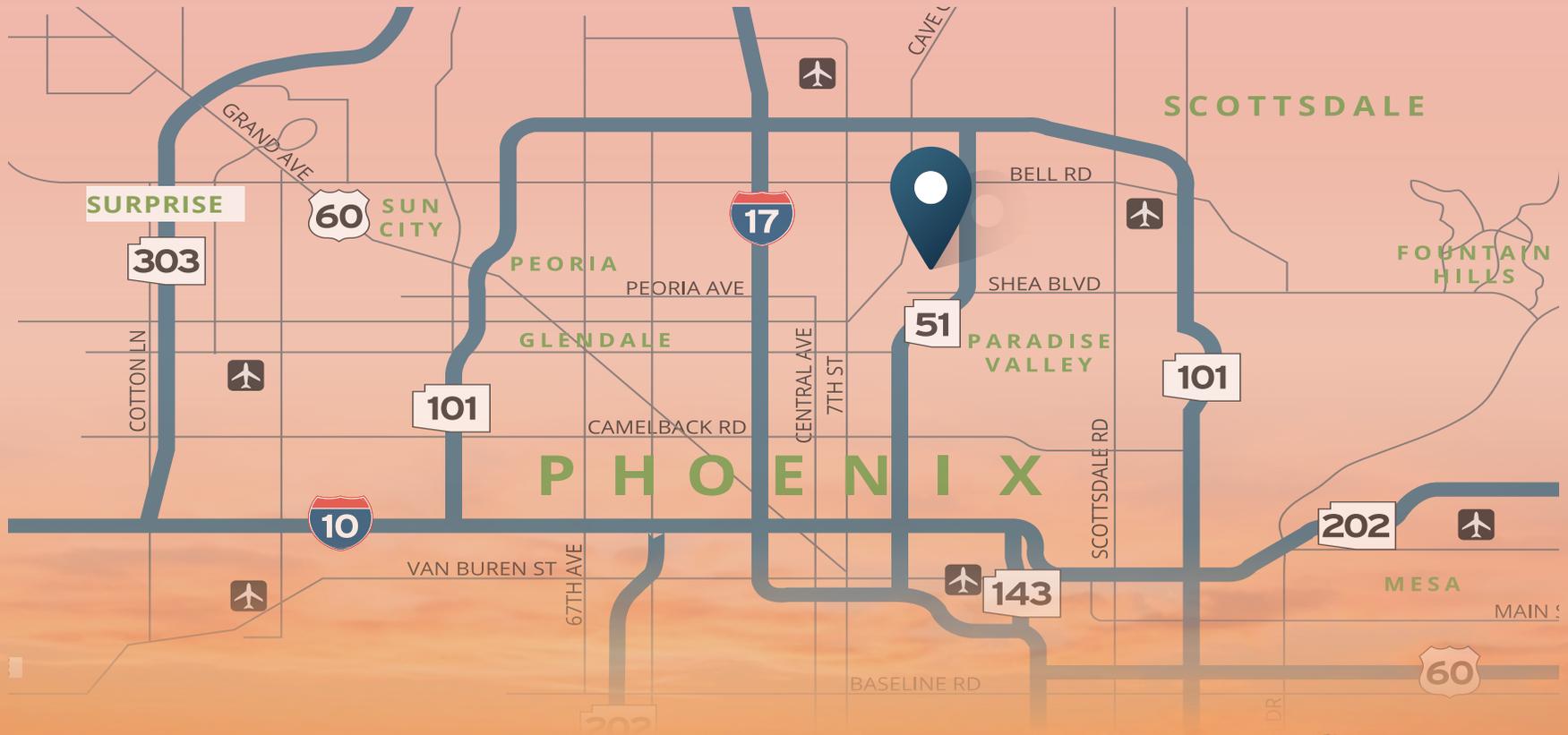


32ND ST

Entrance from
Parking
Lot



LOCATION MAP



15 MILES

Downtown
Phoenix

15 MILES

Phoenix
Sky Harbor
Airport

15 MILES

Old Town
Scottsdale

19 MILES

Downtown
Tempe

29 MILES

Cardinals
State Farm
Stadium



DEMOGRAPHIC HIGHLIGHTS - 2025

1 MILE

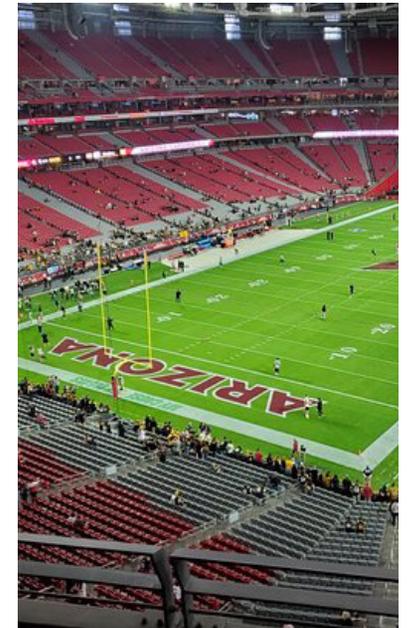
| | | | |
|-----------------|----------------------|--------------------|---------------------|
| 14,351 | \$117,160 | 10,721 | \$491,593 |
| 2025 Population | Avg Household Income | Daytime Population | Avg Household Value |

3 MILES

| | | | |
|-----------------|----------------------|--------------------|---------------------|
| 119,128 | \$126,750 | 110,596 | \$524,686 |
| 2025 Population | Avg Household Income | Daytime Population | Avg Household Value |

5 MILES

| | | | |
|-----------------|----------------------|--------------------|---------------------|
| 281,776 | \$133,536 | 262,317 | \$527,739 |
| 2025 Population | Avg Household Income | Daytime Population | Avg Household Value |

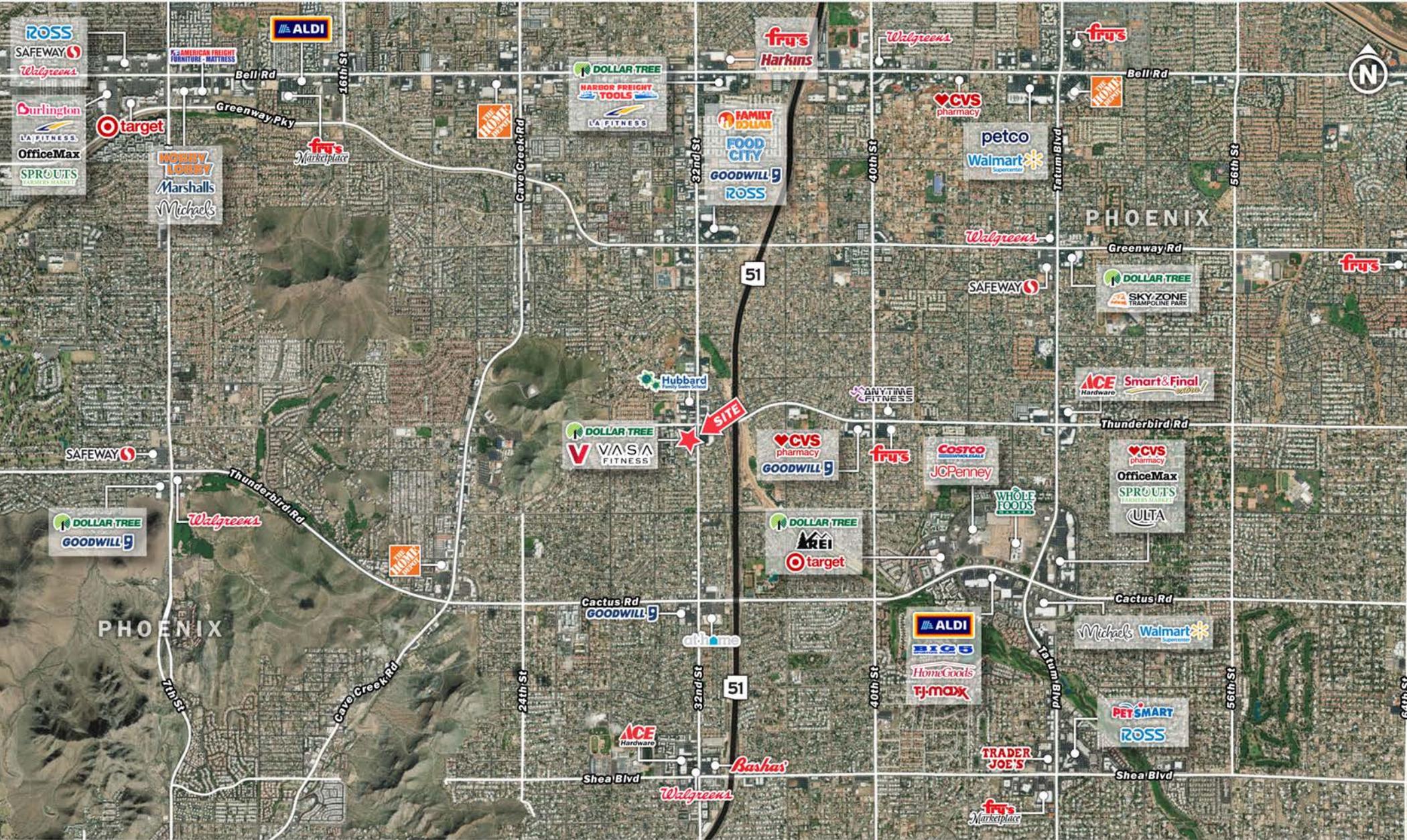


INTERSECTION AERIAL



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TRADE AREA AERIAL



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EXCLUSIVELY MARKETED BY

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