

THUNDERBIRD BELTWAY PLAZA

NWC 83RD AVE & THUNDERBIRD RD
8360-8440 W Thunderbird Rd | Peoria, Arizona 85381

±3,600 SF FOR LEASE



SITE SOURCE



Capital
Asset
Management

CHRIS GEROW
602-491-1041
cgerow@camcre.com

GABE ORTEGA
480.561.0189
gortega@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE ±3,600 SF

- Anchored by EOS Fitness
- Great access to Loop 101
- Other major tenants at the intersection include: Sprouts, Lowe's, and CVS
- Rental Rate: \$21 PSF + NNN
- 2025 NNN: \$8.74 PSF

JOIN THESE TENANTS



TRAFFIC COUNTS

N 83rd Ave: 16,819 VPD

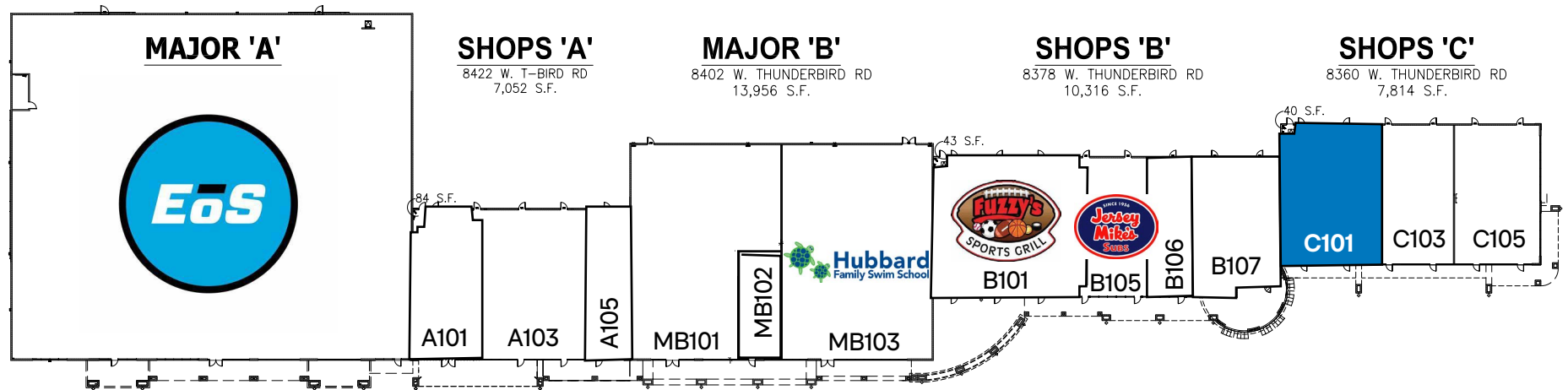
E Thunderbird Rd: 34,446 VPD

S 83rd Ave: 17,273 VPD

W Thunderbird Rd: 30,232 VPD



SITE PLAN



SUITE	TENANT	SF
Major A	EOS Fitness	--
A101	Palm Beach Tan	--
A103	Alliance Urgent Care	--
A105	Nail Salon	--
MB101	Uptown Cheapskate	--
MB102	Everbowl	--
MB103	Hubbard Swim School	--

SUITE	TENANT	SF
B101	Fuzzy's Sports Bar	--
B105	Jersey Mikes	--
B106	Gyro Palace	--
B107	Kabuki Sushi	--
C101	AVAILABLE	3,600
C103	Mint Treasures	--
C105	Hair Salon	--



RETAILER MAP



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	16,186	129,463	355,487
Current Year	15,043	119,739	328,733
2020 Population	15,193	117,582	322,507
Growth Current Year - 2029	1.5%	1.6%	1.6%
Growth 2020 - Current Year	-0.2%	0.5%	0.5%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,299	52,472	141,982
Current Year	5,847	48,459	131,042
2020 Population	5,929	47,762	128,670
Growth Current Year - 2029	1.5%	1.7%	1.7%
Growth 2020-Current Year	-0.1%	0.5%	0.7%

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$93,866	\$83,218	\$81,656
Median Household Income	\$75,501	\$66,280	\$64,693

DISCLAIMER

2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



CHRIS GEROW
602-491-1041
cgerow@camcre.com

GABE ORTEGA
480.561.0189
gortega@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

