

AVAILABLE
±1,275 SF - 3,900 SF
SHOPS



FOR LEASE

Mountainview Marketplace

SWC Thunderbird Rd & 32nd St | Phoenix, AZ

FORTIS SRS

Mountainview Marketplace

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FOR LEASE

MONUMENT SIGNAGE

± 1,275 - ± 3,900 SF
SHOPS

± 117,892 SF
GLA

C-2
ZONING

ABOUT THE PROPERTY

- Anchored by Vasa Fitness & Dollar Tree
- Recently renovated & well-maintained shopping center
- Shops - Available for retail, office, or medical tenants
- Only a few minutes drive to new PV Reimagined Mall
- Established trade area with over 100,000 population and over \$100,000 average household income in 3-mile radius
- Surrounding notable tenants include:

CONTACT

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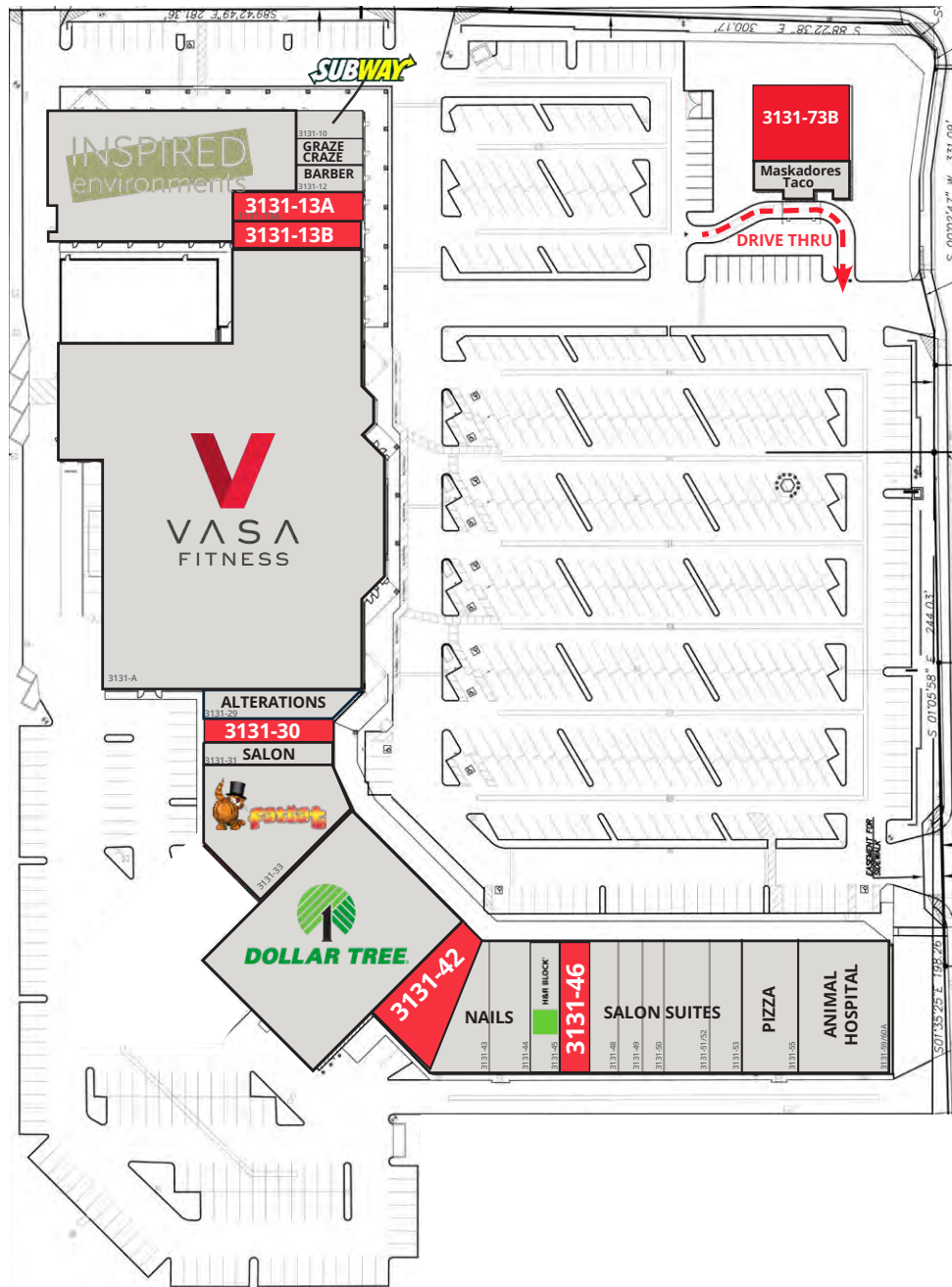


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THUNDERBIRD RD



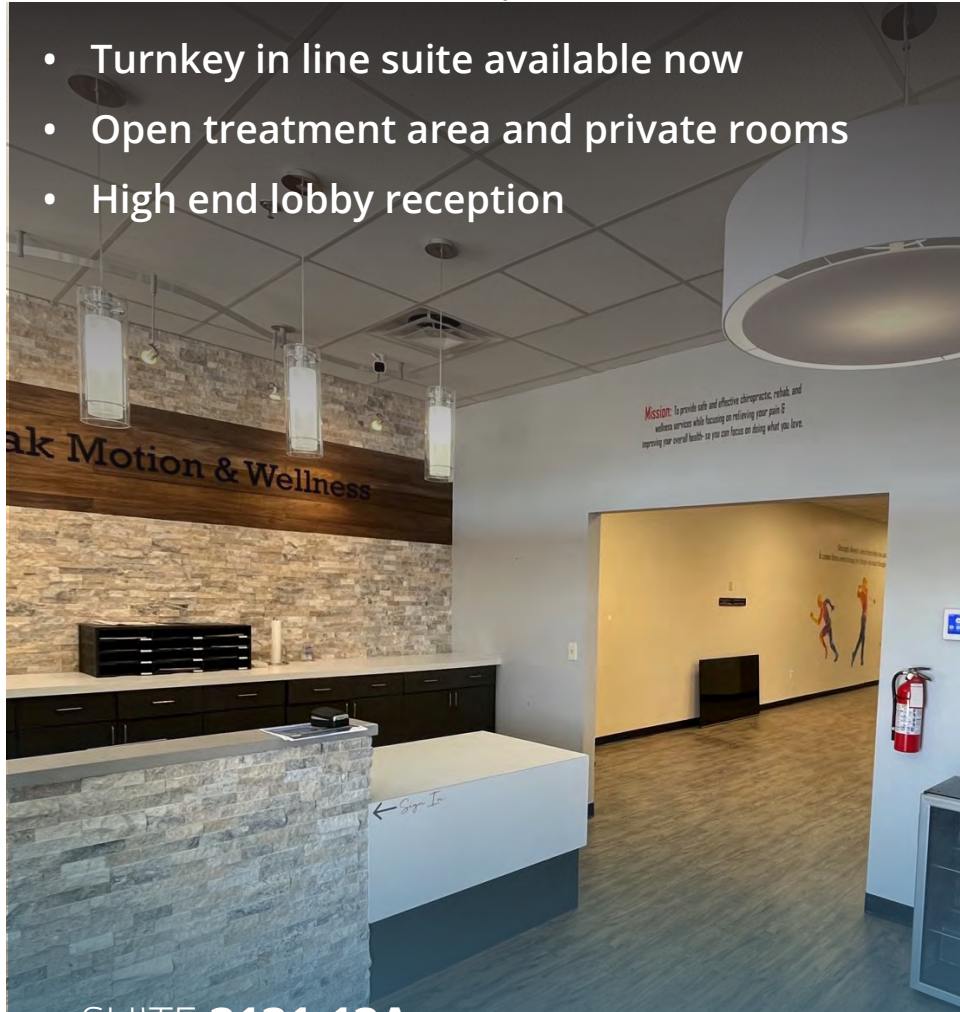
N 32ND ST

SUITE	TENANT	SF
3131-1-8	INSPIRED ENVIORNMENTS	11,368 SF
3131-10	SUBWAY	1,000 SF
3131-11	GRAZE CRAZE	750 SF
3131-12	ANZHELA'S HAIRCUTS	750 SF
3131-13A	AVAILABLE (Medical Office)	1,600 SF
3131-13B	AVAILABLE	1,800 SF
3131- ANCHOR	VASA FITNESS	43,737 SF
3131-29	MILO'S ALTERATIONS	1,900 SF
3131-30	AVAILABLE	1,275 SF
3131-31	SALON	1,275 SF
3131-33	FATCAT ENTERTAINMENT	6,130 SF
3131- JR ANCHOR	DOLLAR TREE	13,557 SF
3131-42	AVAILABLE	3,185 SF
3131-43/44	ULTRA NAILS	3,757 SF
3131-45	H&R BLOCK	1,284 SF
3131-46	AVAILABLE	2,116 SF
3131-48-53	SALON SUITES	8,457 SF
3131-55	FATSO'S PIZZA	3,400 SF
3131-59/60A	ANIMAL HOSPITAL	5,050 SF
3131-73A	MASKADORES TACO	1,500 SF
3131-73B	AVAILABLE (Medical Office)	3,900 SF



Medical Office Spaces

- Turnkey in line suite available now
- Open treatment area and private rooms
- High end lobby reception

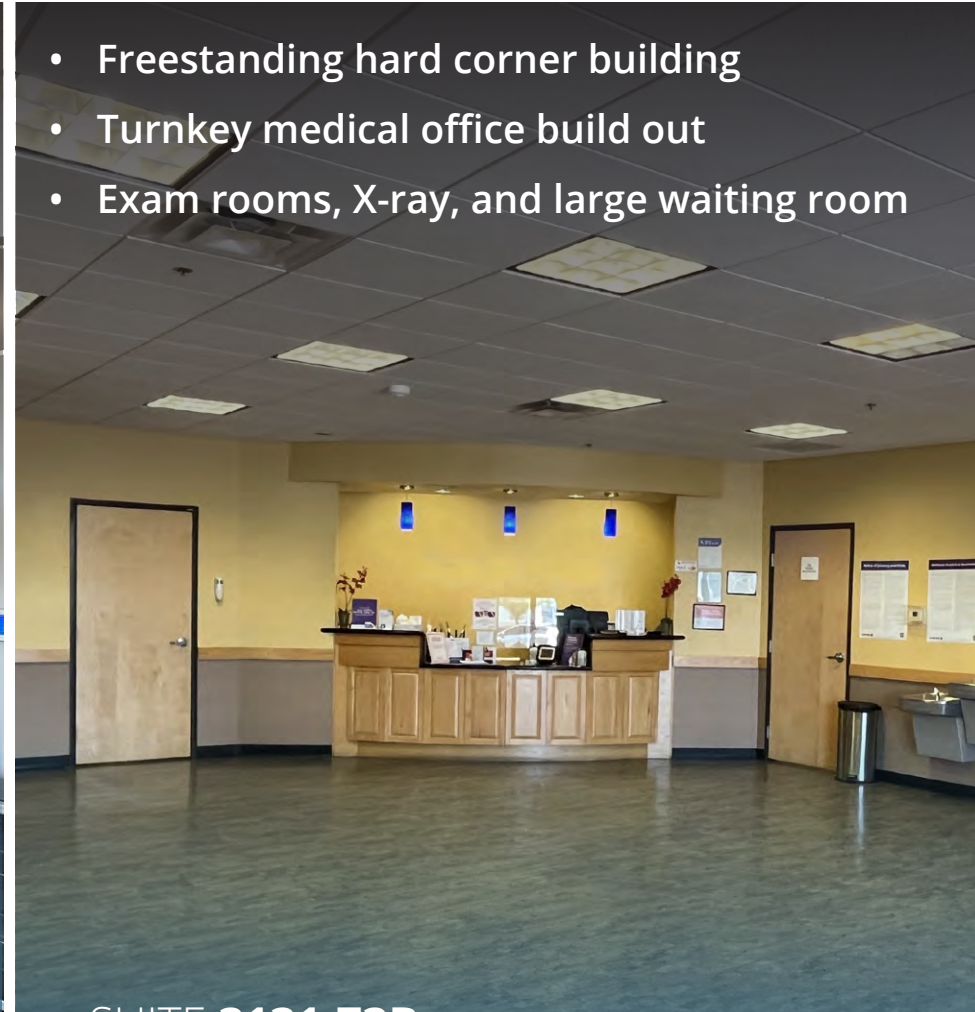


SUITE 3131-13A

±1,600 SF

Former Chiropractic Office

- Freestanding hard corner building
- Turnkey medical office build out
- Exam rooms, X-ray, and large waiting room



SUITE 3131-73B

±3,900 SF

Former Urgent Care

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DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

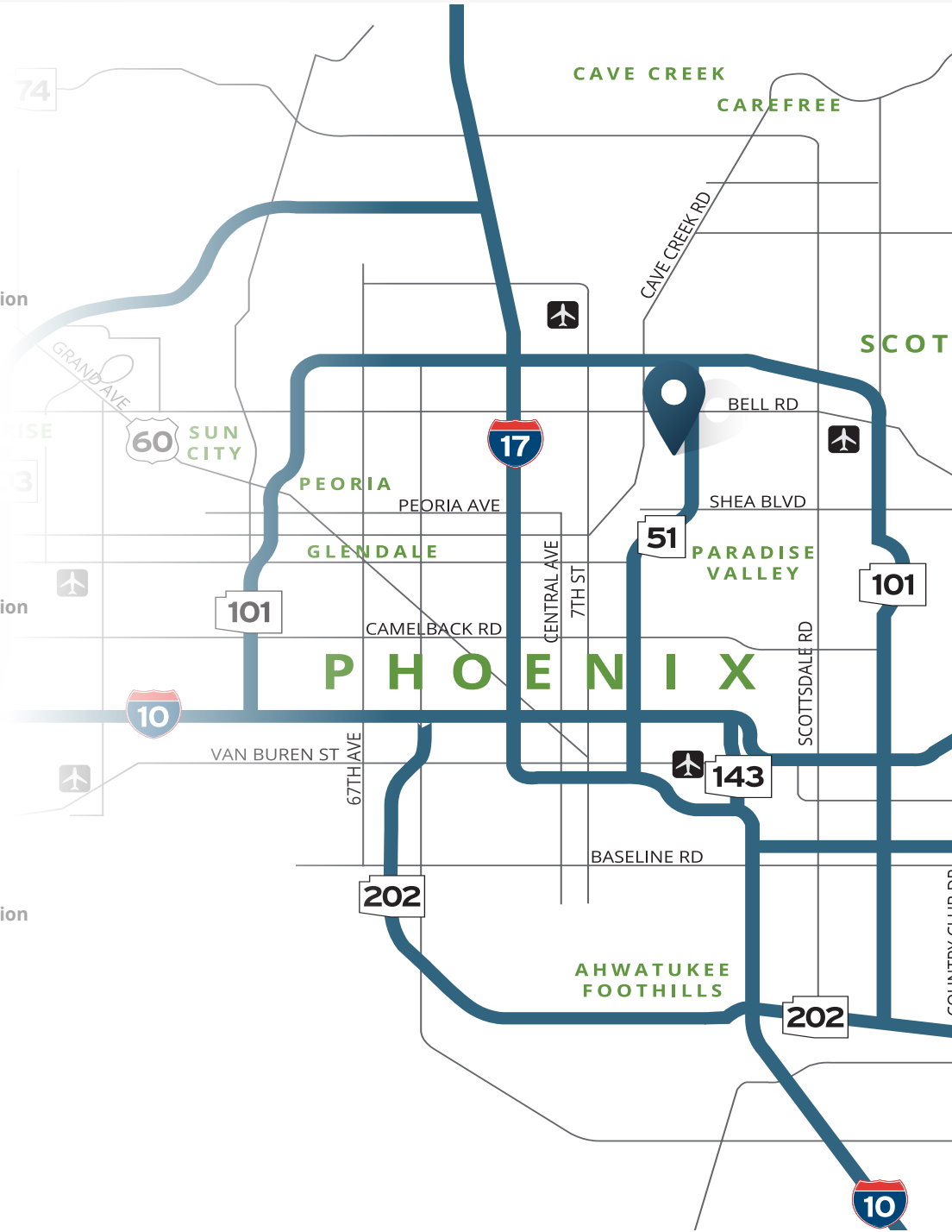
14,208	14,012	\$106,906	10,734
2024 Population	2029 Population	Avg Household Income	Daytime Population

3 MILES

118,443	119,002	\$119,270	106,541
2024 Population	2029 Population	Avg Household Income	Daytime Population

5 MILES

279,883	282,374	\$124,873	255,645
2024 Population	2029 Population	Avg Household Income	Daytime Population



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± 3,900 SF - Former Urgent Care | SUITE 3131-73B

Hard corner visibility | Exam rooms, X-ray, and large waiting room



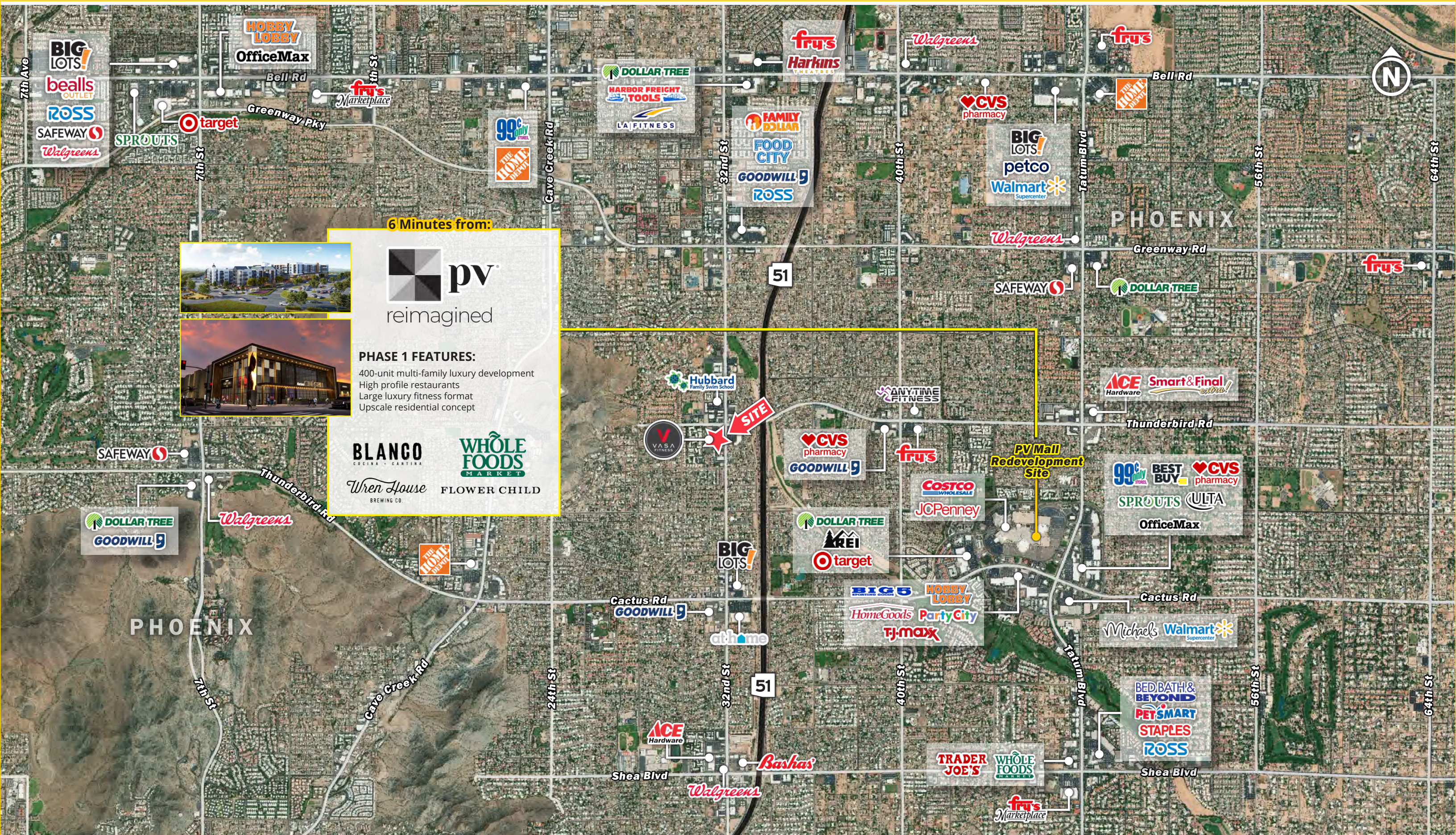
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Peak Motion & Well



SRS

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Mission: To provide safe and effective chiropractic, rehab and wellness services with focus on relieving your pain & improving your overall health.

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