

FREESTANDING RESTAURANT FOR LEASE, GROUND LEASE OR SALE

W/SWC 51ST AVE & THUNDERBIRD RD

5161 W Thunderbird Rd | Glendale, AZ 85306

Do Not Disturb Operating Tenant



BRYAN BABITS
602.931.4491
bbabits@w-retail.com

KATIE WEEKS
602.368.1372
kweeks@w-retail.com

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200
Phoenix, AZ 85016
602.778.3747 | w-retail.com

W/SWC 51ST AVE & THUNDERBIRD RD

5161 W Thunderbird Rd | Glendale, AZ

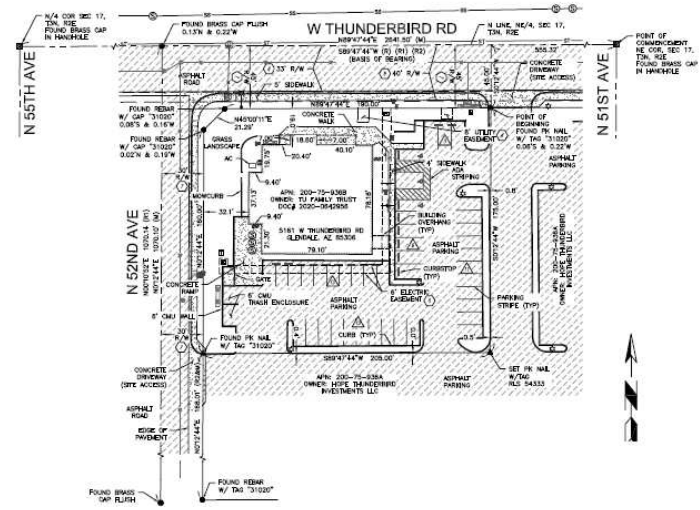


LOCATION DESCRIPTION

W/SWC 51st Ave & Thunderbird Rd - Glendale

PROPERTY HIGHLIGHTS

- 6,707 SF Freestanding Restaurant Available for Lease, Ground Lease or Sale on ± 0.82 Acres.
- Conveniently located near major highways, this prime Glendale location provides easy access to a vibrant culinary landscape, making it an enticing destination for food enthusiasts and discerning professionals alike.
- Adjacent to Arizona State University's West Campus with $\pm 5,000$ students and ± 900 employees.
- Close Proximity to Banner Thunderbird Medical Center - 4th Largest Hospital in the Phoenix Metro area.
- Nearly 62K Vehicles Per Day at the Intersection of 51st Ave & Thunderbird Rd



AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

W/SWC 51ST AVE & THUNDERBIRD RD

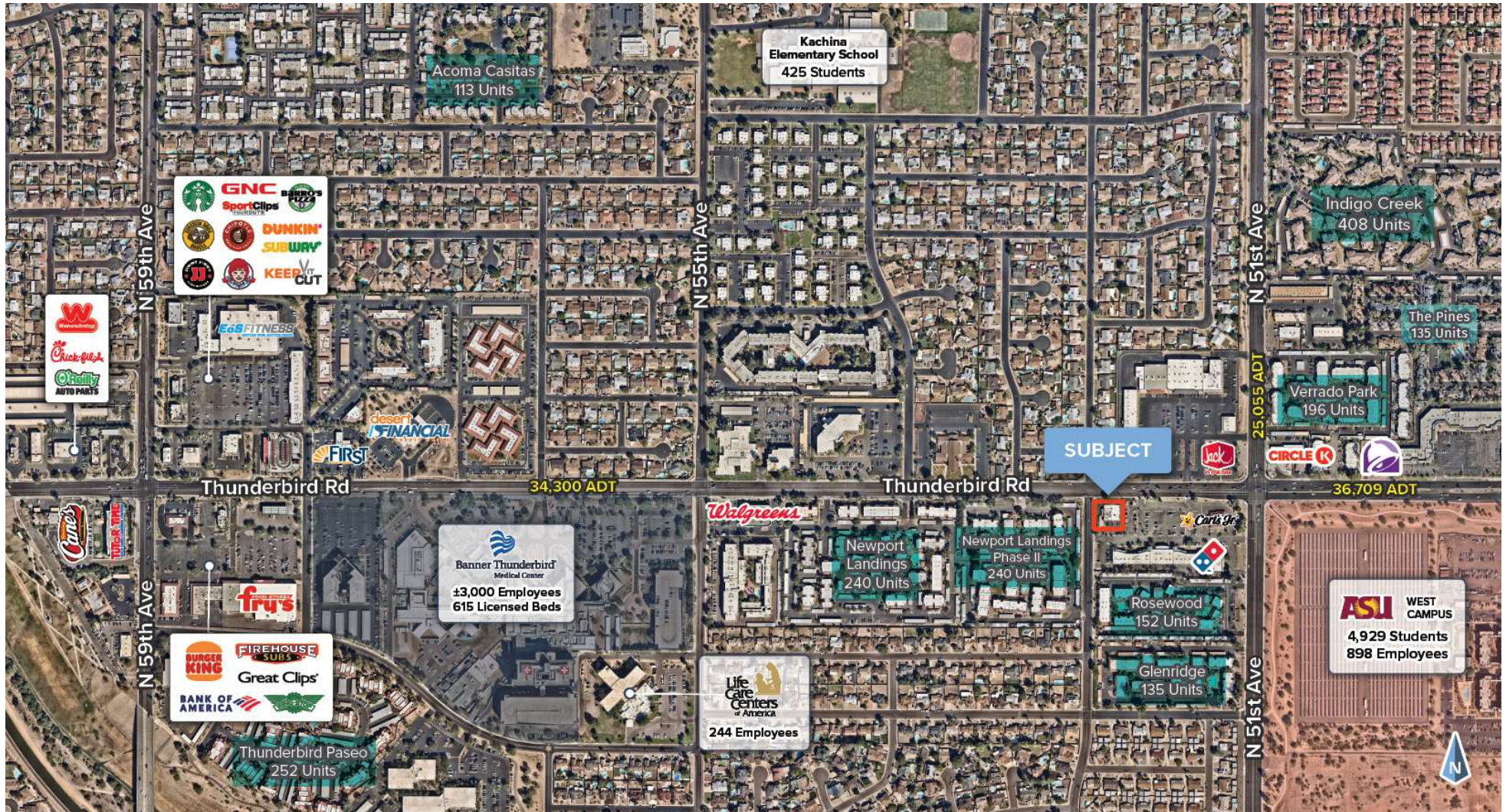
5161 W Thunderbird Rd | Glendale, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

W/SWC 51ST AVE & THUNDERBIRD RD

5161 W Thunderbird Rd | Glendale, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

W/SWC 51ST AVE & THUNDERBIRD RD

5161 W Thunderbird Rd | Glendale, AZ



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	17,370	145,712	401,056
Median Age	37.0	38.6	37.3



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$72,829	\$80,854	\$74,775
Average	\$90,784	\$99,436	\$95,303



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	478	3,302	11,098
Employees	10,608	40,054	155,863
Daytime Population	21,054	120,861	380,813



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	39.7%	38.5%	38.3%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	59.7%	60.2%	60.9%
Services	17.8%	16.7%	17.1%
Blue Collar	22.5%	23.0%	22.0%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,391	52,504	150,009
Median Home Value	\$414,756	\$405,523	\$393,924

* 2024 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.