

THUNDERBIRD PLAZA

13812 N 51st Ave, Glendale, AZ 85306

NWC of Thunderbird Rd. and 51st Ave



PROPERTY SUMMARY

Available SF:	1,240 sf
Lease Rate:	\$18.50 SF/yr (NNN)
Building Size:	1,240 sf
Cross Streets:	NWC of Thunderbird Rd. and 51st Ave
Thunderbird Road:	36,760
51st Avenue:	25,182

PROPERTY OVERVIEW

Thunderbird Plaza is located on the Northwest Corner of 51st Ave and Thunderbird Road in Glendale, AZ. Directly across the street is the busy ASU West Campus and ASU student residence halls. Only 1/2 a mile west on Thunderbird Road is Banner Thunderbird Medical Center which spans over 890,000 square feet and 33 Acres and includes a recently completed \$290 million expansion. The Plaza has excellent visibility, exposure and ingress/egress from both 51st Avenue and Thunderbird Road. Thunderbird Plaza currently has only 1,200 sf of space available for lease.

PROPERTY HIGHLIGHTS

- Excellent Frontage on Thunderbird Road and 51st Ave
- High Traffic Counts
- Great Visibility
- Perfect Retail Location
- Large Daytime Population

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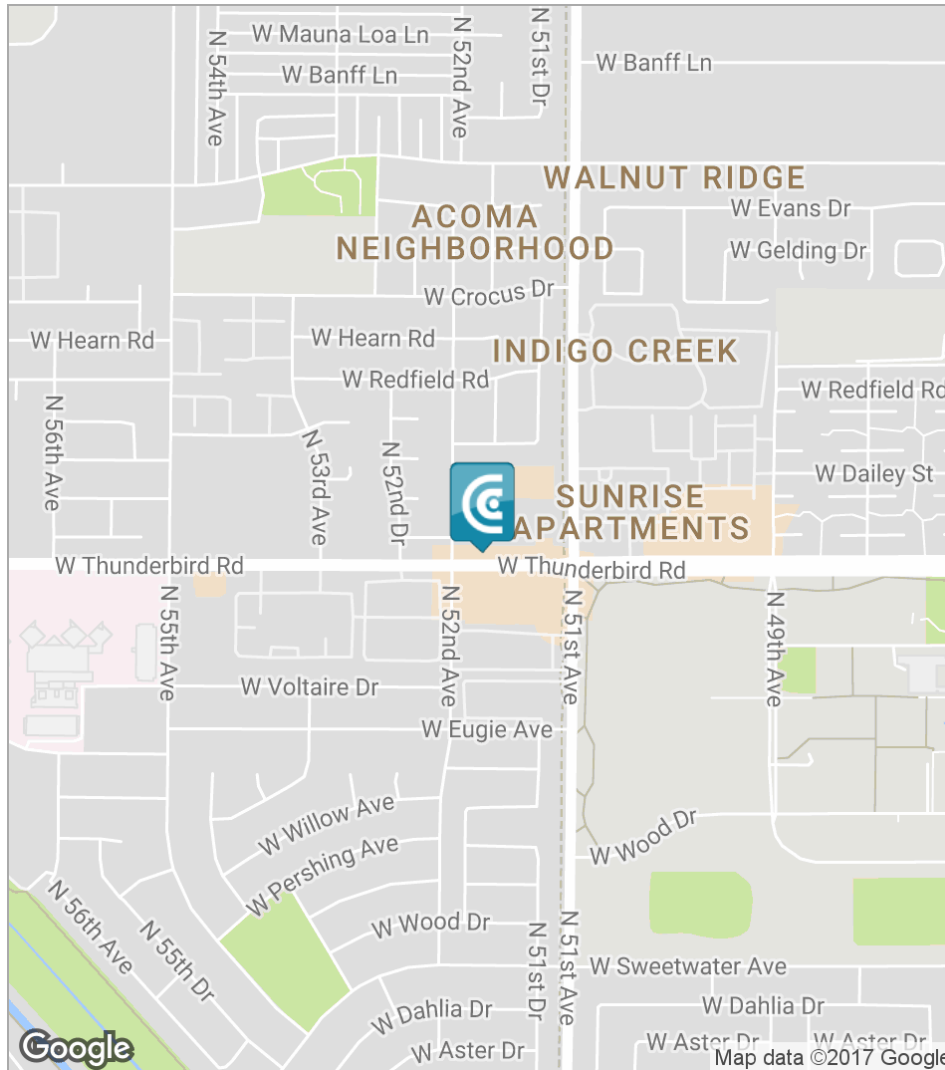
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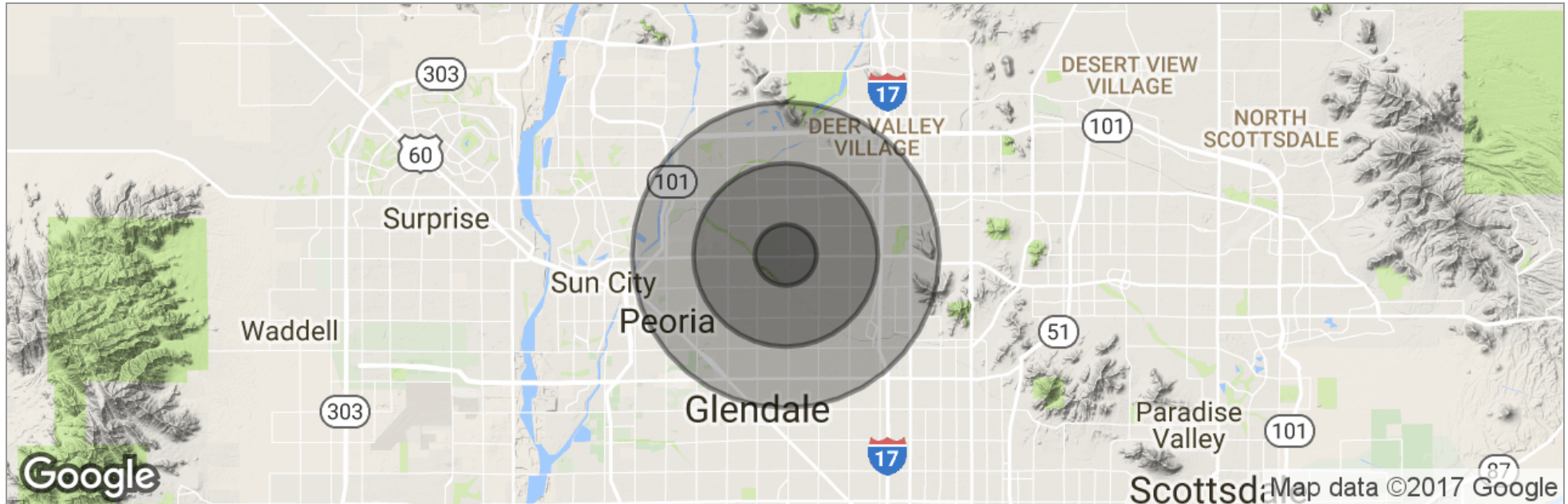
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	1 Mile	3 Miles	5 Miles
Total Population	15,375	138,142	372,283
Population Density	4,894	4,886	4,740
Median Age	34.6	36.0	35.0
Median Age (Male)	32.5	34.3	33.5
Median Age (Female)	38.4	38.2	36.7
Total Households	5,708	49,131	138,037
# of Persons Per HH	2.7	2.8	2.7
Average HH Income	\$65,874	\$69,401	\$64,709
Average House Value	\$250,721	\$240,029	\$219,495

* Demographic data derived from 2010 US Census