

Thunderbird

C O M M O N S



**SUITE 105
AVAILABLE
1,424 SF**



Property Address:	13875 North 83rd Avenue Peoria, Arizona 85381
Available SF:	1,424 SF (Former Restaurant)
Available Suite:	105
Lease Rate:	Negotiable
GBA:	18,478 SF
Year Built:	2007
Zoning:	PAD
Cross Streets:	NWC 83rd Avenue & Thunderbird Rd

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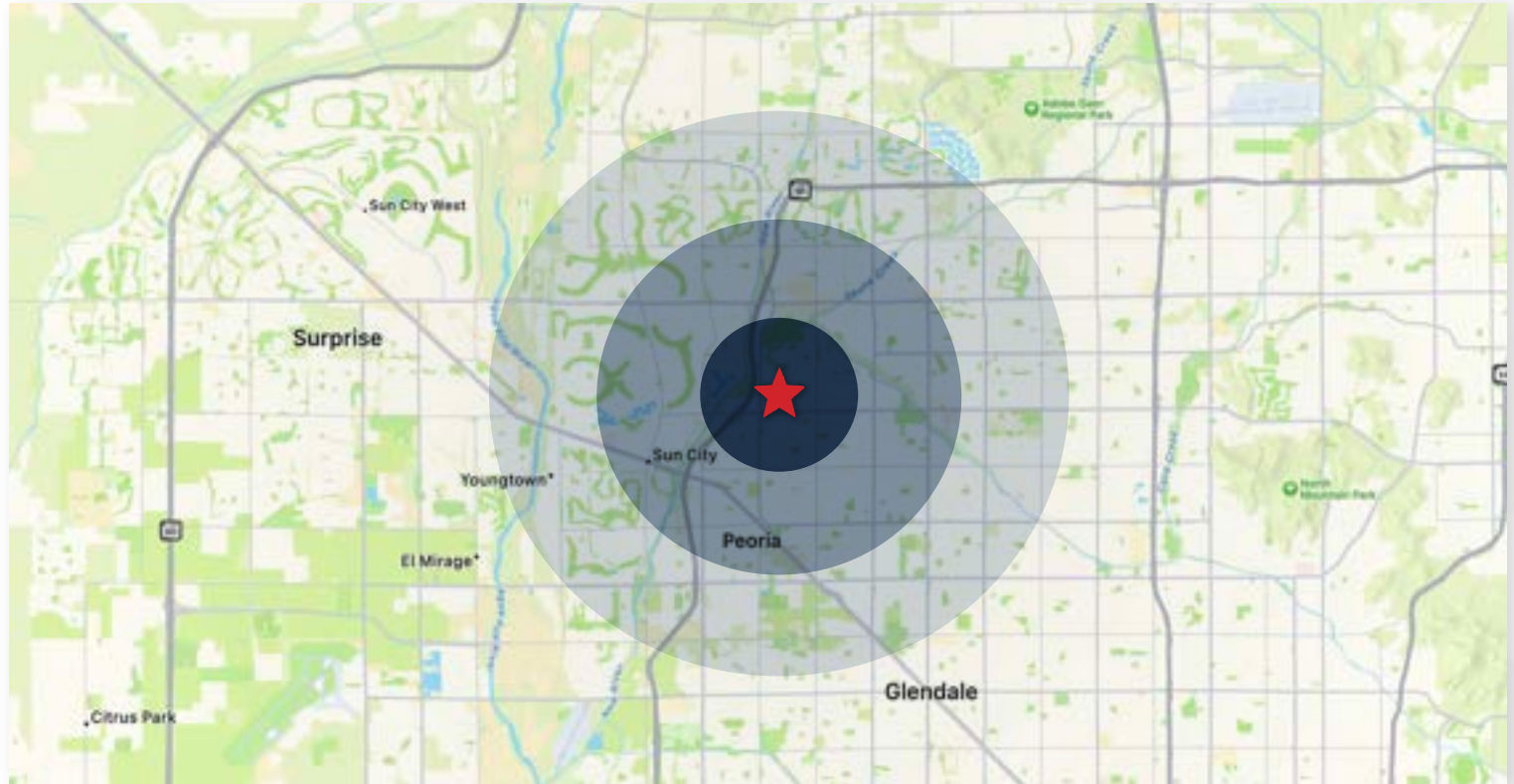
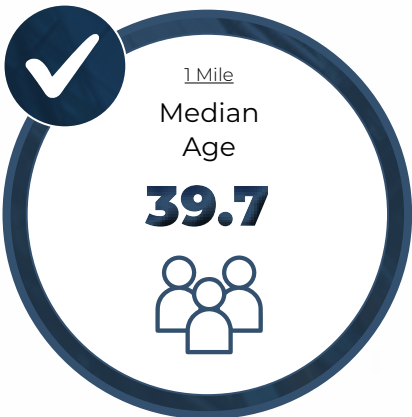


- Former Restaurant Endcap Available
- Join Jimmy Johns, AT&T, One Stop Nutrition, and more
- Monument Signage Available
- Easy Access to Loop-101
- Affluent West Side Neighborhood with High Household Incomes (\$121,039 within 1 Mile Radius)









2025 Summary (Sites USA)	1 Mile	3 Mile	5 Mile
Daytime Population:	18,595	157,457	412,950
Residential Population:	13,870	117,476	327,417
2030 Proj. Residential Population:	13,270	113,190	319,250
Average Household Income:	\$121,039	\$103,231	\$99,987
Median Age:	39.7	43.9	42.6
Average Household Size:	2.4	2.3	2.4
Estimated Households:	5,631	49,359	134,557
Total Businesses:	736	5,095	11,942
Total Employees:	4,725	39,981	85,533