



NORTH MOUNTAIN VILLAGE

SEC

# 35<sup>TH</sup> AVE & THUNDERBIRD RD

PHOENIX, AZ



# property summary

|           |  |            |                |
|-----------|--|------------|----------------|
| AVAILABLE | ±7,232 SF<br>±2,990 SF<br>±1,973 SF<br>±930 SF | LEASE RATE | Call for Rates |
|-----------|--|------------|----------------|

## LOCATION HIGHLIGHTS

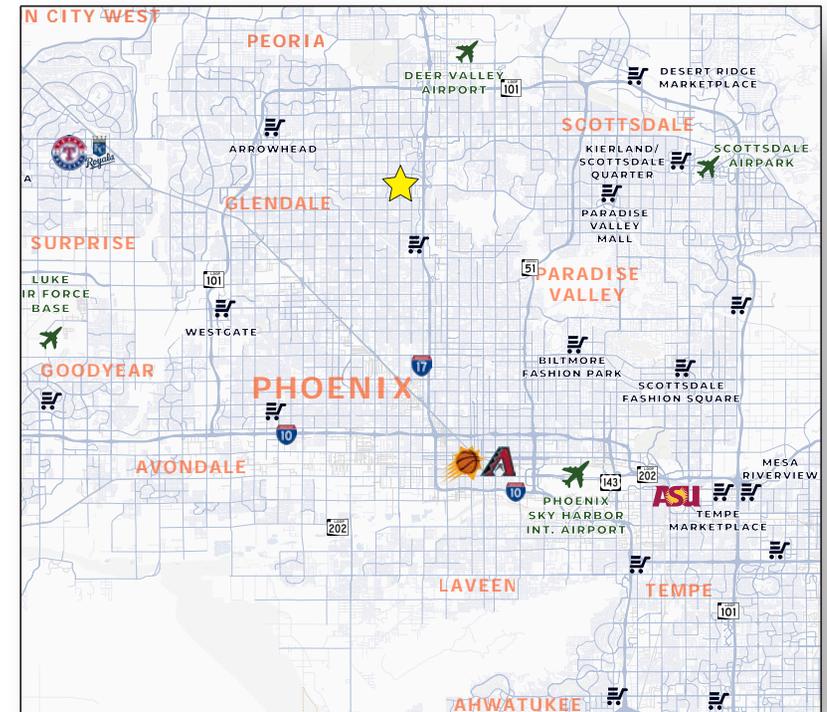
- » ±70,000 cars per day at the intersection.
- » One mile west of I-17.
- » One mile east of ASU: West Campus
- » Fry's Grocery Anchored.

## NEARBY TENANTS



## TRAFFIC COUNTS

|                                |                                |
|--------------------------------|--------------------------------|
| 35 <sup>th</sup> Ave           | Thunderbird Rd                 |
| <b>N</b> ±30,773 VPD (NB & SB) | <b>E</b> ±49,600 VPD (EB & WB) |
| <b>S</b> ±32,977 VPD (NB & SB) | <b>W</b> ±43,922 VPD (EB & WB) |
| ADOT 2024                      |                                |



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# site area



| SUITE | TENANT                              | SF     |
|-------|-------------------------------------|--------|
| 3401  | AVAILABLE                           | 7,232  |
| 3402  | Sally Beauty                        | 2,695  |
| 3403  | AVAILABLE                           | 2,990  |
| 3405E | America's Best Contact & Eyeglasses | 3,168  |
| 3409  | Ross Stores, Inc.                   | 29,765 |
| 3415A | Consumer Advocacy Projects          | 3,643  |
| 3415B | Dollar Tree                         | 11,450 |
| 3415C | Kenz Jewelers                       | 980    |
| 3415E | Twins Barber Shop                   | 980    |
| 3425A | AVAILABLE                           | 1,973  |
| 3425B | Freeway Insurance                   | 800    |
| 3425C | Leslie's Poolmart                   | 5,389  |
| 3425  | L'image                             | 4,000  |
| 3425D | Rodeo Dental                        | 4,932  |
| 3425N | Subway                              | 1,538  |
| 3425O | G&R Cigarettes                      | 1,420  |
| 3425S | Pizza by Napoli                     | 1,933  |
| 3431A | Scales & Tails                      | 1,445  |
| 3431C | T-Mobile                            | 1,620  |
| 3431E | H&R Block                           | 1,200  |
| 3431G | AVAILABLE                           | 930    |
| 3431H | Hollywood Beauty                    | 980    |
| 3431K | Amy's Nails                         | 925    |
| 3431L | Water Store                         | 1,098  |
| 3431N | TruWest Credit Union                | 2,200  |

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# aerial zoom



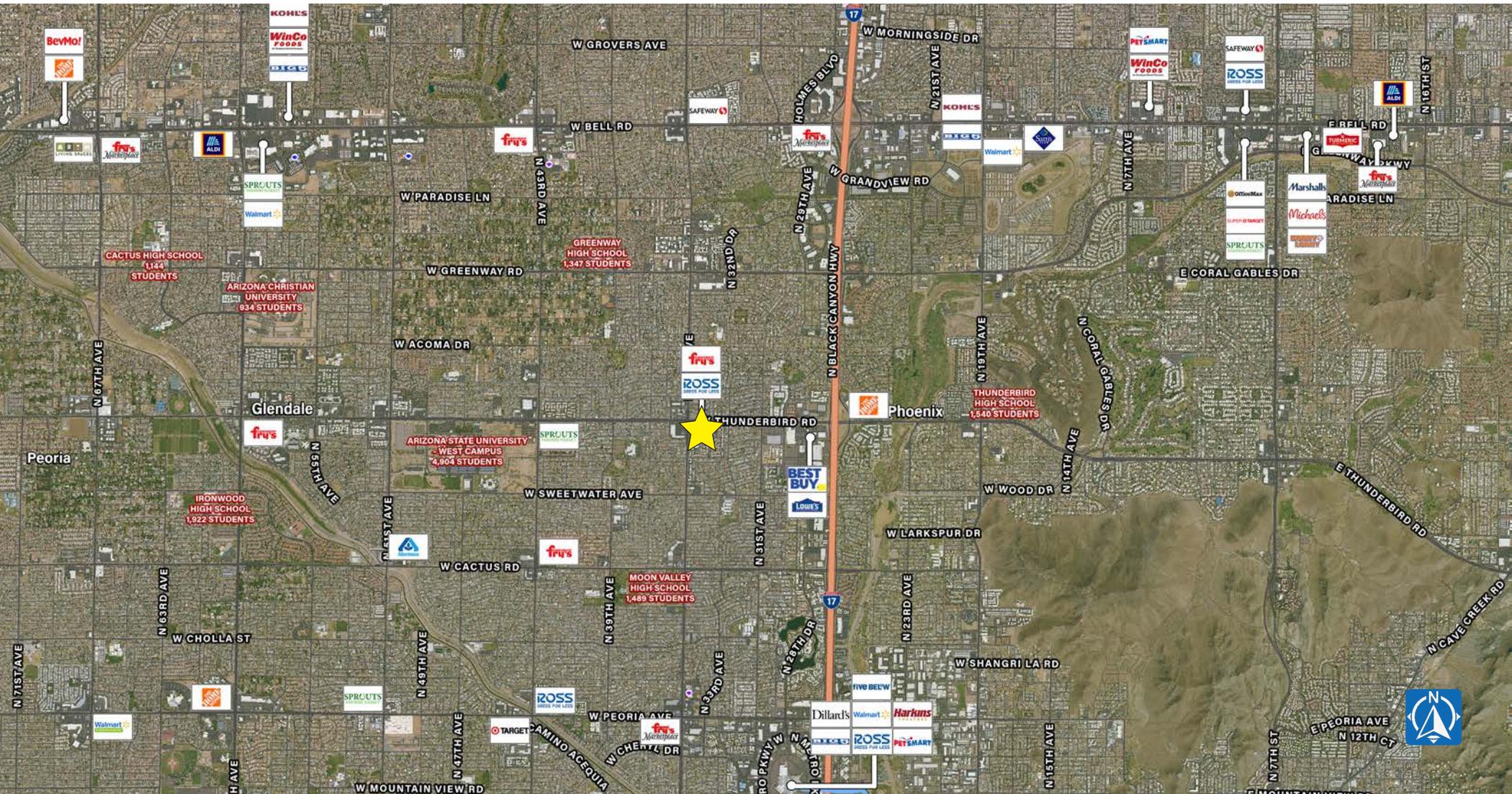
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# aerial wide



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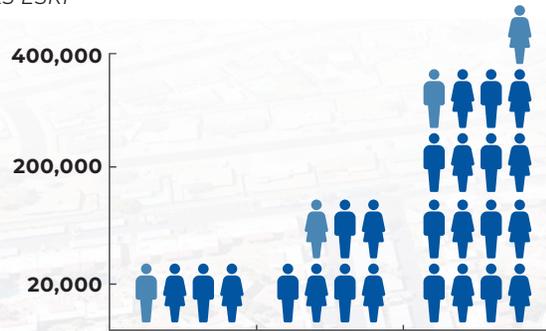
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# demographics

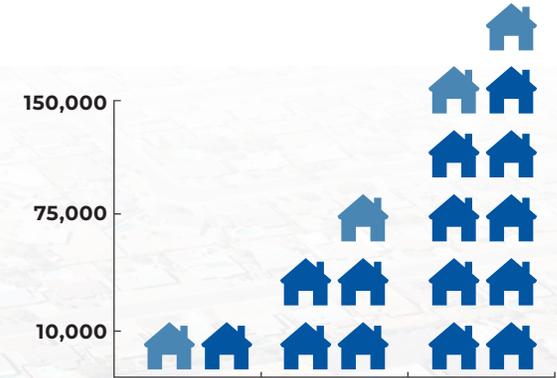
2025 ESRI



|                       | 1-Mile | 3-Mile  | 5-Mile  |
|-----------------------|--------|---------|---------|
| 2025 Total Population | 21,603 | 148,680 | 412,205 |
| 2030 Total Population | 21,210 | 148,457 | 413,147 |

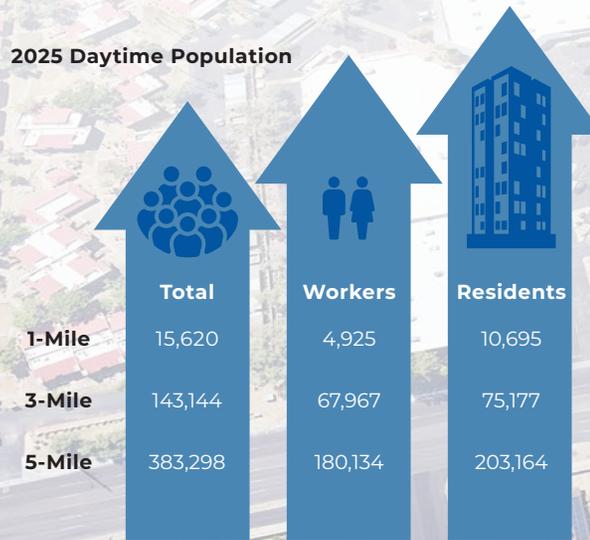


|        | Median HH Income | Average HH Income | Per Capita Income |
|--------|------------------|-------------------|-------------------|
| 1-Mile | \$77,551         | \$100,243         | \$35,730          |
| 3-Mile | \$73,087         | \$93,009          | \$35,098          |
| 5-Mile | \$75,711         | \$98,436          | \$38,188          |

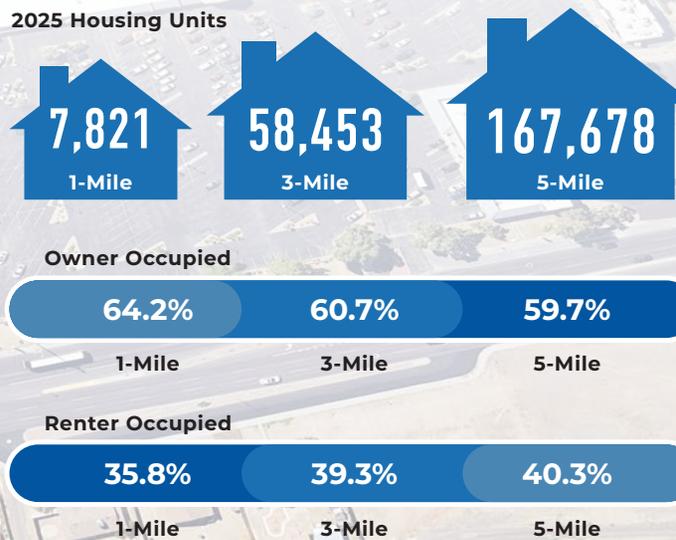


|                 | 1-Mile | 3-Mile | 5-Mile  |
|-----------------|--------|--------|---------|
| 2025 Households | 7,681  | 55,893 | 159,521 |
| 2030 Households | 7,589  | 56,303 | 161,405 |

## 2025 Daytime Population



## 2025 Housing Units



## 2025 Businesses



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Exclusively listed by

**NICK DEDONA**

(602) 734-7208

[ndedona@pcaemail.com](mailto:ndedona@pcaemail.com)

**ZACHARY PACE**

(602) 734-7212

[zpace@pcaemail.com](mailto:zpace@pcaemail.com)

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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016

P. (602) 957-9800 F. (602) 957-0889

[www.pcainvestmentsales.com](http://www.pcainvestmentsales.com)