



NORTH MOUNTAIN VILLAGE

SEC

35TH AVE & THUNDERBIRD RD

PHOENIX, AZ



property summary

AVAILABLE	±7,232 SF	LEASE RATE	Call for Rate
	±2,990 SF		
	±1,973 SF		
	±1,098 SF		
	±930 SF		

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

35th Ave

N ±26,002 VPD (NB & SB)

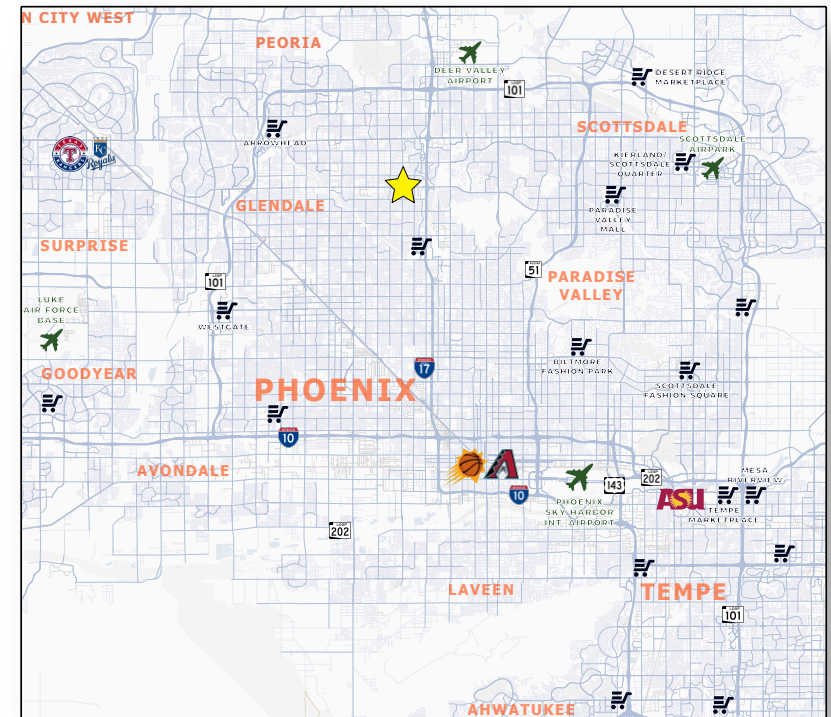
S ±26,549 VPD (NB & SB)

Thunderbird Rd

E ±39,230 VPD (EB & WB)

W ±36,559 VPD (EB & WB)

INRIX 2022



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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'mage	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	AVAILABLE	1,098
3431N	TruWest Credit Union	2,200

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aerial zoom



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aerial wide



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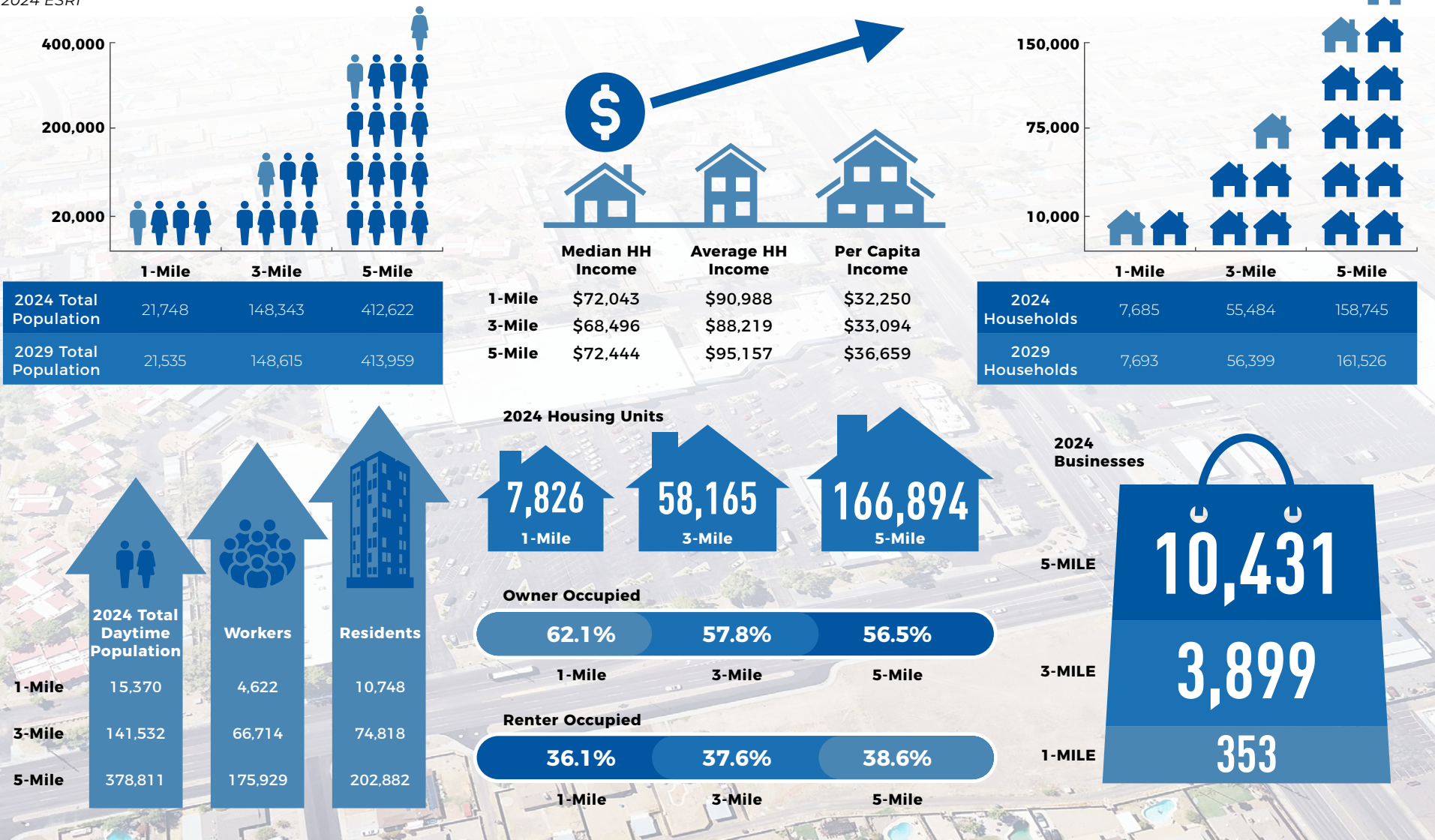
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demographics

2024 ESRI



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Exclusively listed by

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