

# SWC 83rd Avenue & Thunderbird Road

8375 West Thunderbird Road | Peoria, AZ



## ADDITIONAL INFORMATION:

**Joe Hoyer** | Director

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**NEWMARK**

## PROPERTY HIGHLIGHTS

- Join Sprouts and Dollar Tree
- Great visibility to Lowes and Sprouts traffic
- ±1,160 SF former dry cleaner space available
- ±1,780 SF chiropractic space coming available 12/1/24 - do not disturb tenant
- Suites can combine to 2,940 SF



# AVAILABILITY

SUITE	TENANT	SF
A100	Great Clips	1,260
A101	T&Y Nail and Spa, Inc.	1,050
A102B	Vapor Ice	1,077
A103	JRP Tax Service	1,050
A104	Cookie Connect	1,400
A105	Rapha Tea Peoria	1,400
B100-101	Alpha Dental Corporation	2,614
B102	Brows Threading Salon	980
B103*	Signature Chiropractic COMING AVAILABLE 12/1/24 Do not Disturb Tenant	1,780
B104*	AVAILABLE	1,160
B105	Long Wong's	1,500
B106	Sunshine Relaxation	1,110
B107	Express Employment	1,435
B110	Hungry Howie's	1,000
B111	Sushi Yuki	1,500
B112	Classic Cuts 2 Barber Shop	1,165
B113	Subway	1,400

\*SUITES B103 & B104 CAN COMBINE TO 2,940 SF





ARIZONA TURF DEPOT

DBV PEORIA

FIRMAN POWER EQUIPMENT

INDIAN MOTORCYCLE Peoria

WOLF OFFROAD ACCESSORIES

Raceway EXPRESS CAR WASH

QT QuikTrip

Scott's

QUALITY Sprungler 'we fit your lifestyle'

TRIMARKER

goodwill

101

113,696 VPD

BISCUITS Cafe

1 STOP HARLEYS

DUNKIN' verizon

McDonald's

CHASE

CVS pharmacy

GYROS PALACE, Kid & Kid, Alliance, Zushi, COPPER STATE, E&S FITNESS, UPTOWN CREEPKATE, palm beach tan, RALLY'S SPORTS GRILL

EXPRESS OIL CHANGE 10 MINUTE SERVICE

DUTCH BROS, brushfire TACOS & TAPAS

BURGER KING

LOWE'S

UNITED STATES POSTAL SERVICE

SUBWAY

ULTRA DENTAL FAMILY & ORAL CARE

HOOKED ON SUSHI

Hungry Howies FLAVORED CRUST PIZZA

SPROUTS FARMERS MARKET

Great Clips

SITE

Culver's Dutch Bros

Filiberto's MEXICAN FOOD

SAJADO Somoburros

ALL THE WAY Wags

JJ

One STOP Nutrition

JAGGED CALORIES

HAIR WE GO ELECTROLYSES

AT&T

Trinity Nail & Spa

ZONIAN'S GROUP

Starbucks

SUPER STAR CAR WASH

W Thunderbird Road

POPEYES, DISCOUNT TIRE, Shell, CIRCLE K

ARCO

ampm

All Pets Animal Hospital

Allstate

Mountain View Hospice

N 183rd Avenue



101

60

101

SITE

SAFeway  
DOLLAR TREE

ACE

ARROWHEAD TOWNE CENTER  
★ Macy's  
Dillard's  
JCPenney  
amc THEATRES  
DICK'S SPORTING GOODS

BEST BUY  
Party City  
SALT CREEK BIKES & FITNESS  
BOOT BARN  
DOLLAR TREE  
Office DEPOT  
OfficeMax

target  
JOANN  
urbanair  
PADDY O' FURNITURE

TRADER JOE'S

ASHLEY

FLOOR DECOR  
WinCo FOODS

KOHL'S  
BIG G

True Value  
DOLLAR TREE  
Walgreens

GYROS PALACE  
Kid & Kid  
Alliance  
COPPER STATE  
E55 FITNESS  
UPTOWN CHEAPSKATE  
palm beach tan  
BULLY'S SPORTS GRILL

HomeGoods  
savers  
Staples  
GOLF GALAXY

WORLD MARKET  
worldmarket.com

Michaels  
BOB'S FURNITURE  
PETSMART  
PGA TOUR SUPERSTORE

LIVING SPACES  
DESERET INDUSTRIES

Walmart  
DOLLAR TREE  
Mor

ARIZONA CHRISTIAN UNIVERSITY

E55 FITNESS

FAMILY DOLLAR

amish  
bealls

Banner Health  
Bosewell Medical Center

Goodwill  
Institution of Southern Florida, Inc.

Rack  
HOBBY LOBBY  
DSW  
TJ-maxx  
OLD NAVY

Bashas'

W Thunderbird Road

Walmart

fray's

Banner Health

BIG LOTS

111th Avenue

N 107th Avenue

N 99th Avenue

N 91st Avenue

N 83rd Avenue

N 75th Avenue

N 67th Avenue

N 59th Avenue

W Cactus Road

fray's  
ACE

LeeLee INTERNATIONAL EQUIPMENTS

Peoria Discount grocery  
State Trailer RV & OUTDOOR SUPPLY

Goodwill  
HARBOR FREIGHT  
DOLLAR TREE

Peoria Avenue

THE HOME DEPOT

DOLLAR GENERAL  
West Valley Antiques & Thrift Shop

FAMILY DOLLAR

at home  
PETSMART  
DOLLAR TREE

Walmart

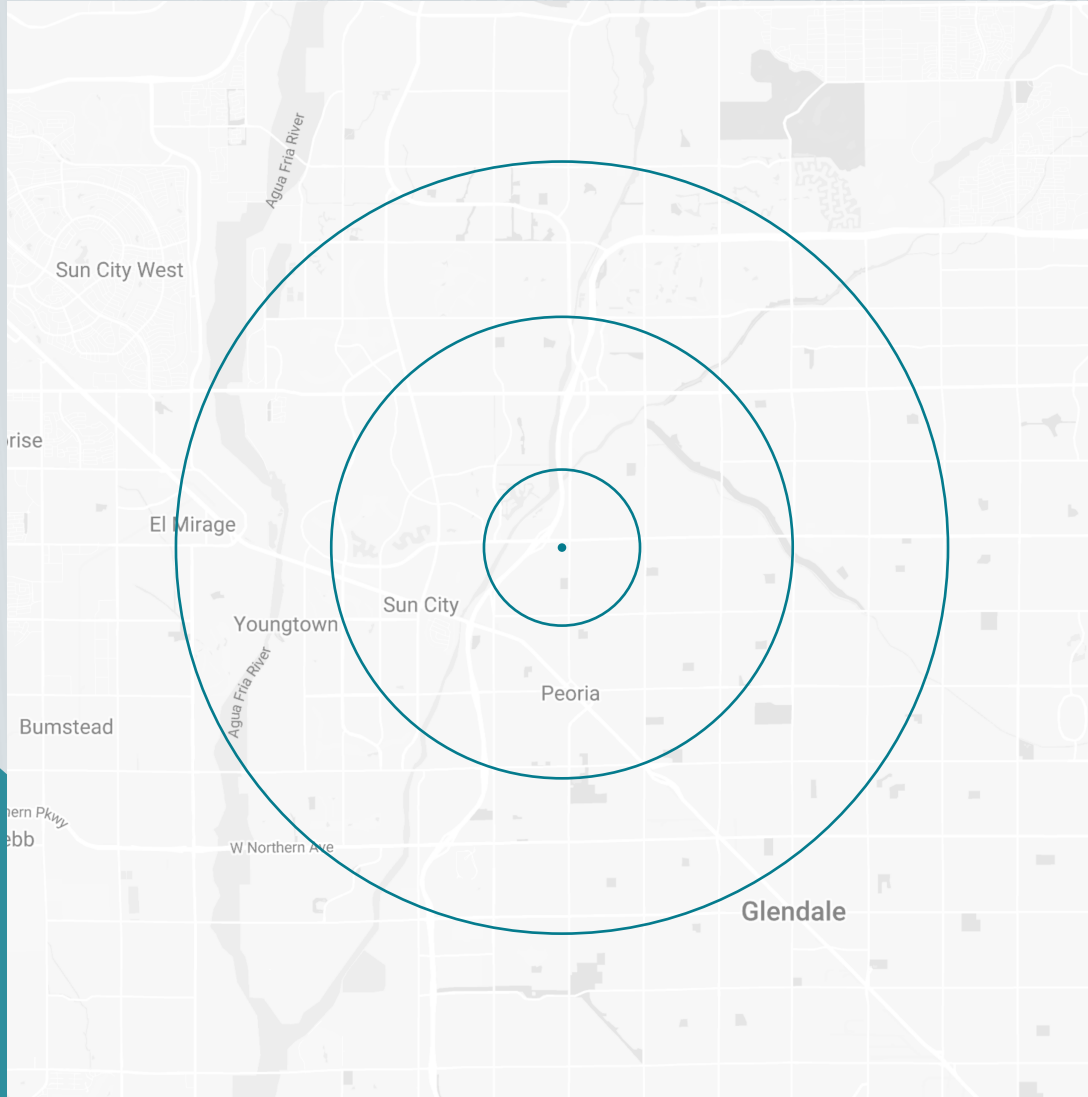
planet fitness

PHOENIX FITNESS  
RUSH

Walmart  
bealls

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## DEMOGRAPHIC PROFILE

LATITUDE: **33.31871** | LONGITUDE: **-111.92583**

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
2024 Total Population	15,952	118,362	329,405
2029 Total Population	15,855	120,904	335,866
2024 Total Daytime Population	14,049	124,968	308,768
<b>HOUSEHOLDS</b>			
2024 Households	6,502	48,888	132,738
2029 Total Households	6,553	50,540	136,882
<b>INCOME</b>			
2024 Average Household Income	\$104,817	\$94,829	\$94,058
2024 Median Household Income	\$84,311	\$74,589	\$73,050
2024 Per Capita Income	\$41,865	\$39,257	\$37,940
<b>BUSINESS</b>			
2024 Total Employees	6,222	52,732	108,725
2024 Total Businesses	590	3,872	8,439

Source: Esri, Esri and Infogroup