

FOR LEASE

# 2737 W THUNDERBIRD RD

PHOENIX, AZ 85053



## OFFERING SUMMARY

**Available SF:** 2,592 - 3,900 SF

**Lease Rate:** Negotiable

**Lease Type:** NNN

**Parking Ratio:** 9.4/1,000

**Zoning:** C-2

## PROPERTY OVERVIEW

The site is located along Thunderbird Road with Immediate access to the I-17 Freeway, just north of the new Metrocenter Mall redevelopment "The Metropolitan." The subject property benefits from strong employment centers, high population density and proximity to many national retailers.

## PROPERTY HIGHLIGHTS

- High traffic area with ±51K vehicles per day along Thunderbird Rd
- Shadow Anchored by Best Buy and Lowes Home Improvement
- Strong Surrounding Demographics
- Nearby Employment Centers



**MPB Realty Services, Inc**  
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**REALTY  
SERVICES**

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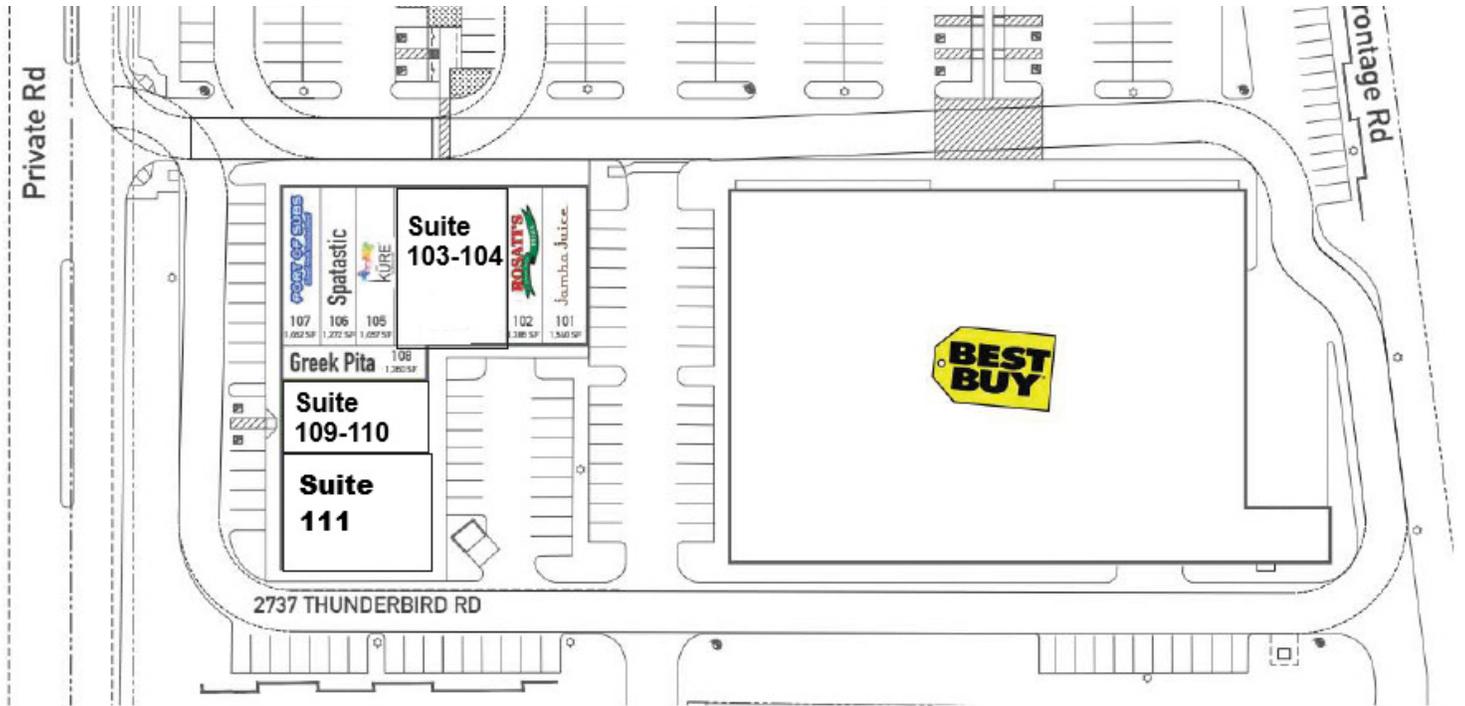
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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 103-104	3,900 SF	NNN	Negotiable	Former Anytime Fitness, the space features an open floor plan with two restrooms and small office.
Suite 111	3,752 SF	NNN	Negotiable	Former Martial Arts Studio
Suite 109-110	2,592 SF	NNN	Negotiable	Former Salon space



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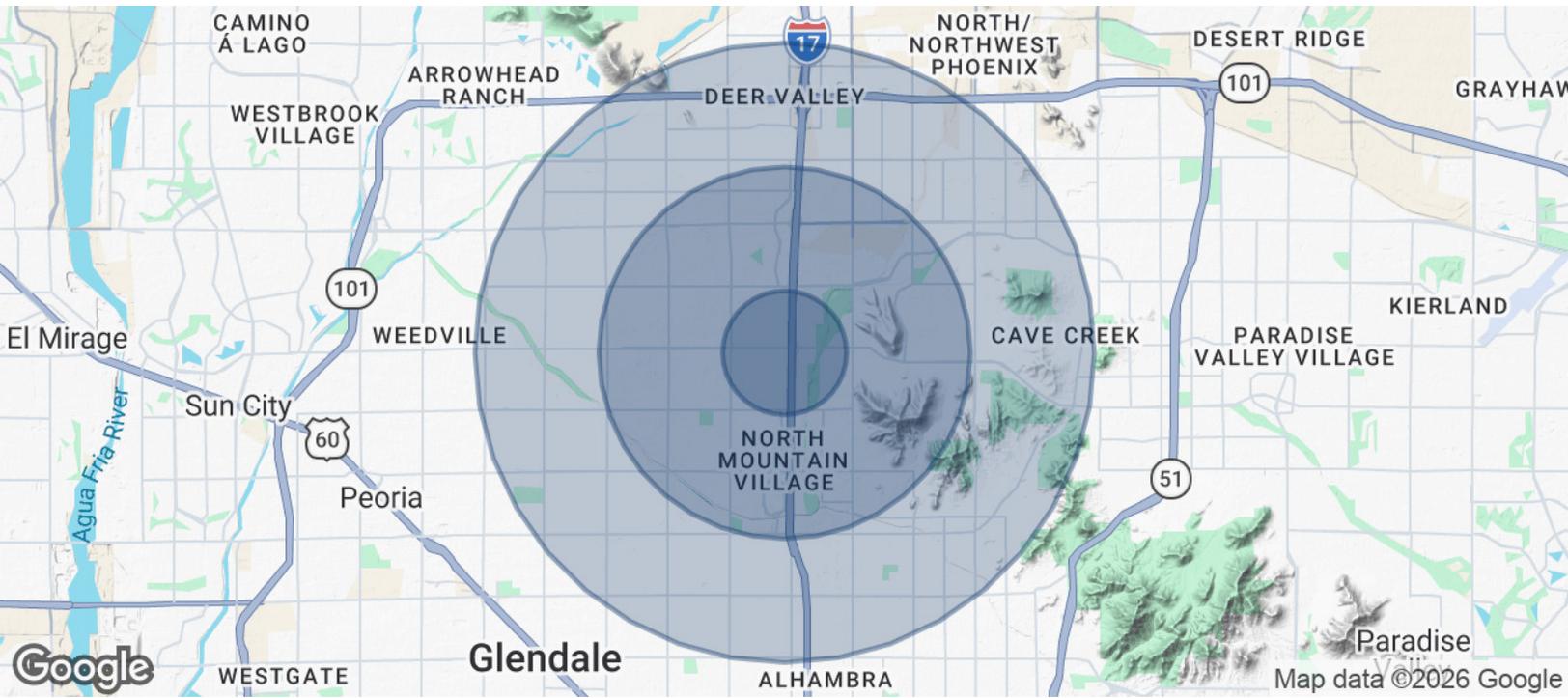
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	20,414	143,546	421,735
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	39	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,697	54,257	164,004
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$74,909	\$86,598	\$91,163
Average House Value	\$363,411	\$392,086	\$395,664

Demographics data derived from AlphaMap



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