

Turnkey West Valley Restaurant

11709 W Thunderbird Rd, El Mirage, AZ 85335



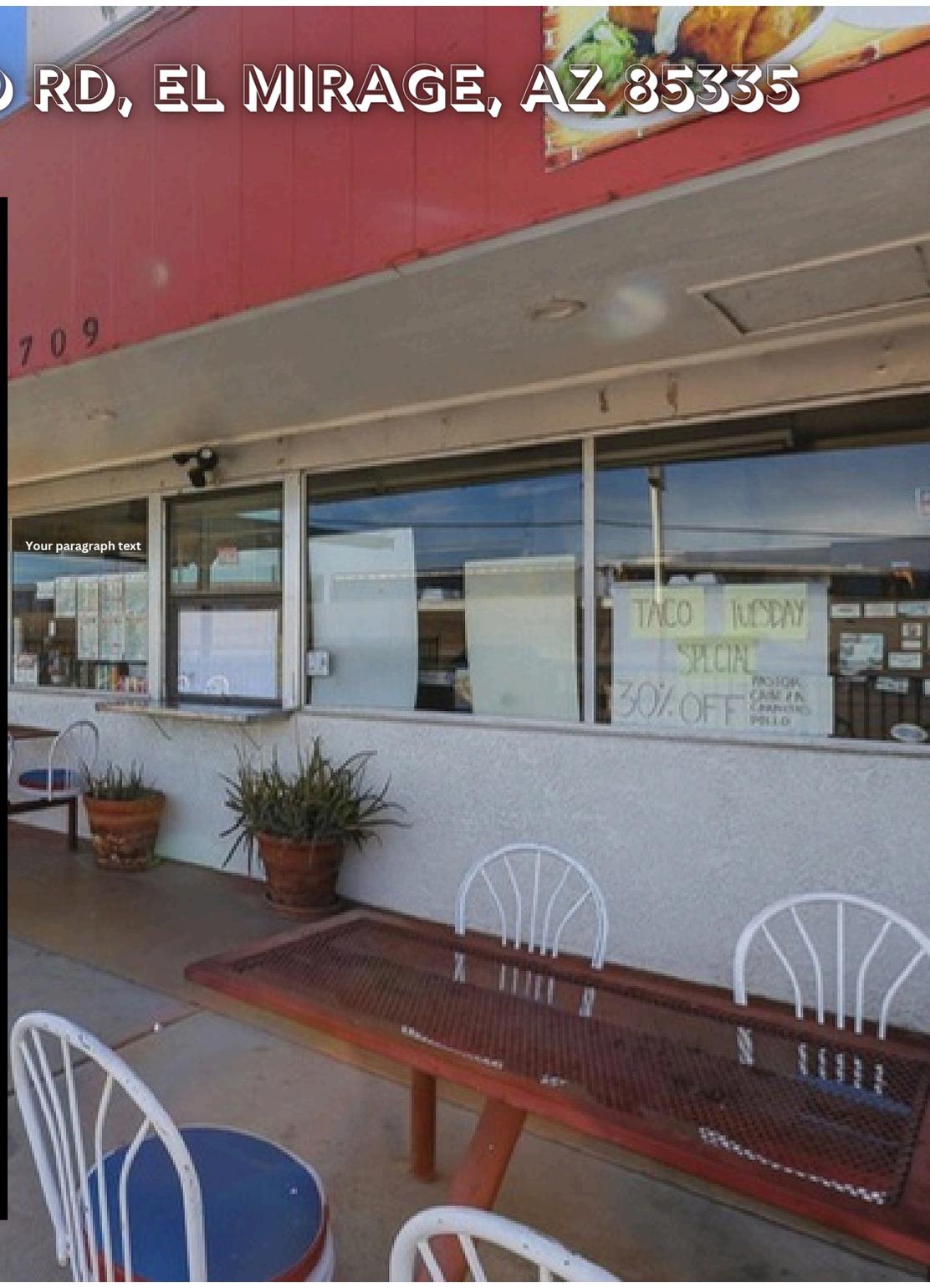
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FOR SALE | REAL ESTATE

11709 W THUNDERBIRD RD, EL MIRAGE, AZ 85335

- 11709 W Thunderbird Rd presents a freestanding 1,686 SF restaurant building on 0.12 acres in the established El Mirage / Sun City trade corridor.
- The property is being offered for sale at **\$424,872** for the real estate only. FF&E may be available under a separate transaction.
- Originally built in 1981, the building is configured for restaurant use with indoor seating for 29, outdoor patio seating and includes hood system, grease trap, and reach-in cooler/freezer infrastructure already in place.
- Freestanding restaurant asset along the Grand Avenue corridor, where traffic counts approach 50,000–60,000 vehicles per day.
- For first-time restaurateurs, this eliminates the six-figure cost and timeline of a ground-up build. For investors, this presents an accessible basis for an SBA-backed buyer or operator repositioning strategy.



Highlights of the Offering:

- **Accessible Price Point - \$424,872 asking price for real estate only.**
- ***Owner carry available subject to negotiation.***
- Freestanding Building - 1,686 SF single-tenant building on a 5,227 SF lot, 3 bathrooms, outdoor patio seating, outside signage.
- Restaurant Infrastructure in Place - Existing hood system, grease trap, and reach-in cooler/freezer substantially reduce startup capital requirements.
- Grand Avenue Frontage - Approximately 70 feet of frontage with curb cuts providing visibility and access.
- High Traffic Exposure - Located along the US 60 / Grand Avenue corridor with traffic counts approaching 50,000 to 60,000 vehicles per day in the immediate area.
- Vacant at COE- No tenant displacement.
- No lease constraints. Full operational control upon acquisition.

Property Highlights:

- **Building Size: 1,686 SF**
- **Lot Size: 5,227 SF (0.12 AC)**
- **Year Built: 1981**
- **Zoning: C-C**
- **Stories: 1**
- **Parking: Surface parking**
- **Flood Zone: FEMA Zone C/X – Minimal Flood Hazard**

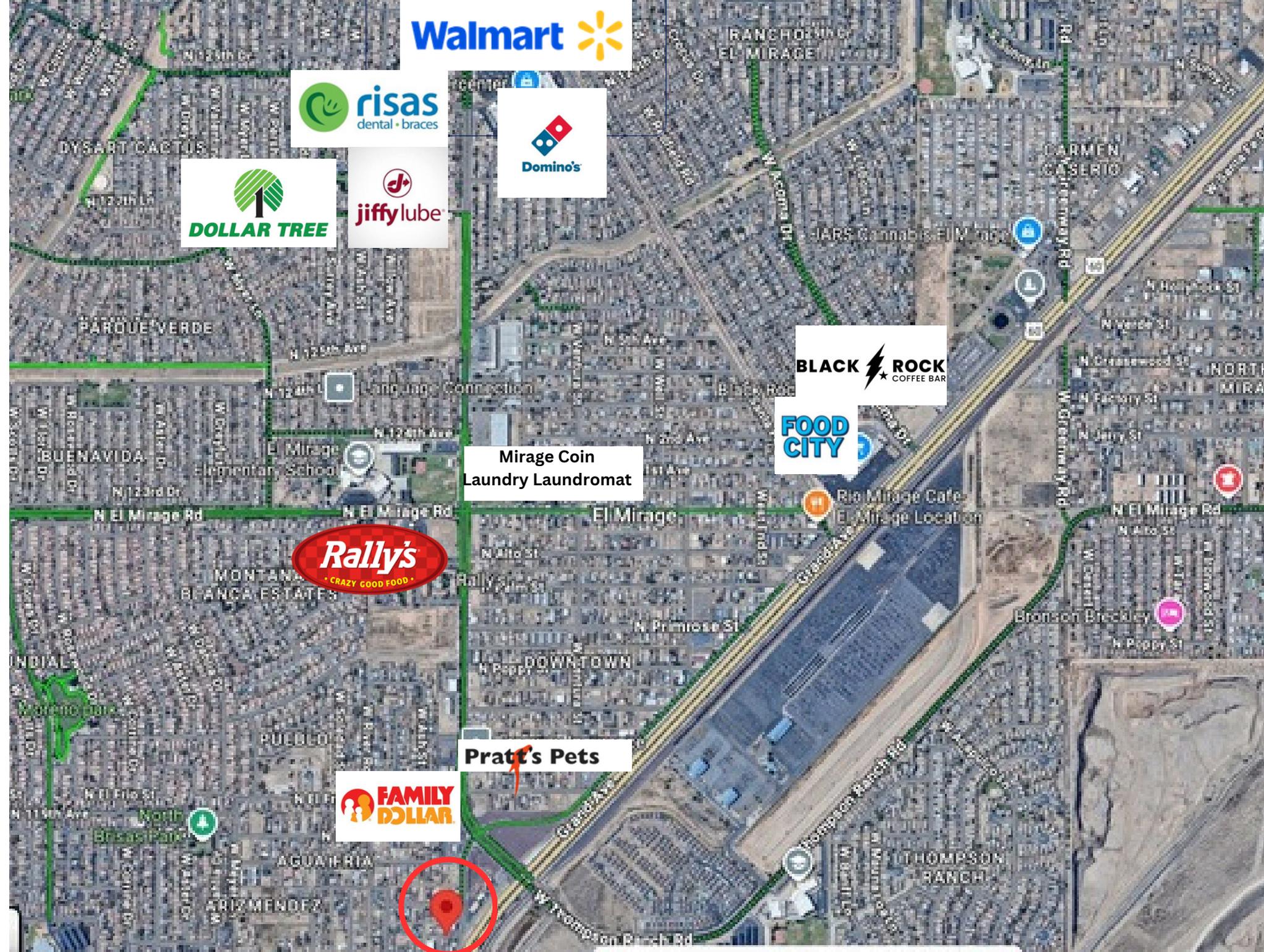




Mirage Coin Laundry Laundromat



Pratt's Pets



Market Overview

- The property sits within the El Mirage / Sun City submarket along the Grand Avenue corridor, a major northwest arterial connecting the West Valley to central Phoenix.
- Within a 3-mile radius:
 - Population: 96,623
 - Households: 40,508
 - Median Household Income: Approximately \$55,000 Daytime Employees: 23,491
- Population and household growth projections exceed 8% over the next five years, reflecting continued West Valley expansion.
- The surrounding area consists of established residential neighborhoods, workforce housing, and commuter traffic patterns that support quick-service and casual dining concepts.











YOUR LOGO
HERE



PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT CRISTINA FOR ADDITIONAL INFORMATION



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Listed by Aire In cooperation with Cristina Palomera with My Home Group

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