

NEC 19th Ave and Thunderbird Retail Center  
13803 N 19TH AVE | GLENDALE, AZ 85303

**FOR LEASE**



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# FINAL SUITE AVAILABLE- THUNDERBIRD HIGH SCHOOL ADJACENT

13803 N 19TH AVE, PHOENIX, AZ 85023

## FOR LEASE



### AREA TENANTS



### OFFERING SUMMARY

Zoning:	C-2
Available SF:	800 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	1.14 Acres
Year Built:	1980
Building Size:	12,120 SF
Market:	Phoenix
Submarket:	North Phoenix

### LOCATION OVERVIEW

Rare vacancy in a busy North Phoenix Strip Center off 19th Avenue and Thunderbird. This strip center benefits from being adjacent to Thunderbird High School (Over 1,500 students). Additionally, the center is offering a hard to find small 800 SF Suite. The center benefits from high traffic counts on the busy corner, and the intersection is full of national credit retailers and businesses. Some of the area co-tenants include Jack in the Box, Starbucks, Subway, and CVS Pharmacy. Ownership is offering competitive retail rates. Please reach out to Reuben for further information on the space for lease.

### PROPERTY HIGHLIGHTS

- Last suite available at the center
- Right off the busy hard corner of 19th Avenue and Thunderbird
- Adjacent to Thunderbird High School - 1,500 + students
- Competitive rental rates
- Endcap unit available

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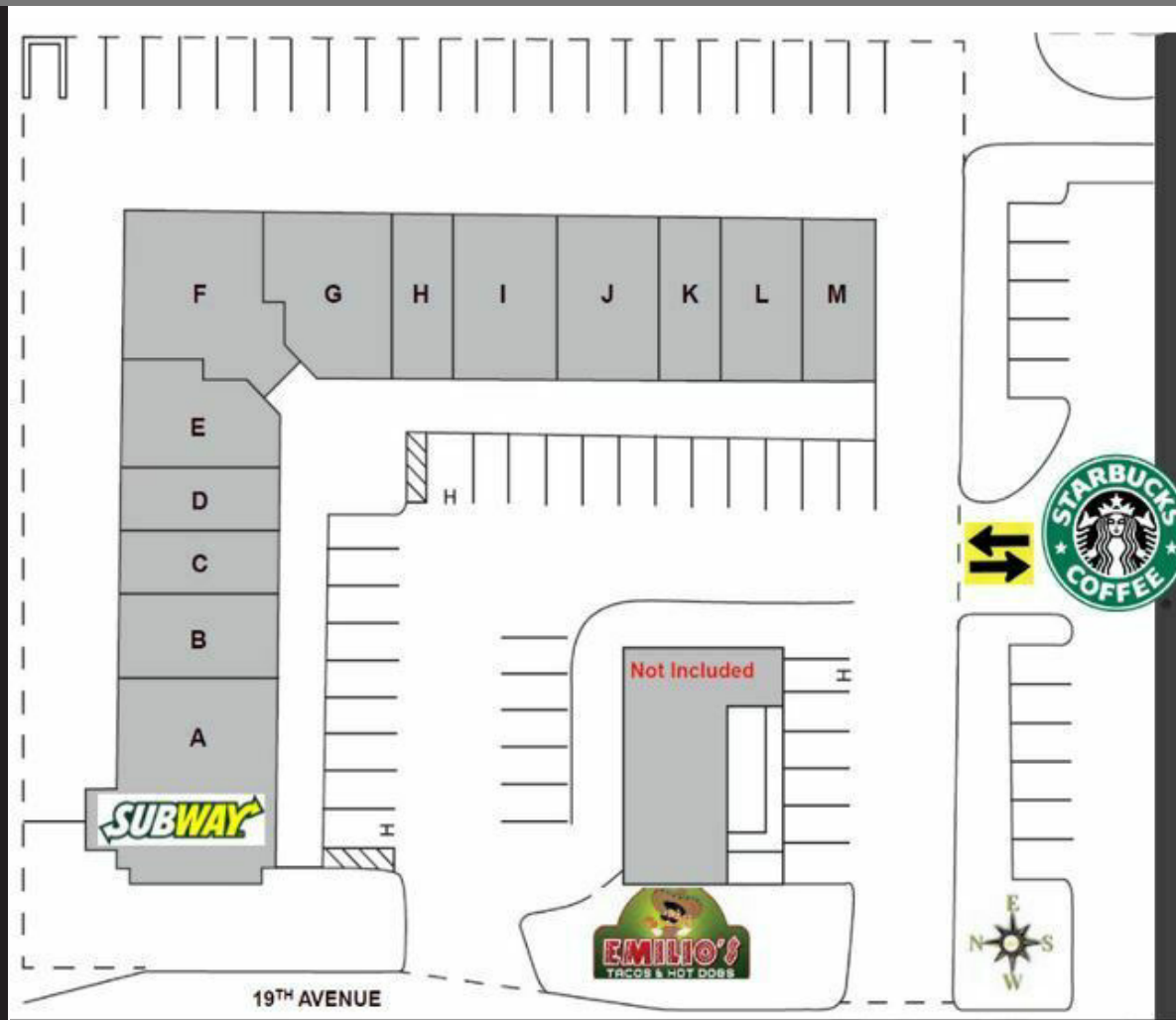




# SITE PLAN - BUSY CENTER IN THE HEART OF NORTH PHOENIX

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Suite	Tenant	Use
A	Subway	Restaurant
B	Lucky's Burgers	Restaurant
C	Car Key Destination	Locksmith
D	Modern Jewelry	Jeweler
F	Arizona Biker Leathers	Retail
G	Hair Stylist Barber	Barber
H	Fur Sure Grooming	Pet Grooming
I	Pari's Custom Design	Alterations
J	Here We Go Again	Thrift Store
K	5 Pasos Feng Shui	Reading Cards
L	Tax Insight Inc.	Taxes
M	Vacant	Vacant

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# RETAILER MAP - DENSE, INFILL NORTH PHOENIX LOCATION

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# DEMOGRAPHIC DETAILS - DENSE, INFILL LOCATION

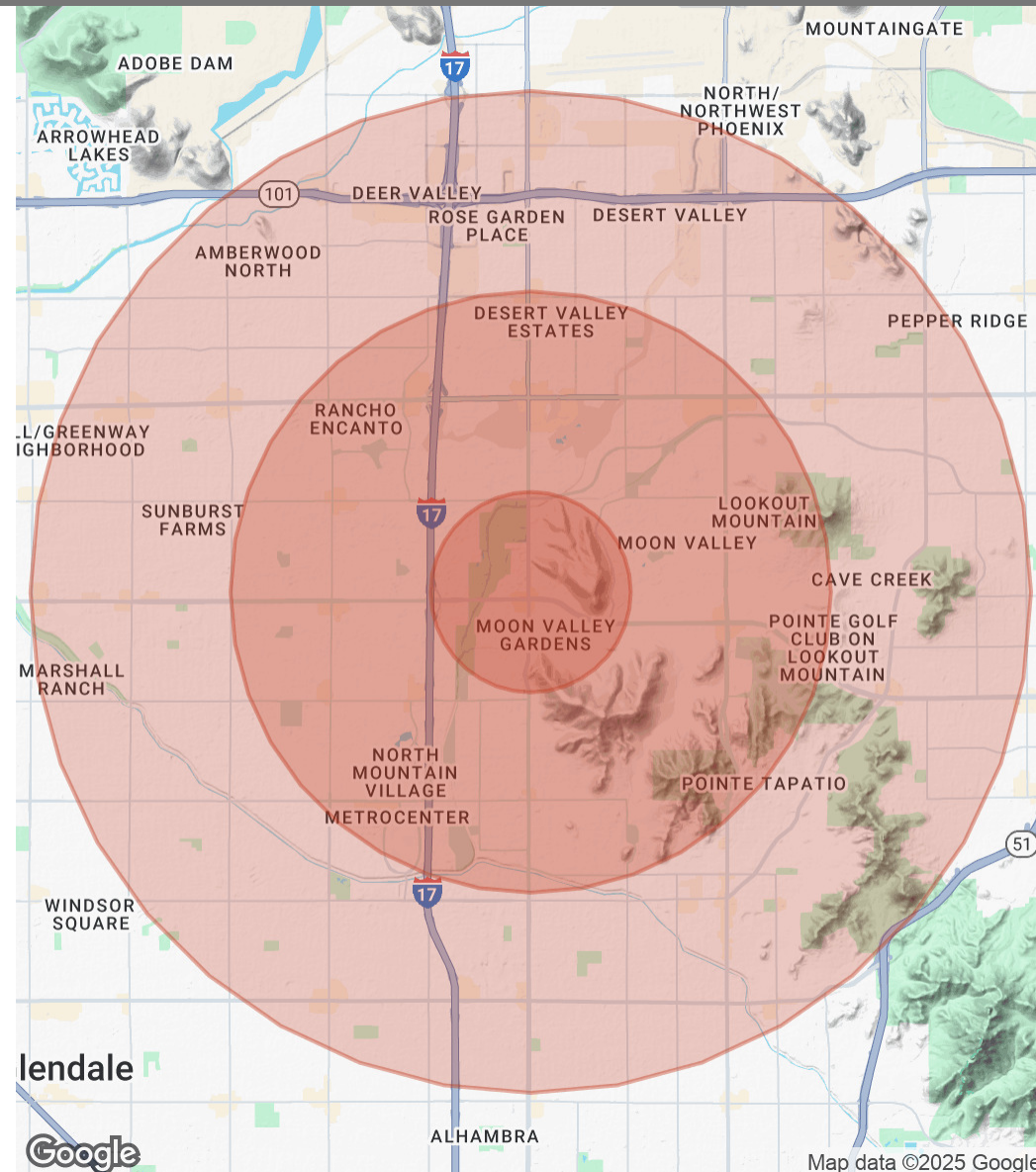
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,620	132,714	407,752
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,455	51,957	161,126
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$87,114	\$89,128	\$91,119
Average House Value	\$573,706	\$411,202	\$401,277



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