

# Thunderbird Square

SWC 35th Ave & Thunderbird Rd, Phoenix, AZ 85053



## Property Information

- + Easy access to Valley freeway system; within two miles of I-17 (Black Canyon Freeway)
- + Strong traffic counts with over 80,000 ADOT
- + Strong dense population
- + ±3,000 SF end-cap available on Thunderbird Rd
- + Drive-thru Pad available for ground lease
- + Box space Available, former Big Lots
- + 2,100 sf second generation restaurant space available  
Suite 3529 Click [here](#) for a virtual tour



## Area Co-tenants



## Demographics

| Source: ESRI, 2024     | 1 mile   | 3 miles  | 5 miles  |
|------------------------|----------|----------|----------|
| 2024 Population        | 21,513   | 149,996  | 414,060  |
| 2024 Average HH Income | \$92,175 | \$88,218 | \$94,458 |
| Daytime Population     | 15,259   | 140,610  | 379,956  |
| 2024 Households        | 7,633    | 55,863   | 158,906  |



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For Lease



## Tenant List

| Suite       | Tenant                           | Size (±SF)    |
|-------------|----------------------------------|---------------|
| <b>3555</b> | <b>AVAILABLE</b>                 | <b>3,000</b>  |
| 3551        | Barber                           | 750           |
| 3553        | Metro PCS                        | 750           |
| 3549        | ATL Wings                        | 3,000         |
| 3547        | Sofa Factory                     | 12,600        |
| <b>3543</b> | <b>AVAILABLE</b>                 | <b>26,650</b> |
| 3535        | Alida Restaurant Supply          | 15,600        |
| <b>3529</b> | <b>2nd GENERATION RESTAURANT</b> | <b>2,100</b>  |
| 3527        | Jiu Jitsu                        | 1,500         |
| <b>3525</b> | <b>AVAILABLE</b>                 | <b>900</b>    |
| 3523        | Reflexology                      | 900           |
| 3519        | Birdz & Beyond                   | 2,700         |
| 3517        | Jackson Hewitt                   | 900           |
| <b>3513</b> | <b>AVAILABLE</b>                 | <b>1,800</b>  |
| 3511        | Salon                            | 900           |
| 3509        | Abacus Inn                       | 3,600         |
| <b>3507</b> | <b>AVAILABLE</b>                 | <b>1,800</b>  |
| 13616       | Lenny's Burgers                  | 1,250         |
| <b>PAD</b>  | <b>AVAILABLE</b>                 |               |

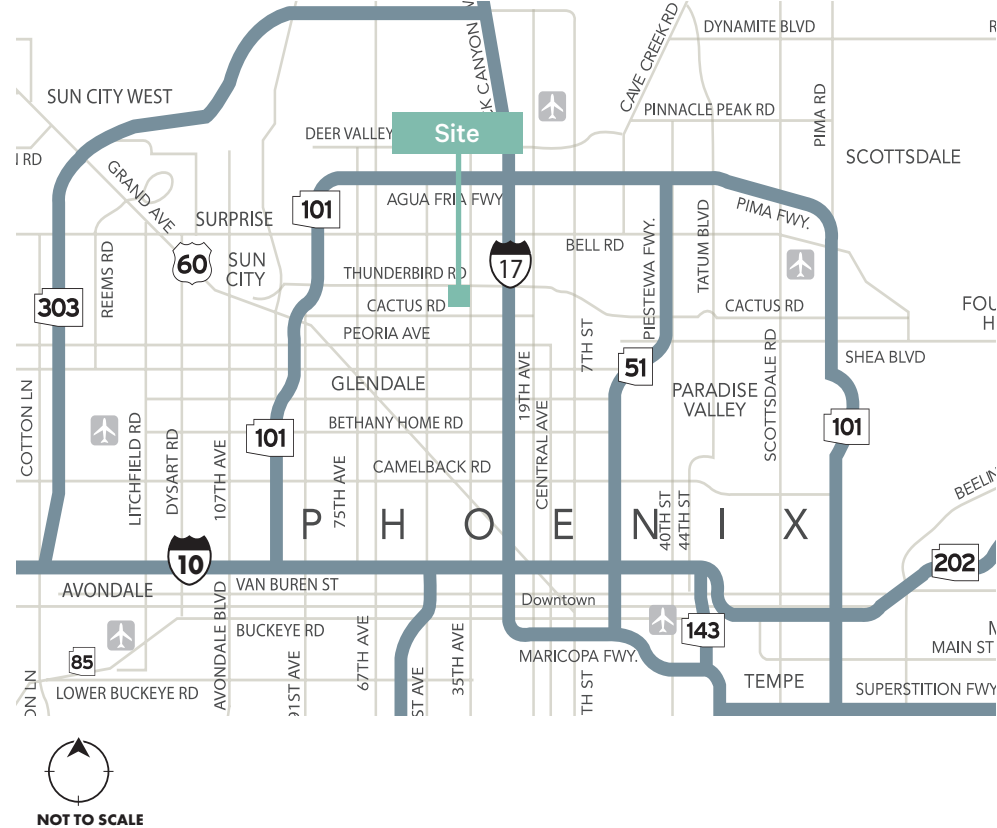


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