



NORTH MOUNTAIN VILLAGE

SEC

35TH AVE & THUNDERBIRD RD

PHOENIX, AZ



property summary

AVAILABLE	±2,305 SF	LEASE RATE	Call for Rate
	±1,973 SF		
	±1,098 SF		
	±930 SF		

LOCATION HIGHLIGHTS

- » ±70,000 cars per day at the intersection.
- » One mile west of I-17.
- » One mile east of ASU: West Campus
- » Fry's Grocery Anchored.

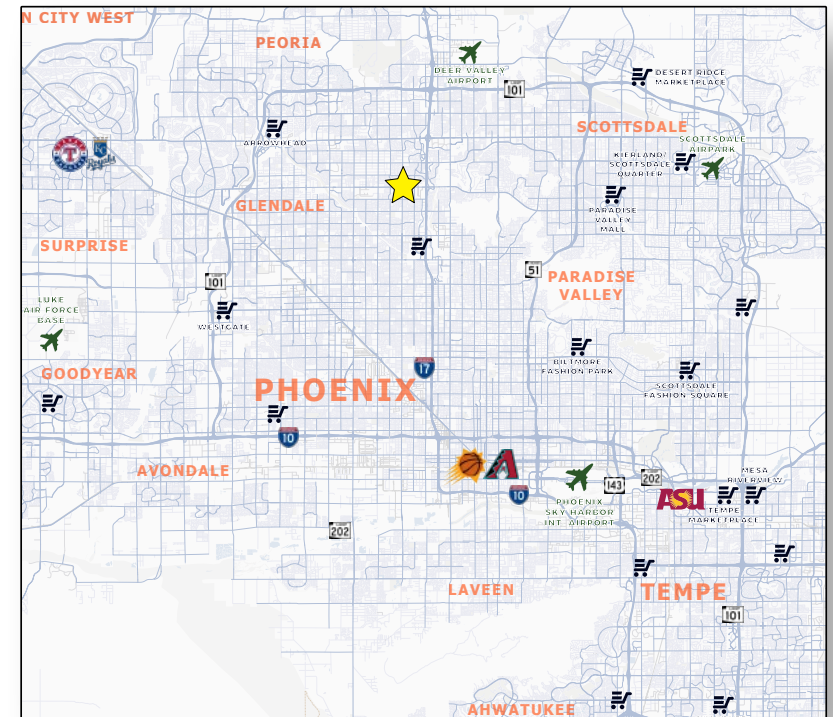
NEARBY TENANTS



TRAFFIC COUNTS

35 th Ave	Thunderbird Rd
N ±26,002 VPD (NB & SB)	E ±39,230 VPD (EB & WB)
S ±26,549 VPD (NB & SB)	W ±36,559 VPD (EB & WB)

INRIX 2022



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site area



SUITE	TENANT	SF
3401	Advance Auto	7,232
3402	Sally Beauty	2,695
3403	AVAILABLE	2,305
3405E	America's Best Contact & Eyeglasses	3,168
3409	Ross Stores, Inc.	29,765
3415A	Consumer Advocacy Projects	3,643
3415B	Dollar Tree	11,450
3415C	Kenz Jewelers	980
3415E	Twins Barber Shop	980
3425A	AVAILABLE	1,973
3425B	Freeway Insurance	800
3425C	Leslie's Poolmart	5,389
3425	L'mage	4,000
3425D	Rodeo Dental	4,932
3425N	Subway	1,538
3425O	G&R Cigarettes	1,420
3425S	Pizza by Napoli	1,933
3431A	Scales & Tails	1,445
3431C	T-Mobile	1,620
3431E	H&R Block	1,200
3431G	AVAILABLE	930
3431H	Hollywood Beauty	980
3431K	Amy's Nails	925
3431L	AVAILABLE	1,098
3431N	TruWest Credit Union	2,200



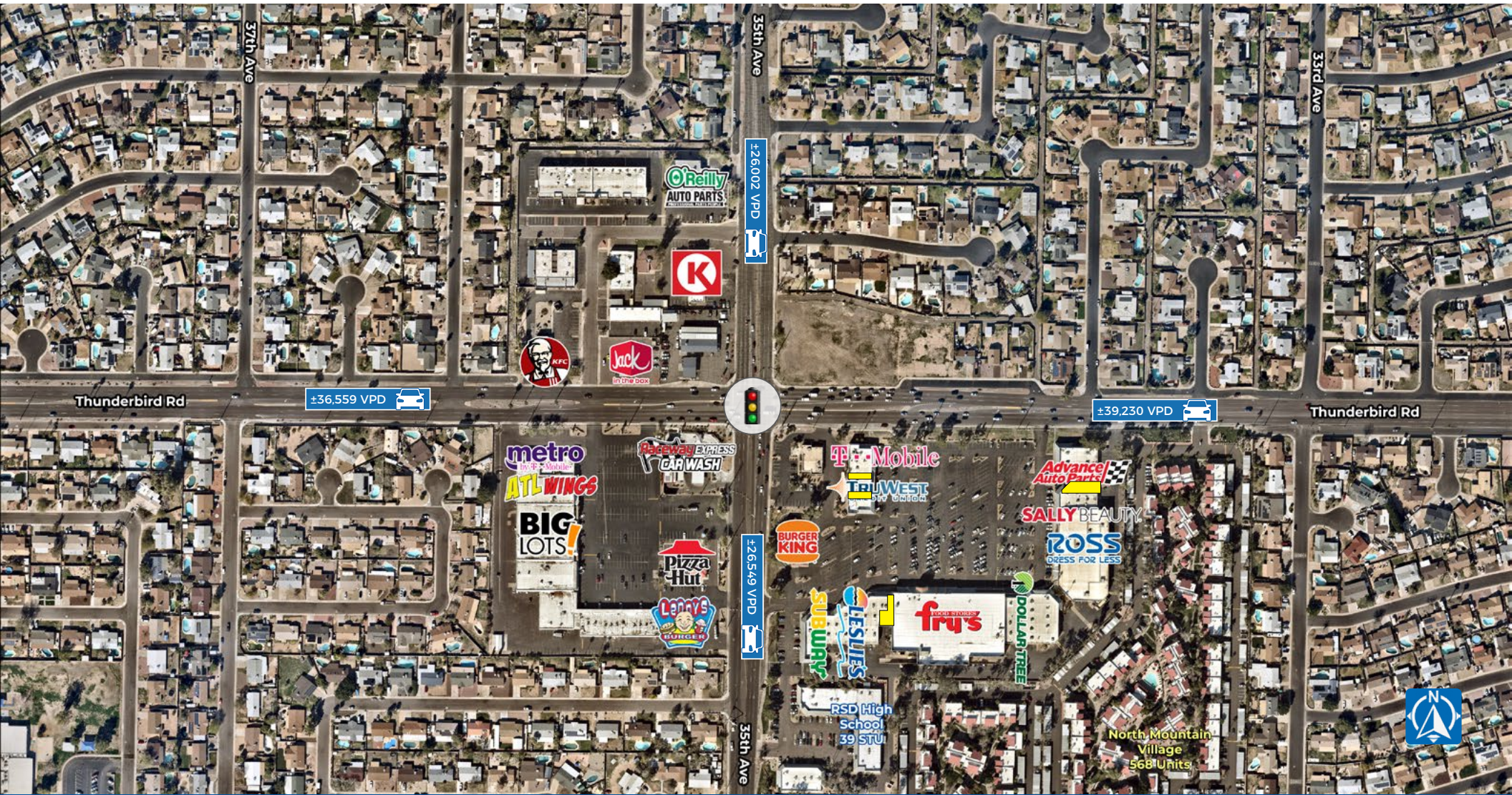
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aerial zoom



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NORTH MOUNTAIN VILLAGE

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aerial wide



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demographics

2023 ESRI ESTIMATES



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	15,198	140,388	371,644
Workers	4,503	64,759	165,768
Residents	10,695	75,629	205,876



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2023 Housing Units	7,738	57,278	165,730
Owner Occupied	62.2%	56.5%	54.7%
Renter Occupied	35.8%	39.0%	40.4%



POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	21,512	146,964	411,036
2028 Total Population	21,047	144,868	406,288



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	7,582	54,709	157,606
2028 Households	7,475	54,354	157,129



2023 INCOMES

	1-Mile	3-Mile	5-Mile
Median HH Income	\$64,188	\$61,981	\$64,547
Average HH Income	\$87,427	\$83,431	\$89,545
Per Capita Income	\$30,915	\$31,238	\$34,391



BUSINESSES

	1-Mile	3-Mile	5-Mile
2023 Businesses	334	3,695	9,760



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Exclusively listed by

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