

# North Mountain Village

SEC Thunderbird Rd & 35th Ave | Phoenix, AZ 85053

## Property Features

- + Located at 35th Ave and Thunderbird Rd
- + Less than 1/4 mile from the I-17 freeway
- + Easy access to the entire Phoenix metro area
- + Traffic Counts at Thunderbird Rd on 35th Ave are  $\pm 27,027$  vehicles per day
- + Traffic Counts at 35th Ave on Thunderbird Rd are  $\pm 43,484$  vehicles per day

Source: ESRI



2021 Estimates	Population	Daytime Population	Households	Average HH Income
1 mile	21,414	16,986	7,891	\$73,190
3 mile	146,324	140,691	55,364	\$72,048
5 mile	407,192	381,978	156,100	\$76,339



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## Location Map

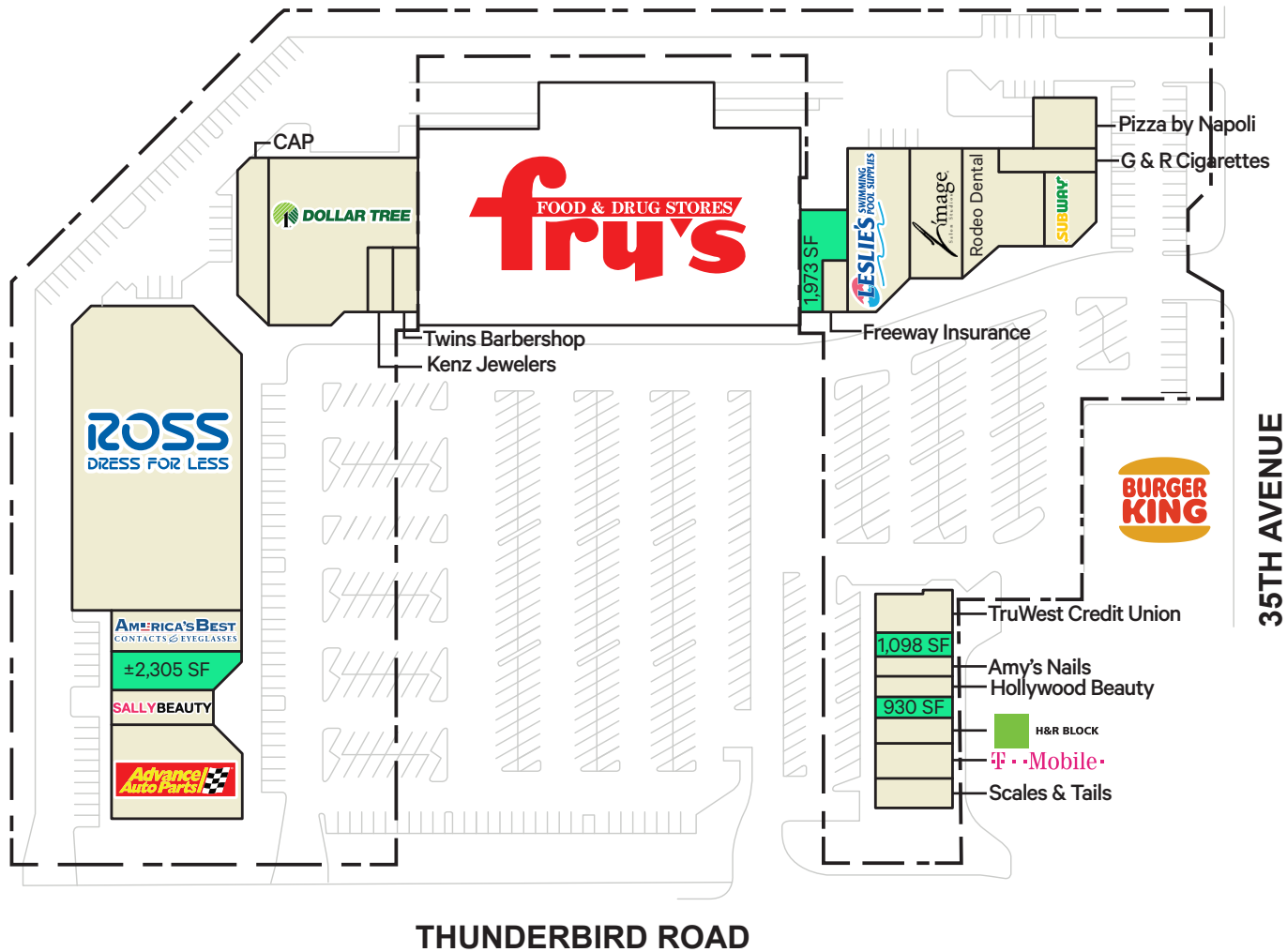




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# Site Plan



## Current Tenants

Suite	Tenant	±SF
3401	Advance Auto	7,232
3402	Sally Beauty	2,695
<b>3403</b>	<b>Available</b>	<b>2,305</b>
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
<b>3425A</b>	<b>Available</b>	<b>1,973</b>
3425B	Freeway Insurance	800
3425C	Leslie's Poolmart	5,389
3425	L'image	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
<b>3431G</b>	<b>Available</b>	<b>930</b>
3431H	Hollywood Beauty	980
3431K	Amy's Nails	925
<b>3431L</b>	<b>Available</b>	<b>1,098</b>
3431N	TruWest Credit Union	2,200

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## Contact Us

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