

Thunderbird SQUARE



35TH AVE & THUNDERBIRD RD

13620 N 35TH AVE | PHOENIX, AZ 85053

BH PROPERTIES

PCA
PHOENIX COMMERCIAL ADVISORS

property highlights

AVAILABLE	±900 / ±1,800 / ±3,000 / ±11,400 / ±26,786	ZONING	PSC
PRICING	Call for Rates	PROPERTY USE	Multi-Tenant Neighborhood Flex/Retail Center
PARCEL #	149-25-429	PARKING RATIO	Ample Parking

LOCATION HIGHLIGHTS

- » ~80,700 sq ft retail center in North Phoenix with a dense residential customer base.
- » Features a strong tenant mix, including national brands and local favorites, driving consistent foot traffic and built-in customers.
- » Located at 13620 N 35th Avenue with high visibility, excellent street frontage, and prominent signage.
- » Close to major roads and the I-17 corridor, providing strong regional connectivity and accessibility.



TRAFFIC COUNTS

35th Ave

N ±30,773 VPD (NB & SB)

S ±33,571 VPD (NB & SB)

Thunderbird Rd

E ±50,493 VPD (EB & WB)

W ±43,922 VPD (EB & WB)

ADOT 2025

site plan



SUITE	TENANT	SIZE (±SF)
Pot. Pad	AVAILABLE	25,000
3555	AVAILABLE	3,000
3551	Barber	750
3553	Metro PCS	750
3549	AVAILABLE 2nd Gen Restaurant	3,000
3547	AVAILABLE Subanchor	11,400
3543	AVAILABLE Anchor	26,786
3535	Alida Restaurant Supply	15,464
3529	Filipino Fusion	2,100
3527	Jiu Jitsu	1,500
3525	AVAILABLE	900
3523	Reflexology	900
3519	Birdz & Beyond	2,700
3517	Jackson Hewitt	900
3513	AVAILABLE	1,800
3511	Salon	900
3509	Abacus Inn	3,600
3507	AVAILABLE	1,800
13616	Lenny's Burgers	1,250



zoom aerial



RETAIL SPACE AVAILABLE
 35TH AVE & THUNDERBIRD RD | PHOENIX, AZ



wide aerial



demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	15,620	4,925	10,695
3 MILE	143,144	67,967	75,177
5 MILE	383,298	180,134	203,164

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$77,551	\$100,243	\$35,730
3 MILE	\$73,087	\$93,009	\$35,098
5 MILE	\$75,711	\$98,436	\$38,188

2025 HOUSING UNITS



7,821

1 MILE

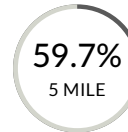
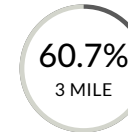
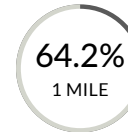
58,453

3 MILE

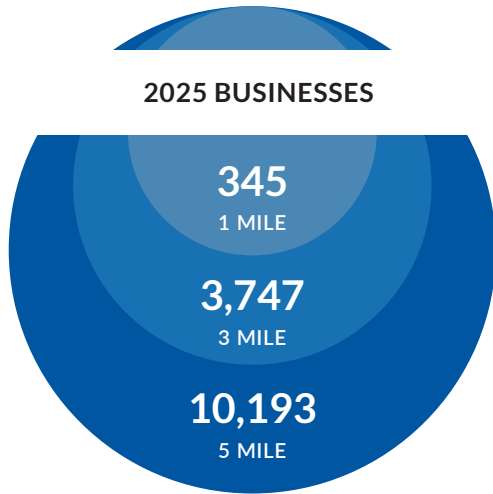
167,678

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



1 MILE

3 MILE

5 MILE

2025 POPULATION

21,603

148,680

412,205

2030 POPULATION

21,210

148,457

413,147



1 MILE

3 MILE

5 MILE

2025 HOUSEHOLDS

7,681

55,893

159,521

2030 HOUSEHOLDS

7,589

56,303

161,405

Thunderbird SQUARE



exclusively listed by

DILLON YOUNG

(602) 288.3474
dyoung@pcaemail.com

CHRIS SCHMITT

(602) 288.3464
cschmitt@pcaemail.com

CAMERON WARREN

(602) 288.3471
cwarren@pcaemail.com

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PCA

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A MEMBER OF CHAINLINKS RETAIL ADVISORS

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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com