

#### **Thunderbird Village**

NWC 75th Avenue & Thunderbird Road Peoria, AZ 85381



## End cap with patio space available!



Strong retail intersection



Five points of access to shopping center



Abundant parking



Recently renovated Bashas'

#### 2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016

© 2021 Avison Young - Arizona, Ltd. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

#### For further information

**James DeCremer** 

480 423 7958 james.decremer@avisonyoung.com

**Kristina Remon** 

480 423 7954 kristina.remon@avisonyoung.com

avisonyoung.com



#### **Availability**

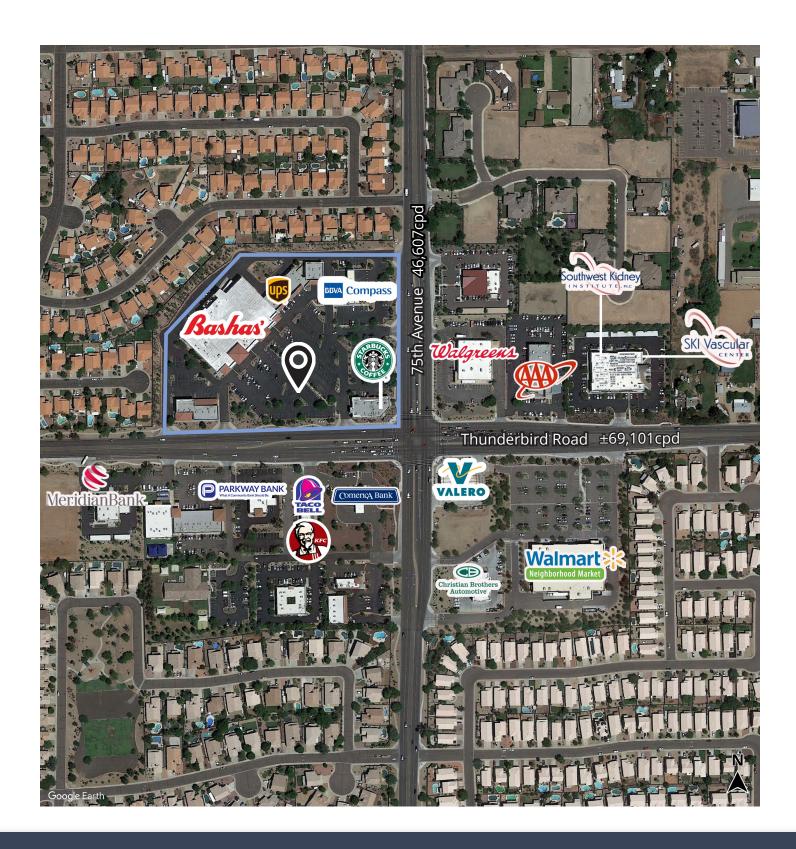
Anchor	Bashas'	54,398 sf
A1-7	AZ & Associates	8,470 sf
B1	UPS	1,500 sf
B2	Bien Nails	900 sf
B3	Alex's Barber Shop	1,200 sf
В4а	Body Blissful	1,100 sf
B4b-B5	Varela Chiropractic	2,490 sf

В6	Be Happy Boba & Tea	1,386 sf
C7	Dental Care at Bashas'	2,212 sf
<b>C</b> 9	Available - former office	1,415 sf
D1	Available - former cellphone store	1,800 sf
D2	Fast Auto Loans	1,400 sf
D3	Chinese Bistro	2,266 sf
D6	Starbucks	1,563 sf

James DeCremer 480 423 7958 james.decremer@avisonyoung.com Kristina Remon 480 423 7954 kristina.remon@avisonyoung.com



### Aerial

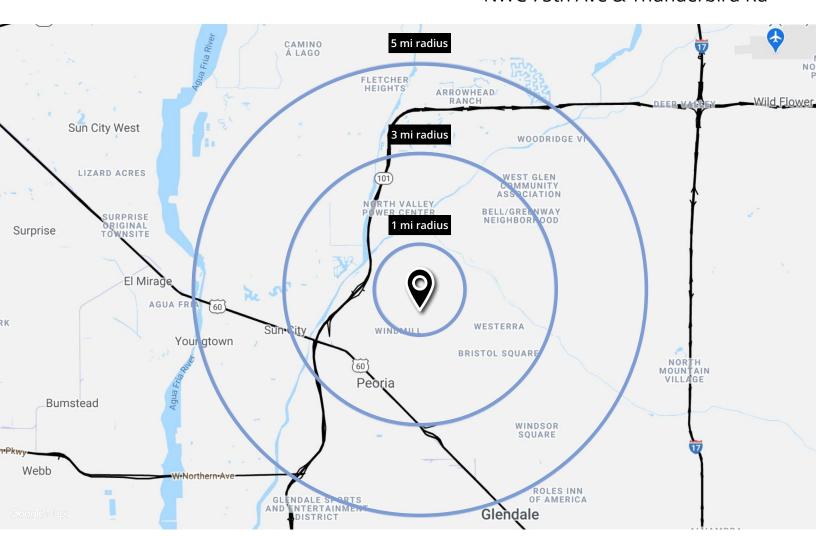


James DeCremer 480 423 7958 james.decremer@avisonyoung.com **Kristina Remon** 480 423 7954 kristina.remon@avisonyoung.com



## Demographics

# End cap with patio space available NWC 75th Ave & Thunderbird Rd



	1-mile radius	3-mile radius	5-mile radius
Population	11,703	116,714	318,669
Median age	41.1	40.2	42.6
Daytime employment	4,000	45,216	95,647
Avg. HH income	\$117,676	\$79,952	\$76,948
HH units	4,486	50,032	143,853

#### **Traffic counts**

75th Avenue	±46,607 cpd
Thunderbird Road	±69,101 cpd



Kristina Remon 480 423 7954 kristina.remon@avisonyoung.com

