



Shops available within Scottsdale Airpark



Located within 3,300 acres / 33-msf of commercial buildings



Excellent combination of high incomes and strong traffic counts ($\pm 118,000$ cpd at intersection)



Over $\pm 107,000$ employees within a 3-mile radius (daytime)



51,000 employees at Scottsdale Airpark

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Property overview

Shop space available
NWC Scottsdale Rd & Thunderbird Rd



East Thunderbird Square is located in an upscale and affluent North Scottsdale neighborhood. This high-traffic shopping center is located adjacent to the premier Kierland submarket and across the street from the Scottsdale Airpark.

Join a notable tenant mix.



Site plan & availability



Shop space available NWC Scottsdale Rd & Thunderbird Rd

| # | Tenant | Size |
|---------|-----------------------------------|-----------|
| 100 | 10th Planet Jiu Jitsu | 1,959 sf |
| 101 | North Valley Locksmith | 741 sf |
| 102-103 | Women's Health | 2,182 sf |
| 104 | The Rooster Tavern | 3,121 sf |
| 110-112 | Salt Creek Home Furniture | 20,860 sf |
| 114 | TruFusion | 9,683 sf |
| 118 | Floor Source | 2,000 sf |
| 120 | Jo' Paris Salon & Spa | 3,226 sf |
| 124 | Spencers TV & Appliance | 16,130 sf |
| 132 | Goodwill | 35,246 sf |
| 141 | NailGanic | 1,307 sf |
| 145 | FedEx Office Ship Center | 2,374 sf |
| 147 | Batteries + Bulbs | 1,590 sf |
| 148-149 | Coming available (Do not disturb) | 2,572 sf |
| 151 | Foot Solutions | 2,250 sf |


| # | Tenant | Size |
|----------|---------------------------------|----------|
| 157 | Lori's Dog Grooming | 3,055 sf |
| 163 | Kierland Animal Clinic | 3,055 sf |
| 165 | Vanilla Gorilla | 2,496 sf |
| 167 | Hush Public House | 2,488 sf |
| 169 | OSR Physical Therapy | 2,493 sf |
| 171 | Arizona Leather Company, Inc | 6,120 sf |
| 200-201 | Move Group Fitness | 3,082 sf |
| 202-203 | Almost Famous | 2,683 sf |
| 206 | Makor | 2,532 sf |
| Pad O | Kasai Asian Grill | 8,774 sf |
| Pad 173 | Erik's Bike Shop | 2,801 sf |
| Pad 175 | Available | 1,036 sf |
| Pad 177 | Alaska USA Federal Credit Union | 2,950 sf |
| Pad 181 | Sauce | 3,048 sf |
| Pad 183A | Available | 5,900 sf |
| Pad 185B | Yardbird Furniture Store | 4,190 sf |
| Pad 185 | Mad Greens | 2,200 sf |


Trade area


Shop space available
NWC Scottsdale Rd & Thunderbird Rd





Demographics

| | | | |
|---|--------|---------|---------|
|  | 1-mile | 3-miles | 5-miles |
| Population | 7,203 | 81,586 | 207,306 |


| | | | |
|---|--------|---------|---------|
|  | 1-mile | 3-miles | 5-miles |
| Median age | 41.0 | 43.9 | 44.0 |

| | | | |
|---|--------|---------|---------|
|  | 1-mile | 3-miles | 5-miles |
| Daytime employment | 15,918 | 106,946 | 185,753 |

| | | | |
|---|-----------|-----------|-----------|
|  | 1-mile | 3-miles | 5-miles |
| Avg. HH income | \$129,280 | \$127,288 | \$137,529 |

| | | | |
|---|--------|---------|---------|
|  | 1-mile | 3-miles | 5-miles |
| HH units | 3,380 | 41,428 | 104,513 |

Traffic counts

| | | |
|---|------------------|-------------|
|  | Scottsdale Road | ±82,241 cpd |
| | Thunderbird Road | ±36,269 cpd |

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