



## 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	Steinway & Sons	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

 Population	1-mile	3-miles	5-miles
	<b>6,399</b>	<b>82,654</b>	<b>205,796</b>

 Median age	1-mile	3-miles	5-miles
	<b>42.9</b>	<b>44.3</b>	<b>43.8</b>

 Daytime employment	1-mile	3-miles	5-miles
	<b>19,960</b>	<b>114,659</b>	<b>208,009</b>

 Avg. HH income	1-mile	3-miles	5-miles
	<b>\$126,081</b>	<b>\$123,405</b>	<b>\$139,008</b>

 HH units	1-mile	3-miles	5-miles
	<b>2,824</b>	<b>41,294</b>	<b>103,191</b>

## Traffic counts

	Scottsdale Road	<b>±82,241 cpd</b>
	Thunderbird Road	<b>±36,269 cpd</b>

