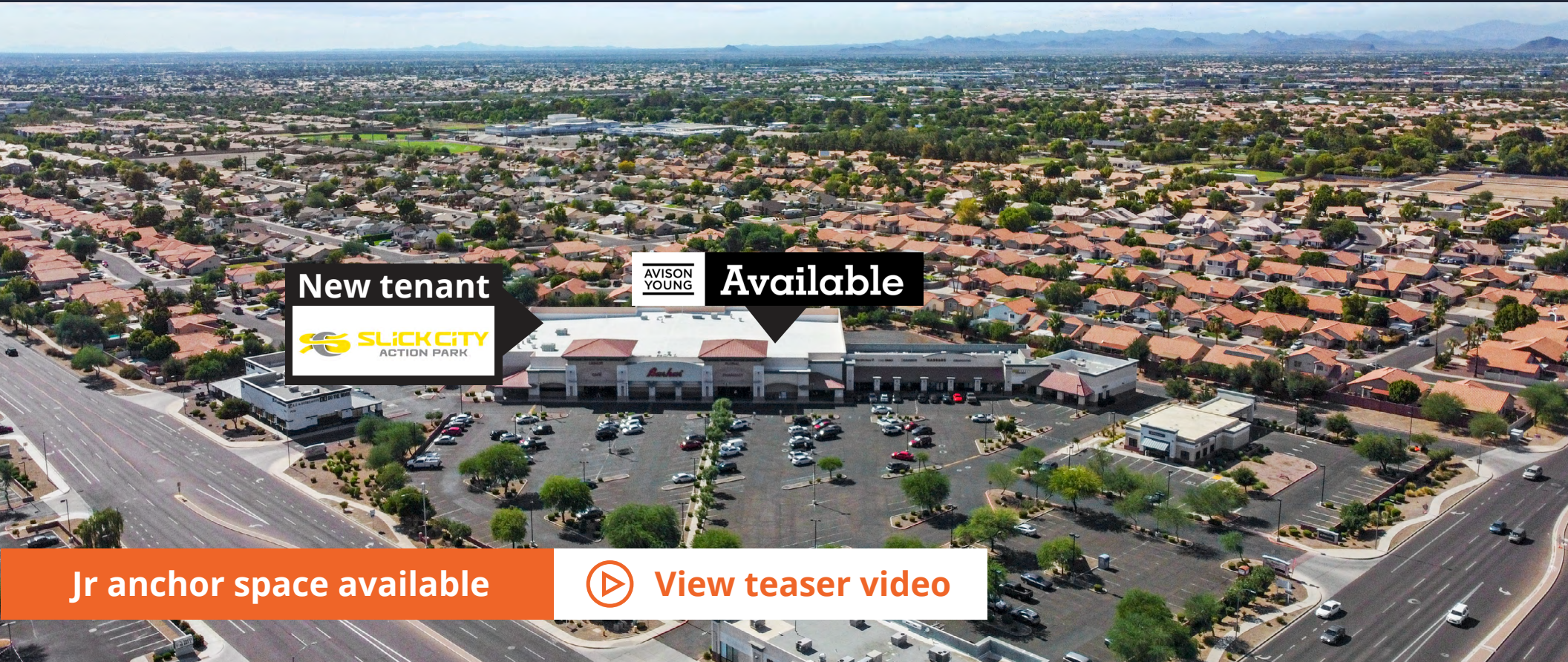


Thunderbird Village

For lease

NWC 75th Avenue &
Thunderbird Road, Peoria



New tenant



**AVISON
YOUNG**

Available

Jr anchor space available



View teaser video

James DeCremer

D 480 423 7958

C 602 909 0957

james.decremer@avisonyoung.com

Matt Milinovich

D 480 423 7959

C 602 885 9393

matt.milinovich@avisonyoung.com

Alec Miller

D 480 423 7955

C 480 531 0369

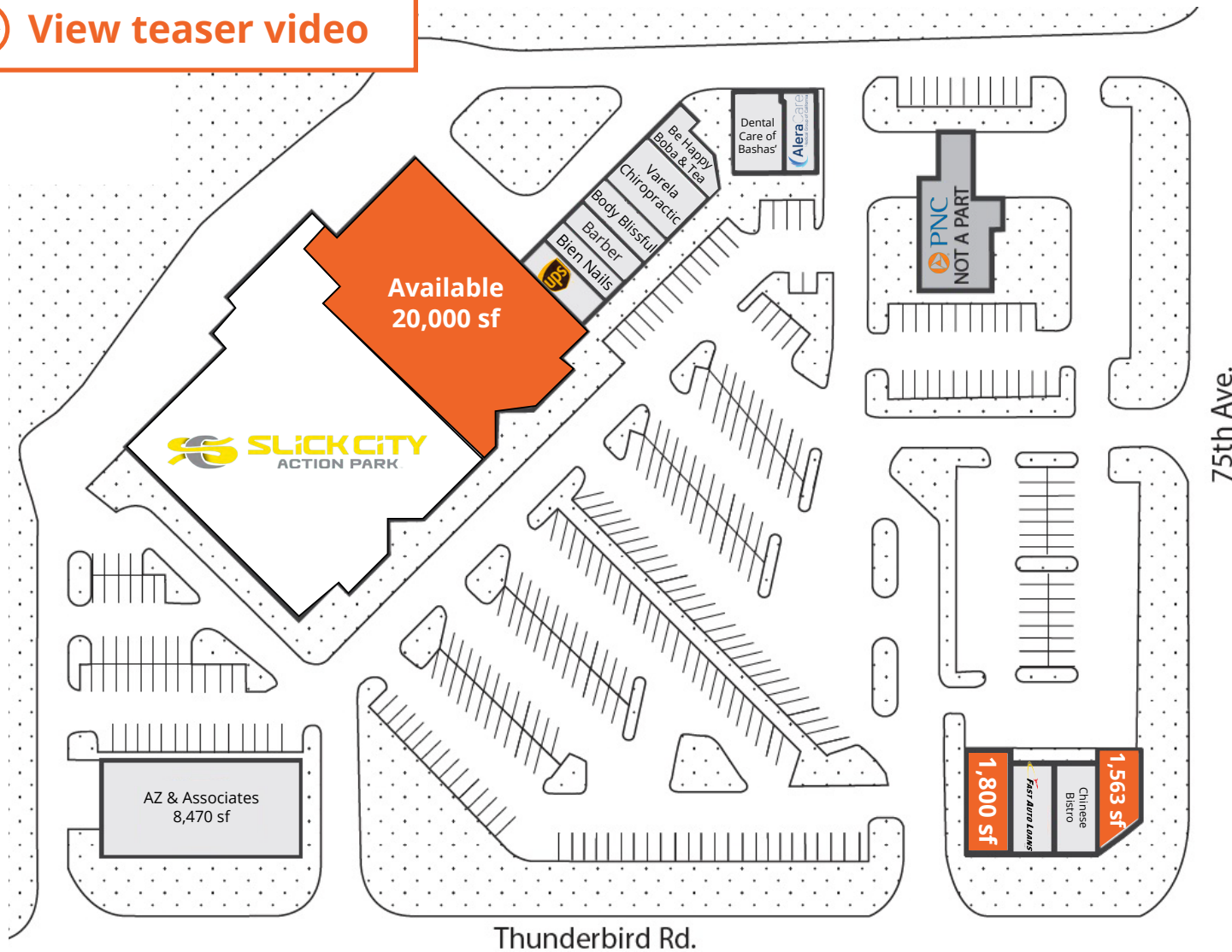
alec.miller@avisonyoung.com

**AVISON
YOUNG**

Site plan

Jr anchor space available
NWC 75th Ave & Thunderbird Rd

▶ View teaser video

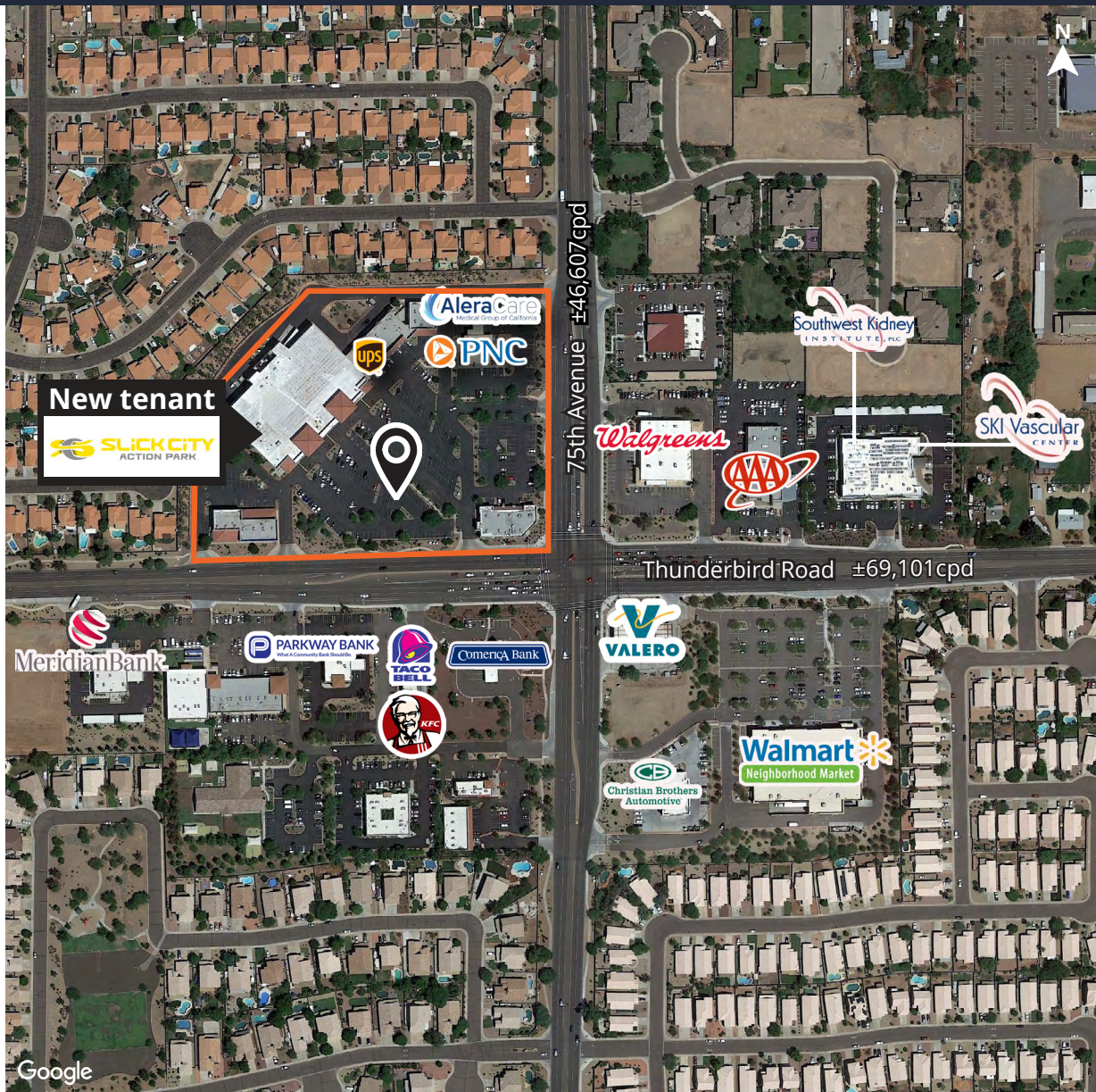


Availability

Suite	Tenant	SF
Jr Anchor	Slick City Action Park	34,425
Jr Anchor	Available	20,000
A1-7	AZ & Associates	8,470
B1	UPS	1,500
B2	Bien Nails	900
B3	Alex's Barber Shop	1,200
B4a	Body Blissful	1,100
B4b-B5	Varela Chiropractic	2,490
B6	Be Happy Boba & Tea	1,386
C7	Dental Care at Bashas'	2,212
C9	Alera Care	1,400
D1	Available - former cellphone store	1,800
D2	Fast Auto Loans	1,400
D3	Chinese Bistro	2,266
D6	Coming available - former Starbucks	1,563

Location

Jr anchor space available
NWC 75th Ave & Thunderbird Rd



Trade area

Jr anchor space available
NWC 75th Ave & Thunderbird Rd



Demographics



Population

1-mile	3-miles	5-miles
13,321	128,262	345,287



Median age

1-mile	3-miles	5-miles
40.3	39.7	41.1



Daytime employment

1-mile	3-miles	5-miles
4,715	51,215	106,419



Avg. HH income

1-mile	3-miles	5-miles
\$102,605	\$75,870	\$72,122



HH units

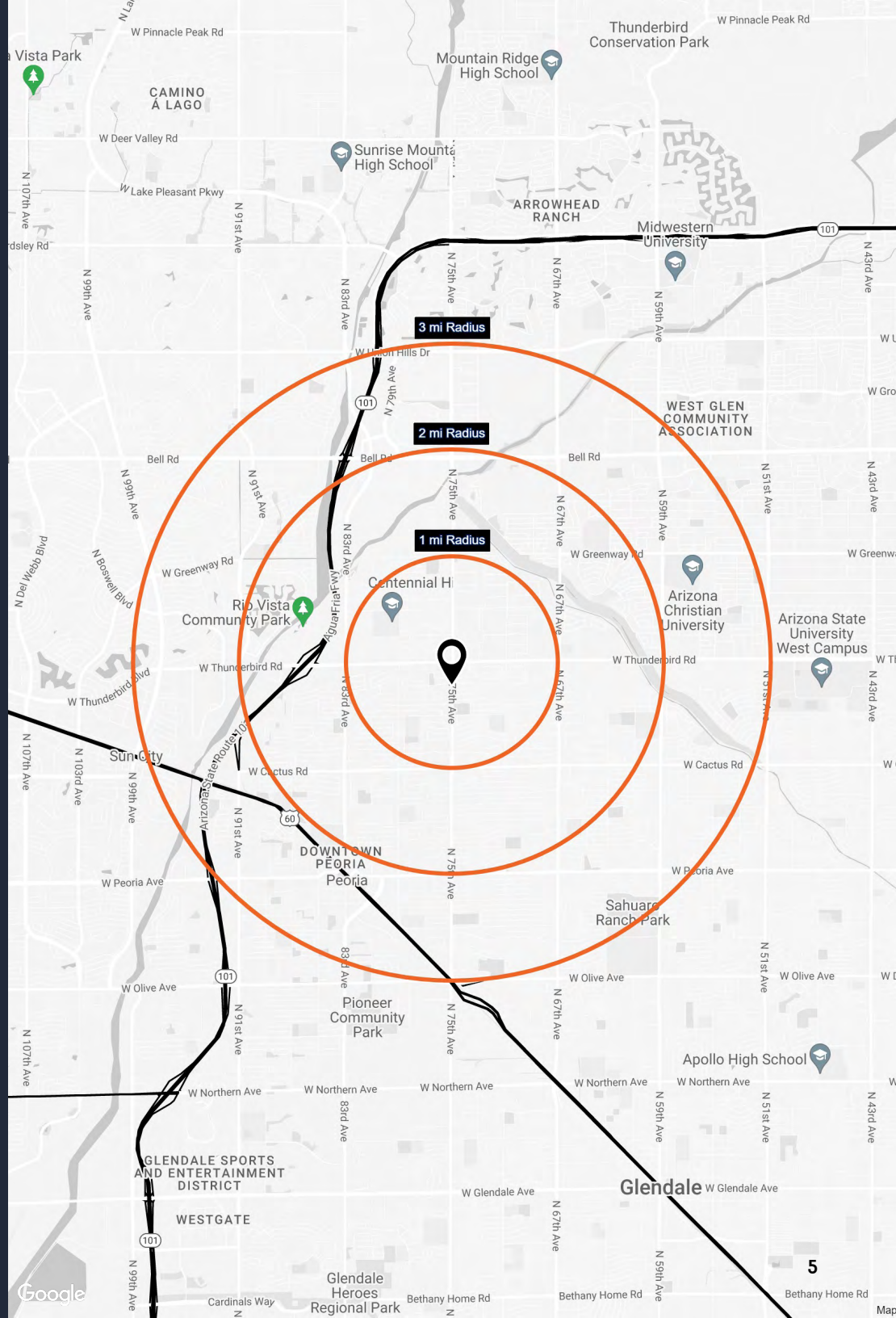
1-mile	3-miles	5-miles
4,725	51,976	147,595

Traffic counts



75th Avenue **±46,607 cpd**

Thunderbird Road $\pm 69,101$ cpd



Contact us

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avisonyoung.com

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2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016 | 480 994 8155

**AVISON
YOUNG**