

## Property Highlights

- 2,700, 1,800, & 900 SF Spaces available
- 3,000 SF High visibility end cap available
- Facade Renovation Complete
- Strong dense population demographics
- Very busy intersection with over 80,000 ADT
- Close proximity to I-17 freeway

## Area Co-Tenants



## Contact

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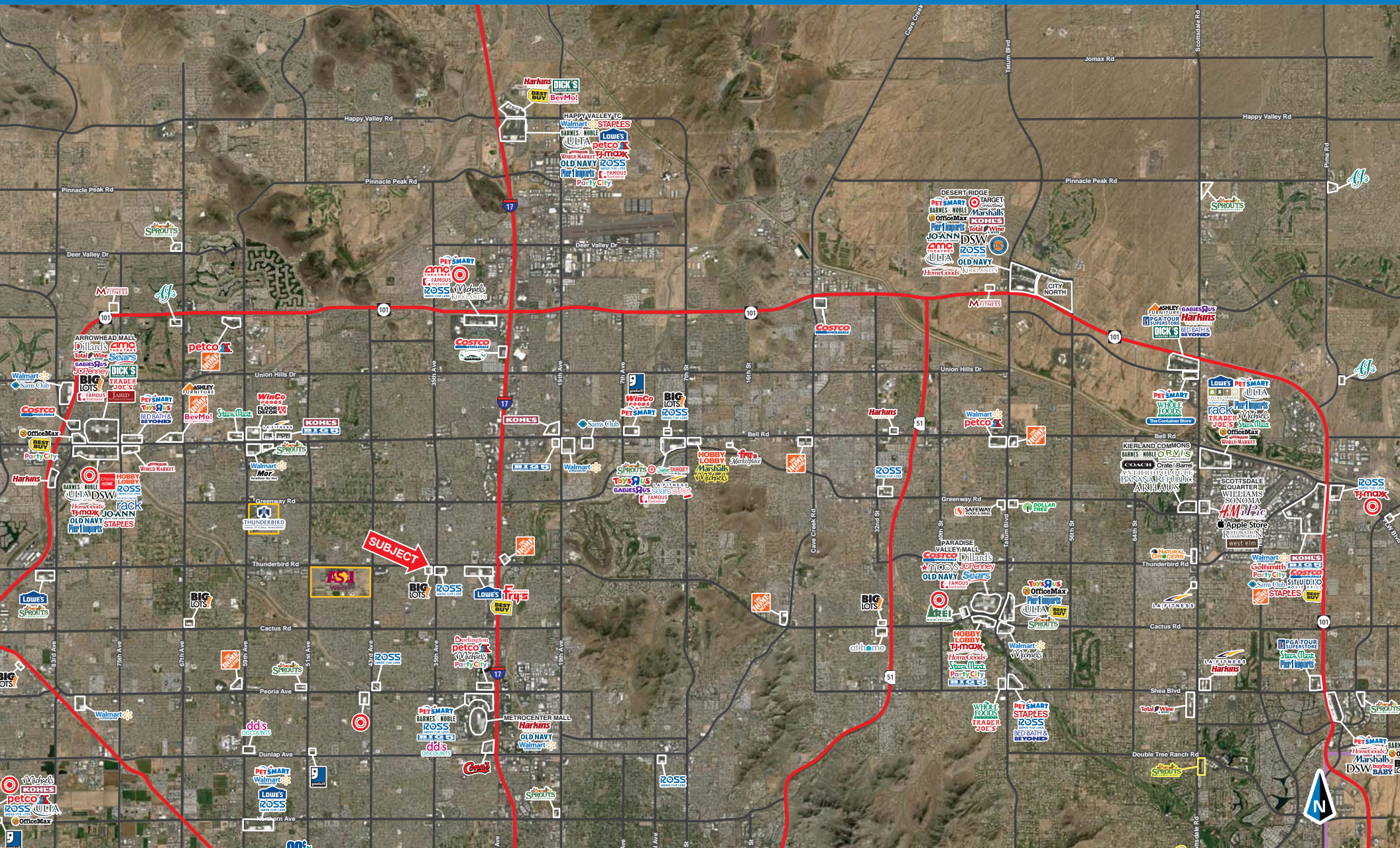




**WESTERN**  
RETAIL ADVISORS

# Thunderbird Square

Southwest Corner Thunderbird Road & 35th Avenue | Phoenix, Arizona



**WESTERN RETAIL ADVISORS**  
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

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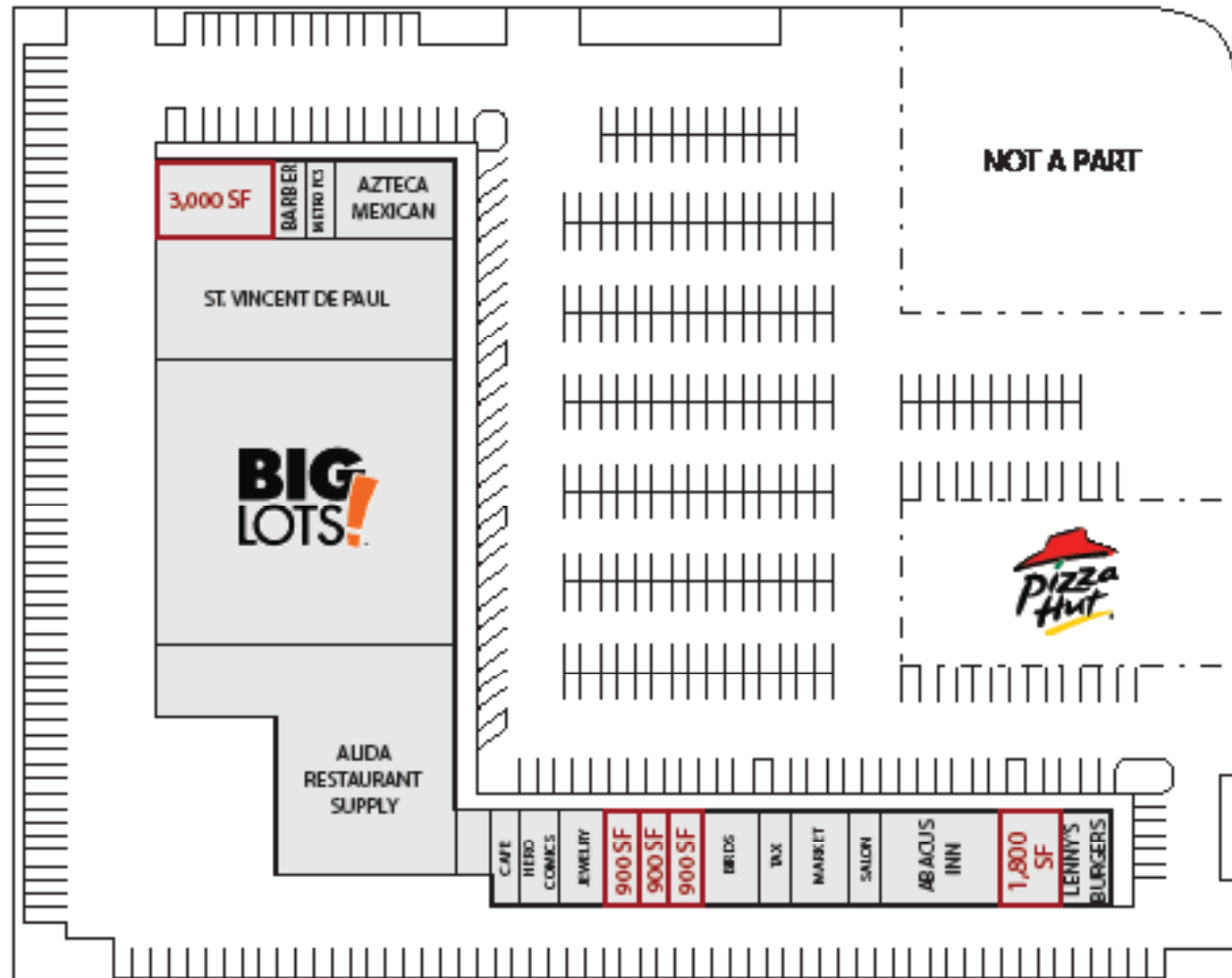




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	1 miles	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2017 Total Population	21,791	147,696	410,663
2022 Total Population	23,481	158,226	440,145
2015-2020 Annual Growth Rate	1.51%	1.39%	1.40%
2017 Median Age	34.4	35.6	36.0
<b>INCOME SUMMARY</b>			
Median Household Income	\$52,173	\$50,831	\$51,067
Average Household Income	\$62,885	\$62,982	\$65,565
<b>BUSINESS DATA</b>			
Total Businesses:	371	4,078	10,660
Total Employees:	3,915	58,354	137,802
Daytime Population:	15,403	133,144	347,003
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	8.2%	8.1%	8.7%
Bachelor's Degree	14.5%	14.7%	15.5%
Graduate/Professional Degree	5.8%	6.1%	8.0%
Percent of Population with Degrees	28.5%	28.9%	32.2%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	10,303	72,905	201,461
White Collar	57.7%	58.8%	60.9%
Services	20.6%	20.2%	19.3%
Blue Collar	21.7%	21.0%	19.7%
<b>HOUSEHOLD SUMMARY</b>			
2017 Households	7,966	55,599	156,941
2017 Average Household Size	2.73	2.62	2.59
2017 Average Family Size	3.28	3.20	3.19
2017 Median Home Value	\$158,134	\$171,234	\$179,131