



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## THUNDERBIRD SQUARE

SWC 35th Ave. & Thunderbird  
3543 W. Thunderbird Rd., Phoenix, AZ

### FOR LEASE

2,700, 1,800 & 900 SF  
Available

3,000 SF High Visibility  
End Cap Available

Facade Renovation Complete

Strong Dense Population  
Demographics

Very Busy Intersection with  
Over 80,000 VPD

Monument Signage Available

Easy Access to I-17 Freeway

Co-Tenants Include Big Lots,  
Alida Furniture, Pizza Hut,  
Lenny's Burgers, Azteca  
Mexican, & St. Vincent  
De Paul



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JARED LIVELY

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## AVAILABLE SUITES

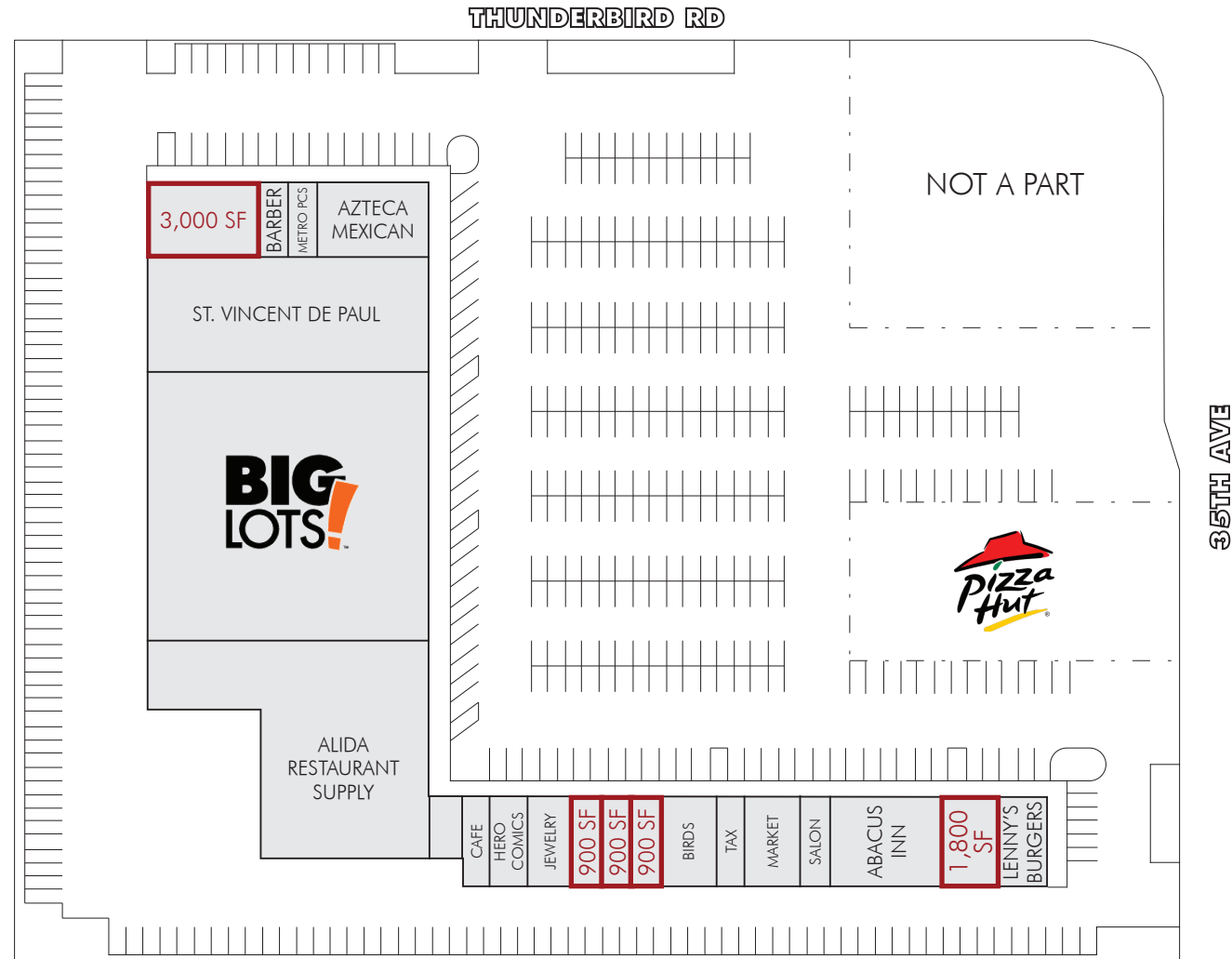
2,700 SF

1,800 SF

900 SF

3,000 or 1,500 SF End Cap

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



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## DEMOGRAPHICS

(2015)

### Population Estimates

1 Mile	19,787
3 Mile	143,681
5 Mile	397,770

### Average Household Income

1 Mile	\$64,316
3 Mile	\$61,362
5 Mile	\$62,271

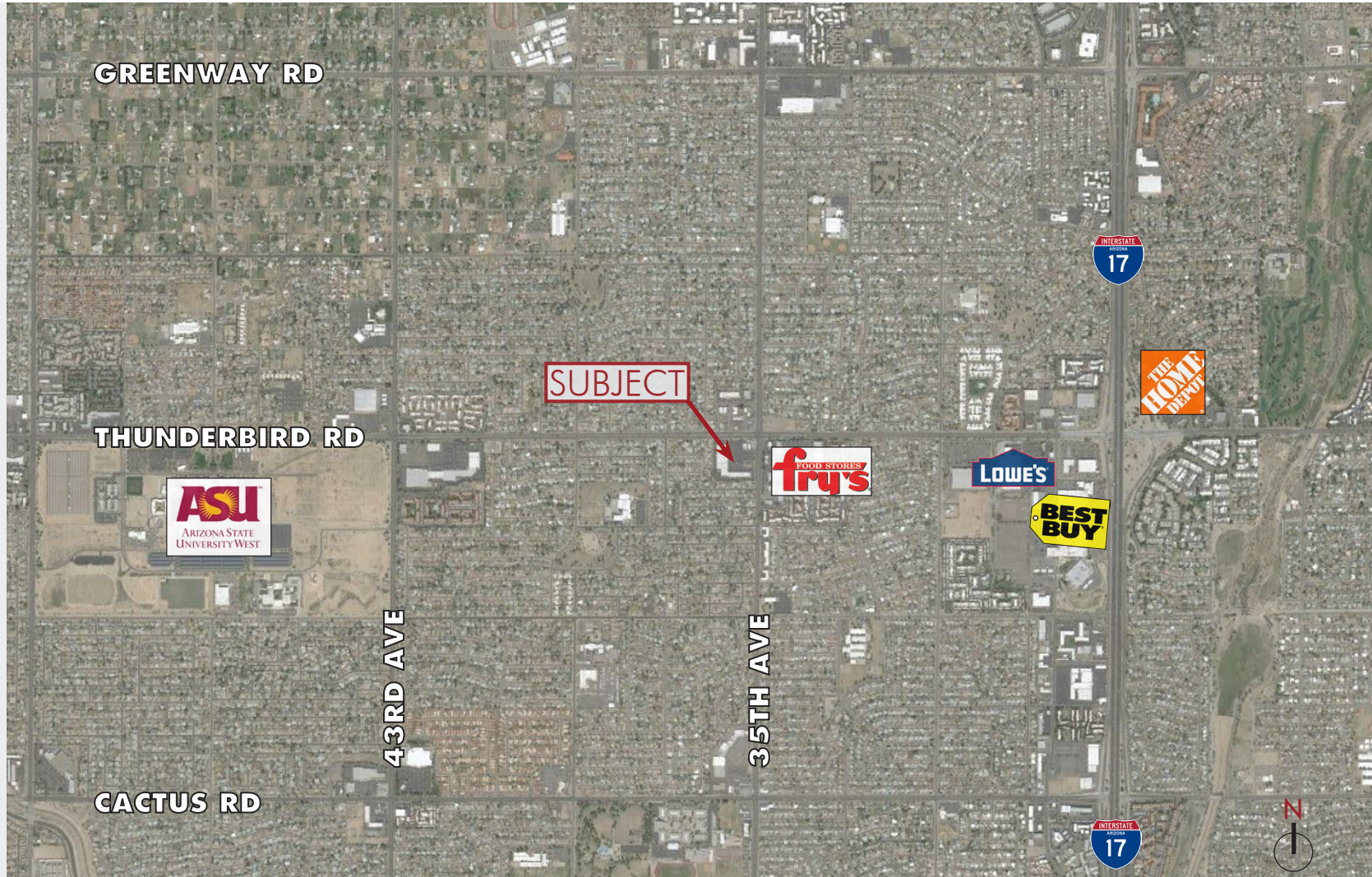
### Households

1 Mile	7,227
3 Mile	54,216
5 Mile	152,822

## TRAFFIC COUNT

(2015)

35th Ave.	
North	36,737
Thunderbird	
West	46,279



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