



REIN & GROSSEOHME
COMMERCIAL REAL ESTATE

PARADISE SQUARE

SWC Thunderbird & 40th St.
3831 - 3923 E. Thunderbird Rd., Phoenix, AZ

FOR LEASE

1,200 - 4,900 SF Available

Convenient Access to the
Scottsdale/North Phoenix
Submarket

Prime Location- Less than One
Mile from SR-51 and Paradise
Valley Mall

Great Opportunity to be in a
Very Dynamic Trade Area
(NE Phoenix, Scottsdale)

High Traffic Counts on
Thunderbird Road

Major Remodel Completed in
2004 Costing \$2.2 Million

Located in the Paradise Valley
Submarket, which Currently
Boosts a 6.83% Vacancy and
is One of Phoenix's Strongest
Retail Submarkets

Across from Fry's Grocery

27,000 SF Gym Concept
Coming Soon!



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

JARED LIVELY

480.214.9411
Jared@RGcre.com



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AVAILABLE SUITES

1,200 SF
Turn Key Barber Shop
Available

1,280 SF

4,900 SF

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



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DEMOGRAPHICS

(2017)

Population Estimates

1 Mile	19,884
3 Mile	121,731
5 Mile	256,328

Average Household Income

1 Mile	\$67,731
3 Mile	\$87,877
5 Mile	\$87,486

TRAFFIC COUNT

(2015)

Thunderbird Rd.

East	26,185
West	28,230

40th St.

North	17,324
South	18,656



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