



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

## FOR LEASE

3,094 - 5,564 SF Available

Monument Signage  
on Thunderbird

20' Clear Height

Above-Average Incomes

Excellent Street Visibility

High Traffic Intersection

Densely Populated Area

C-1 Zoning

## RETAIL/FLEX CENTER

W/ NWC Tatum & Thunderbird

4626 E. Thunderbird Rd, Phoenix, AZ



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
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### AVAILABLE SUITES

Suite 105: 5,564 SF

Grade Level Door

Suite 115: 3,094 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

(2020)

### Population Estimates

|        |         |
|--------|---------|
| 1 Mile | 14,591  |
| 3 Mile | 122,187 |
| 5 Mile | 240,400 |

### Average Household Income

|        |           |
|--------|-----------|
| 1 Mile | \$91,178  |
| 3 Mile | \$102,314 |
| 5 Mile | \$104,433 |

### Households

|        |        |
|--------|--------|
| 1 Mile | 6,181  |
| 3 Mile | 48,662 |
| 5 Mile | 99,926 |

## TRAFFIC COUNT

|             |            |
|-------------|------------|
| Thunderbird | 22,680 VPD |
| Tatum       | 37,224 VPD |



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