



## FREE-STANDING RETAIL BUILDING

W/NWC 40th St. & Thunderbird  
3850 E. Thunderbird Rd, Phoenix, AZ 85032

### FOR LEASE

7,700 SF Free Standing  
Building Available

Excellent Visibility and Access

Divisible to 3,500 SF

Located on the Going to  
Work Side of the Street

Ample Parking



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

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com



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REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

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### DEMOGRAPHICS

(2018)

#### Population Estimates

1 Mile	19,804
3 Mile	127,810
5 Mile	264,117

#### Average Household Income

1 Mile	\$70,928
3 Mile	\$88,993
5 Mile	\$91,139

#### Households

1 Mile	7,971
3 Mile	51,171
5 Mile	110,921

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