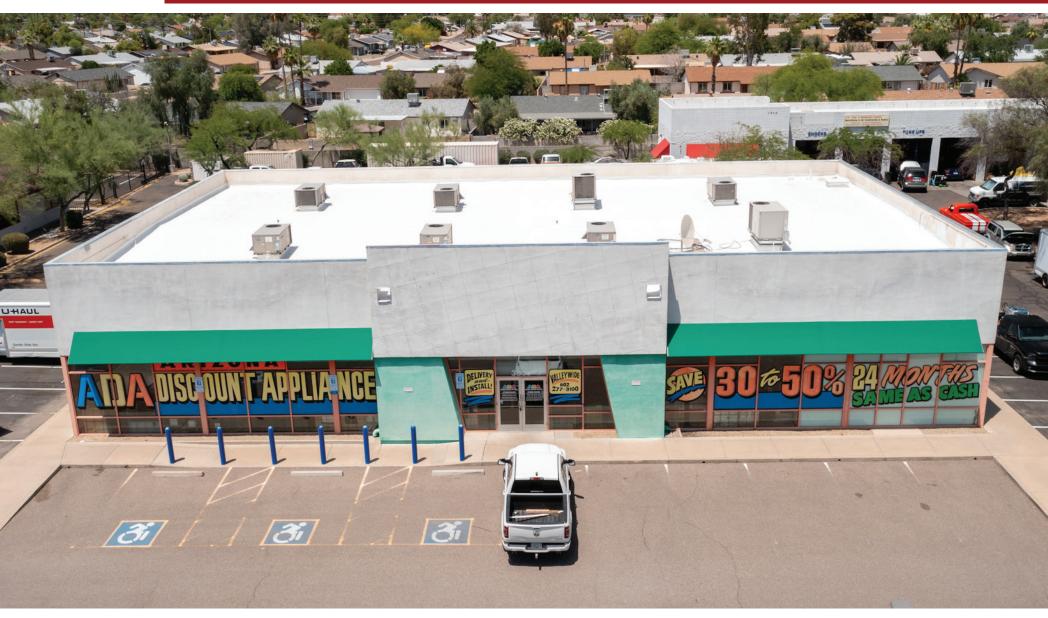


FREE-STANDING RETAIL BUILDING FOR LEASE

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



8767 E. Via de Ventura Suite 290 Scottsdale, AZ 85258 JAKE **ERTLE**

480.214.9419 Jake@RGcre.com NIC CHAVIRA

FREE-STANDING RETAIL BUILDING

Site Information



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

- ±7,700 SF Free Standing Building Available
- Excellent Visibility and Access
- Located on the Going to Work Side of the Street
- Ample Parking
- Over 36,000 VPD at intersection.
- Nearby Tenants: Fry's, Goodwill, CVS, Circle K



| (2023) | |
|--------------------------|-----------|
| Population Estimates | |
| 2 Mile | 58,434 |
| 5 Mile | 256,063 |
| 10 Mile | 1,000,876 |
| Average Household Income | |
| 2 Mile | \$92,495 |
| 5 Mile | \$102,886 |
| 10 Mile | \$98,027 |
| Households | |
| 2 Mile | 23,683 |
| 5 Mile | 108,090 |
| 10 Mile | 419,059 |

DEMOGRAPHICS

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehme 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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Site Images











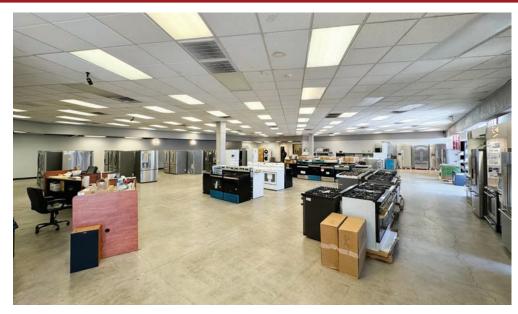
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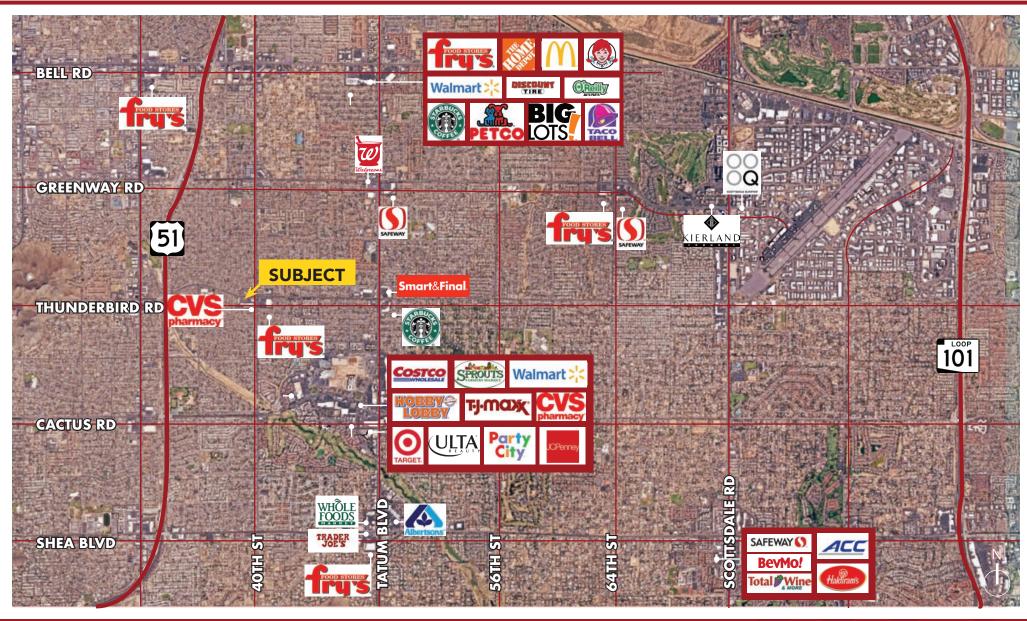
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Location Maps





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