

# PAD for Ground Lease or Build-to-Suit

SWC 35th Ave & Thunderbird Rd | Phoenix, AZ



## OFFERING SUMMARY

Available SF: 22,000 SF  
 Zoning: PSC (Planned Shopping Center), City of Phoenix



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population:	21,676	147,112	409,147
2023 Population:	22,968	155,048	432,291
Median HH Income	\$52,975	\$52,443	\$53,027
2018 Daytime Population	16,016	144,336	383,319
Workers	4,506	69,171	172,936
Residents	11,510	75,165	210,383

\*ESRI 2018 Estimates

## TENANTS AT INTERSECTION



## TRAFFIC COUNTS

N: ±24,891 VPD (NB/SB)

S: ±24,481 VPD (NB/SB)

E: ±40,690 VPD (EB/WB)

W: ±36,843 VPD (EB/WB)

\*Phoenix 2014 & 2016 / ADOT 2016

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## Contact

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