

Hard Corner Building For Lease



4760 E Thunderbird Road
Phoenix, Arizona 85032

NAIHorizon

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NWC Tatum & Thunderbird

Property & Location Highlights

- ±2,000 - 6,000 SF Available
- Great hard corner exposure
- Located about 1/2 mile north of Paradise Valley Mall
- Abundance of on-site parking
- Storefront remodel upon tenant taking occupancy

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
Total Population	14,139	118,152	232,897
Median Age	41.0	40.0	40.2

HOUSEHOLDS & INCOME

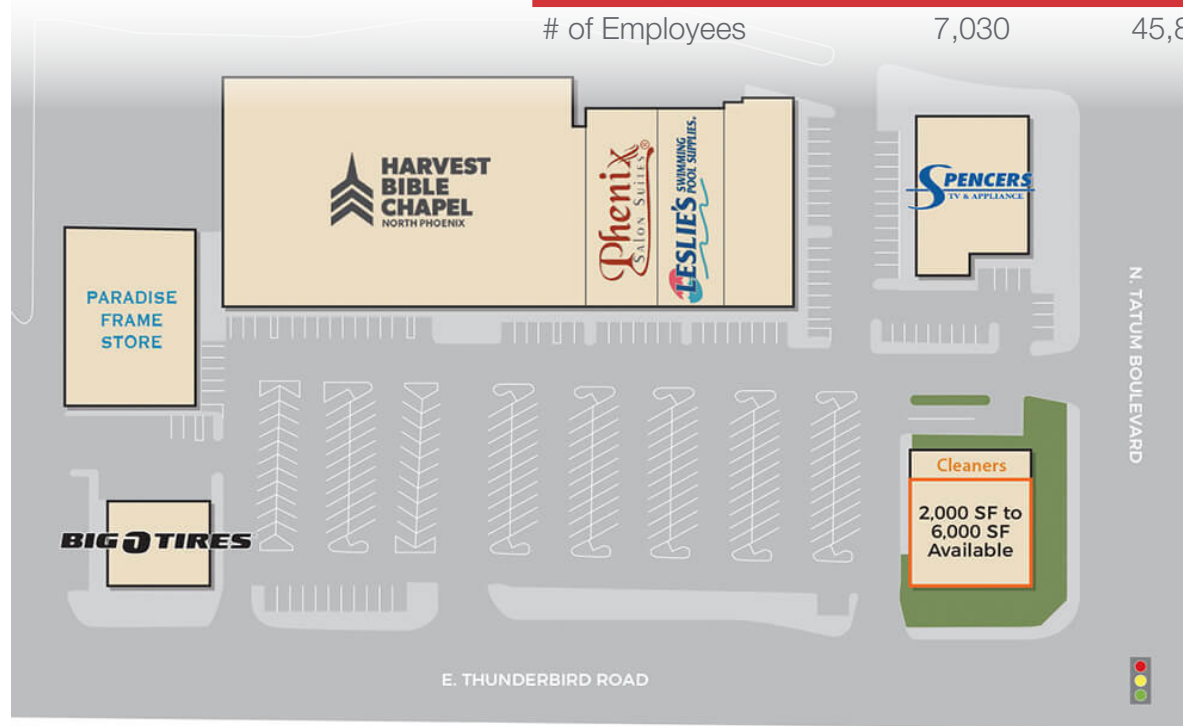
	1 Mile	3 Miles	5 Miles
Total Households	6,010	47,657	96,812
# of persons per HH	2.3	2.4	2.4
Average HH Income	\$93,419	\$97,930	\$98,271

DAYTIME POPULATION

	1 Mile	3 Miles	5 Miles
# of Employees	7,030	45,825	148,012

Call Agent For Lease Rates

NNN = \$7.43 PSF



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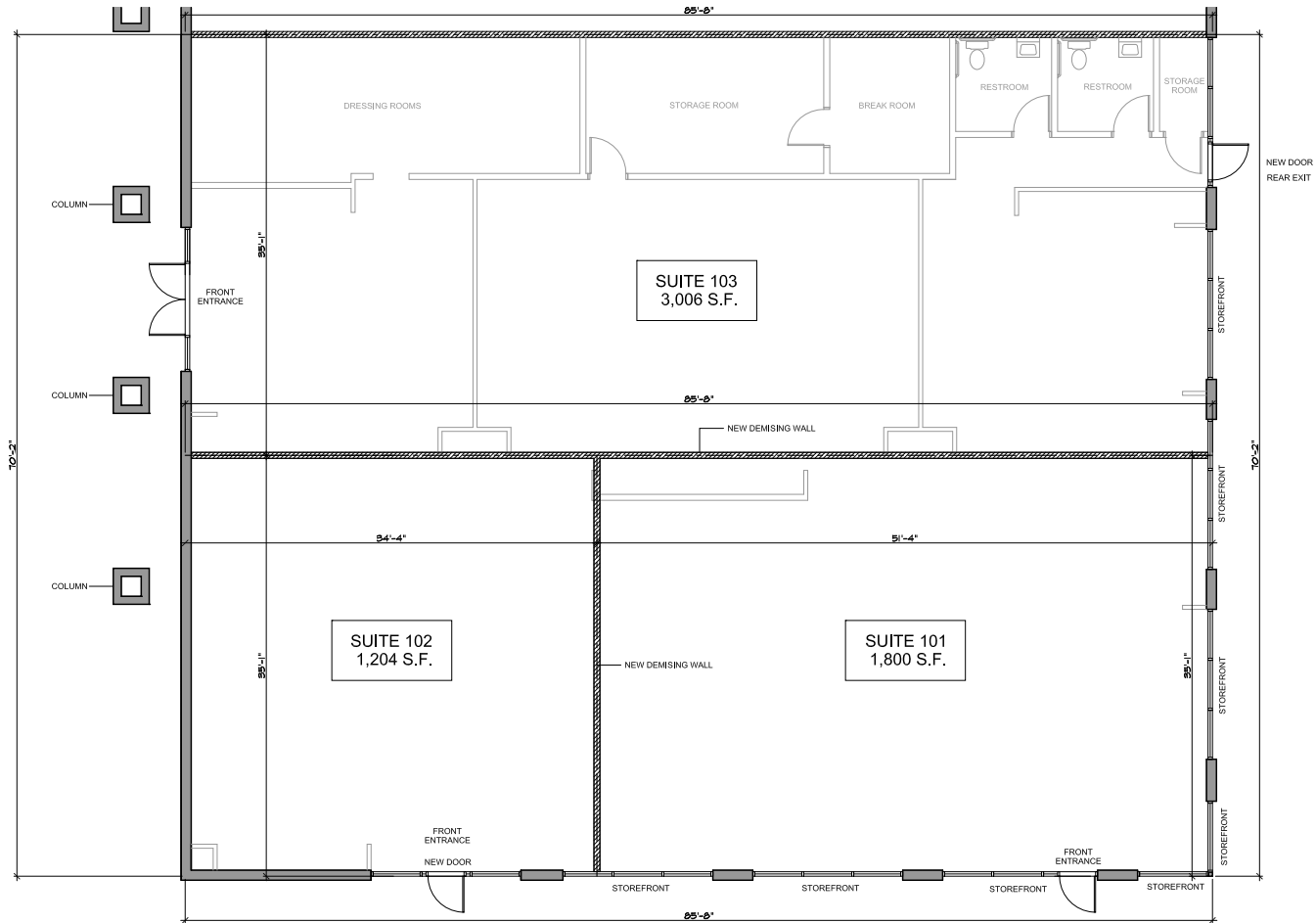
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Conceptual Demising Plan



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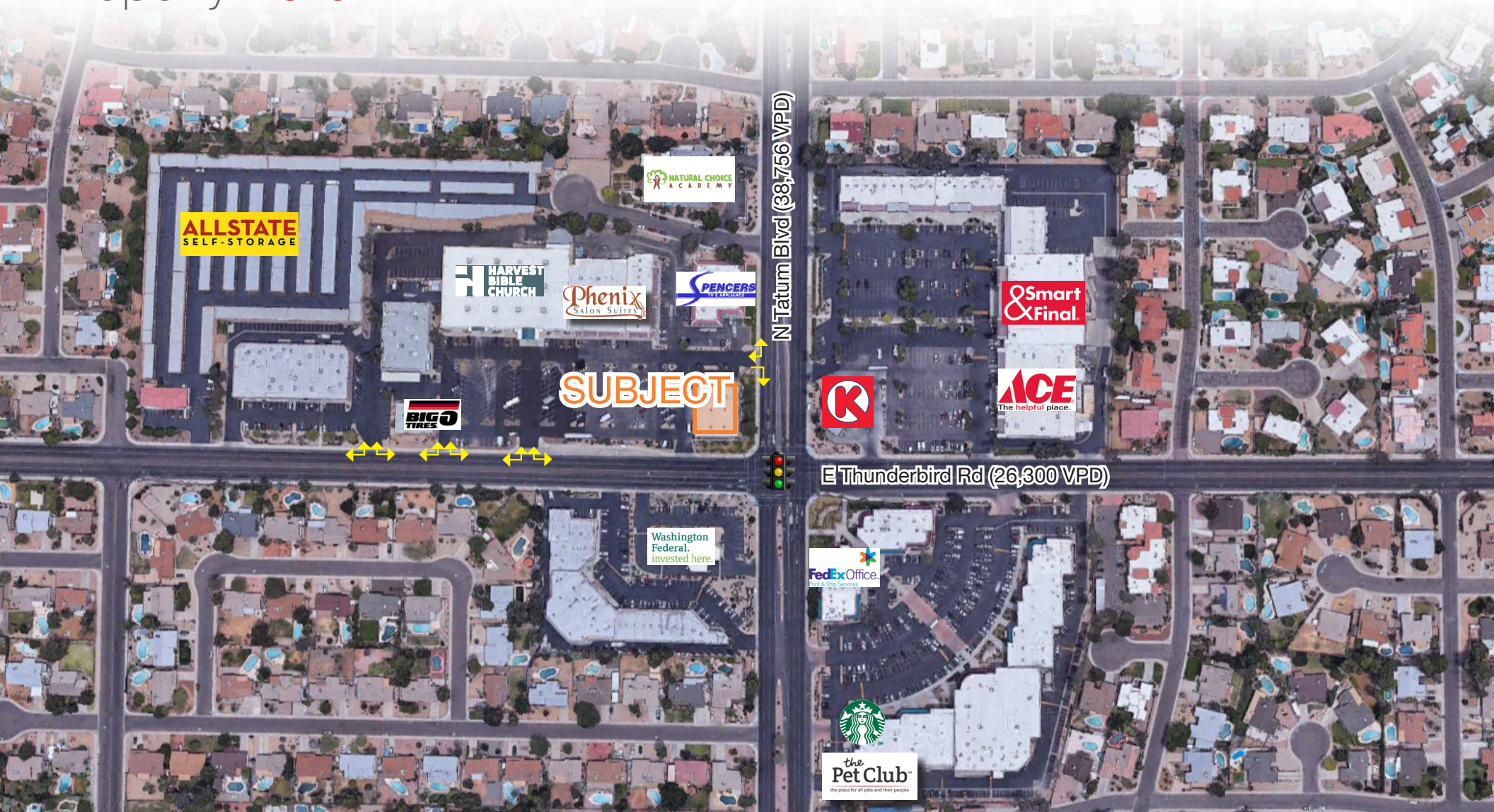
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Property Aerial



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Property Photos



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