## FOR SALE - STARBUCKS SINGLE TENANT | NET LEASE

4002 East Thunderbird Road | Phoenix, AZ





#### **Property Highlights**

- Single Tenant / Net Lease
- ±3,145 Square Feet Building
- New 10-year Lease, as of November 14, 2019
- Freestanding corner building
- Located within Paradise Valley Mall trading area
- High visibility from Thunderbird Road and 40th Street
- Call for Pricing and Offering Memorandum

Demographics*	1 MILE	3 MILE	5 MILE
Population - 2018	21,026	126,834	256,834
AVG. HH Income	\$72,752	\$96,526	\$99,698
Number of Households	8,820	50,889	108,077
Median Age	36.1	39.5	39.6

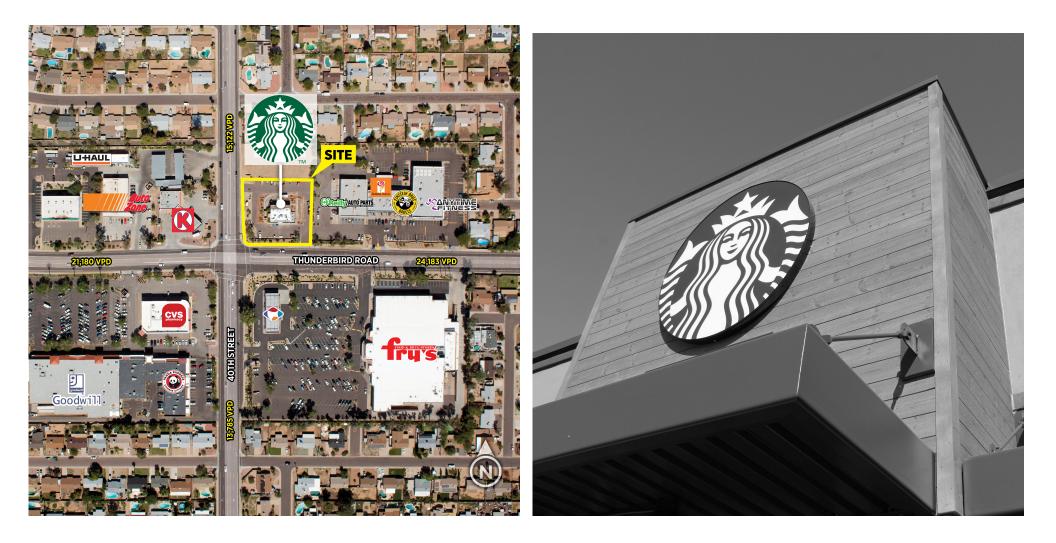
#### Traffic Counts\*\*

40th St north of Thunderbird Rd: 40th St south of Thunderbird Rd: Thunderbird Rd east of 40th St: Thunderbird Rd west of 40th St: 15,122 VPD 13,785 VPD 24,183 VPD 21,180 VPD

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