

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

Source: ESRI 2019\*; CoStar 2018\*\*

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