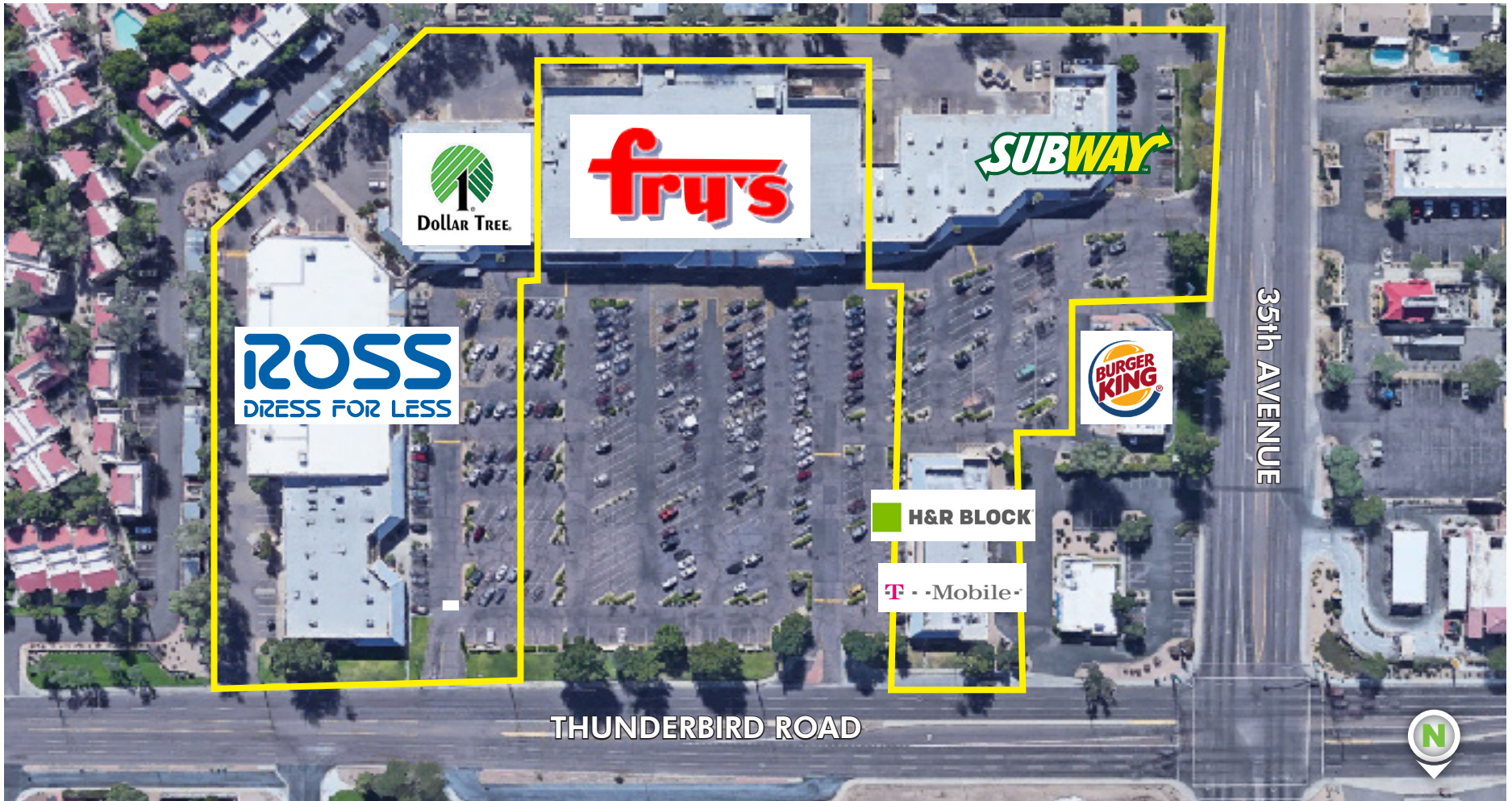


FOR LEASE

# North Mountain Village

SEC THUNDERBIRD ROAD AND 35TH AVENUE, PHOENIX, ARIZONA

RETAIL



FOR MORE INFORMATION CONTACT:

NOT TO SCALE

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## LOCAL RETAILERS:



NOT TO SCALE

## LOCATION HIGHLIGHTS:

North Mountain Village is strategically located less than 1/4 mile from the I-17 freeway, providing easy accessibility to the entire Phoenix Metro area.

### DEMOGRAPHICS (Nielsen 2016)

- + Population of 384,317 in a 5 mile radius
- + 151,753 Households in a 5 mile radius

### TRAFFIC COUNTS (City of Phoenix traffic counts)

- + Thunderbird Road @ 35th Ave (E/W)= 46,875
- + 35th Ave @ Thunderbird Rd (N/S)= 28,320

SITE	1 MILE	3 MILE	5 MILE
2016 Total Population	19,104	138,618	384,317
2016 Daytime Population	3,729	58,747	156,595
2016 Average Household Income	\$59,148	\$59,516	\$60,047
2016 Households	7,038	53,847	151,753

Nielsen 2016

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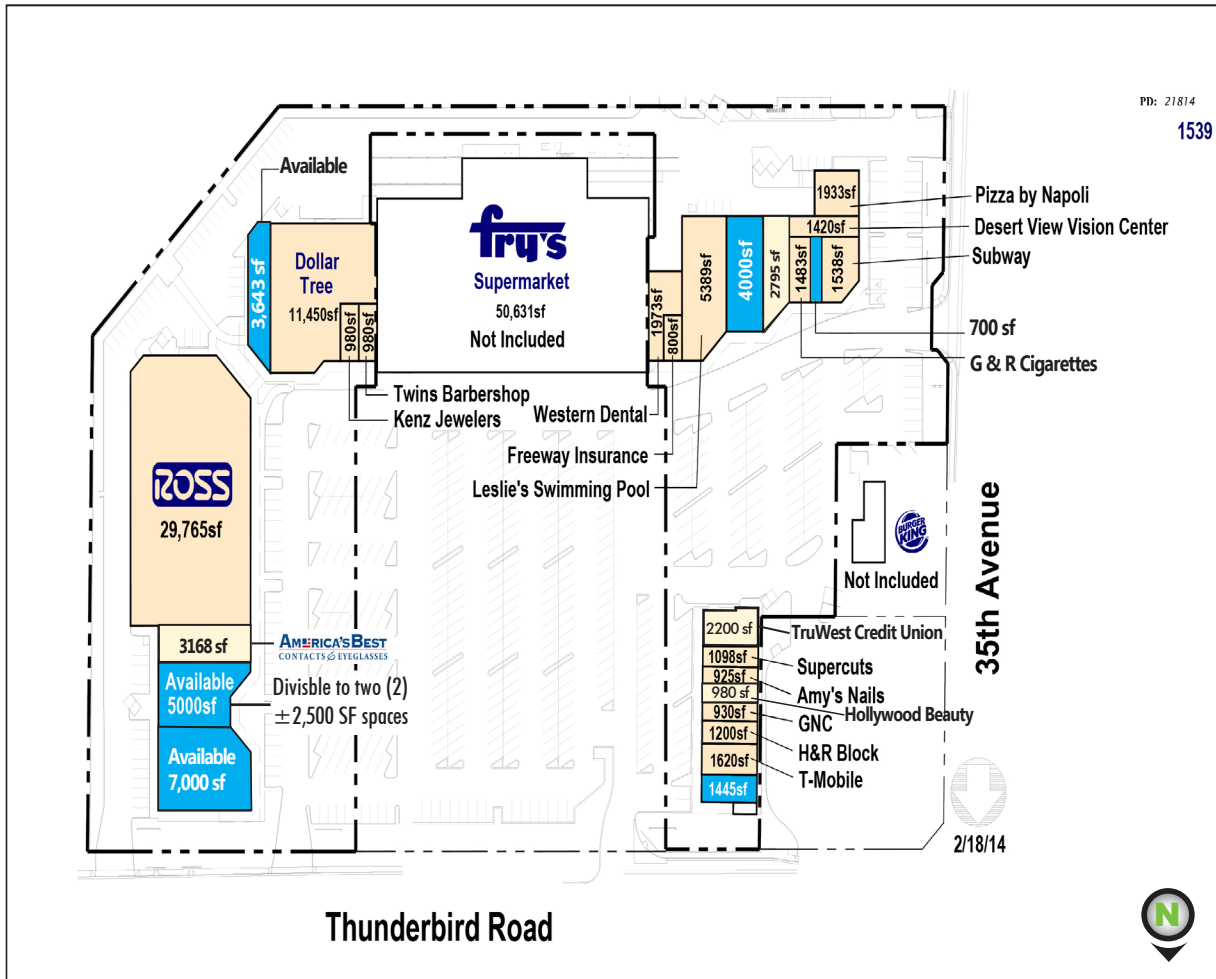
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## NORTH MOUNTAIN VILLAGE



### CURRENT TENANTS:

SUITE	TENANT	SF
3405E	America's Best Contact & Eyeglasses	3,168
3409	Ross Stores, Inc	29,765
3415B	Dollar Tree	11,450
3415C	Kenz Jewelers	980
3415E	Twins Barber Shop	980
3425A	Western Dental	1,973
3425B	Freeway Insurance	800
342C	Leslie's Poolmart	5,369
3425I	Barber Supply	2,759
3425K	G & R Cigarettes	1,483
3425N	Subway	1,538
3425O	Desert View Vision Center	1,420
3425S	Pizza By Napoli	1,933
3431C	T Mobile	1,620
3431E	H & R Block	1,200
3431G	GNC	930
3431H	Hollywood Beauty	980
3431K	Amy's Nails	925
3431M	Supercuts	1,098
3431N	TruWest Credit Union	2,200

All site plans are not to scale. All dimensions are approximate.



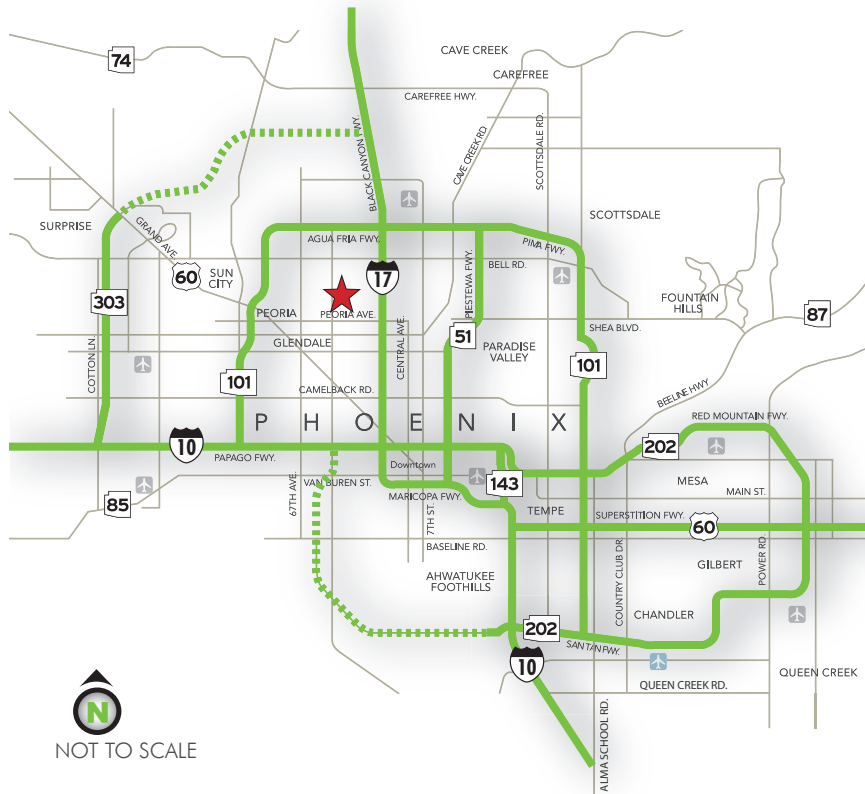
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# North Mountain Village

SEC THUNDERBIRD ROAD AND 35TH AVENUE, PHOENIX, ARIZONA

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## LOCATION MAP:



## CONTACT US

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