

# Thunderbird Park

W/NWC 19th Avenue and Thunderbird, Phoenix, AZ  
1920-1936 W. Thunderbird



## Property Highlights:

- Located just east of the I-17 Freeway
- Thunderbird High School is located across the street with an enrollment of 1,507 students
- CVS, Starbucks, Bank of America and Jack In The Box are located at the intersection
- Unimpeded exposure to Thunderbird Road and its 31,585 cars per day
- **3,919 SF former market**
- **3,177 SF former drive-thru restaurant available**
- **1,320 SF in-line suite available**
- **990 SF in-line suite available**



For more information, please contact:

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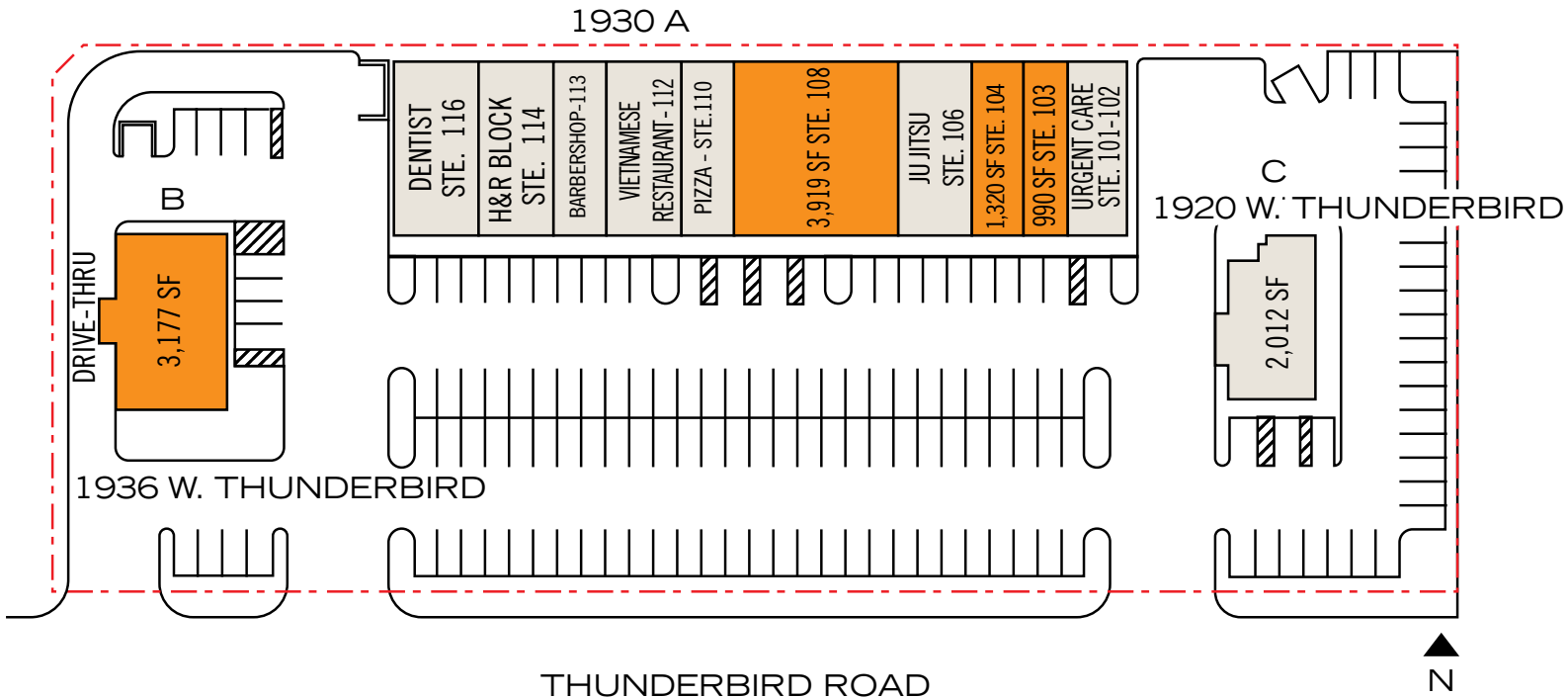
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## Demographics:

### Traffic Counts:

Thunderbird Rd.	31,585
19th Ave.	25,922

### Population:

1 Mile	13,774
3 Miles	57,899
5 Miles	137,862

### Average Household Income:

1 Mile	\$72,101
3 Miles	\$72,734
5 Miles	\$68,548

### 1920 W Thunderbird

Chinese Restaurant	2,012 SF
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### 1930 W Thunderbird

Suite 101-102	Urgent Care
Suite 103	990 SF
Suite 104	1,320 SF
Suite 106	Ju Jitsu
Suite 108	3,919 SF
Suite 110	Pizza
Suite 112	Vietnamese Restaurant
Suite 113	Barber Shop
Suite 114	H&R Block
Suite 116	Dentist

### 1936 W Thunderbird

Drive Thru	3,177 SF
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