

For Lease Thunderbird Beltway Plaza



One Space Remaining!

NWC 83rd Ave & Thunderbird Rd

8360-8440 W Thunderbird Rd | Peoria, Arizona 85381

Property Features

- Anchored by EOS Fitness
- Great access to Loop 101
- Other major tenants at the intersection include:
Sprouts, Lowe's, CVS, 99 Cents Only
- 2020 NNN estimate: \$6.50/SF
- Join these tenants:



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	39.20	44.90	43.10
Population:	13,391	109,583	311,761
Average HH Income:	\$80,271	\$73,660	\$73,960
Daytime Employment # of Employees:	5,108	53,174	104,502
Traffic Counts	VPD		
W Thunderbird Rd	33,425		
N 83rd Ave	18,648		
Loop 101	117,933		

For Lease: \$18.00/SF (NNN)

For more information:

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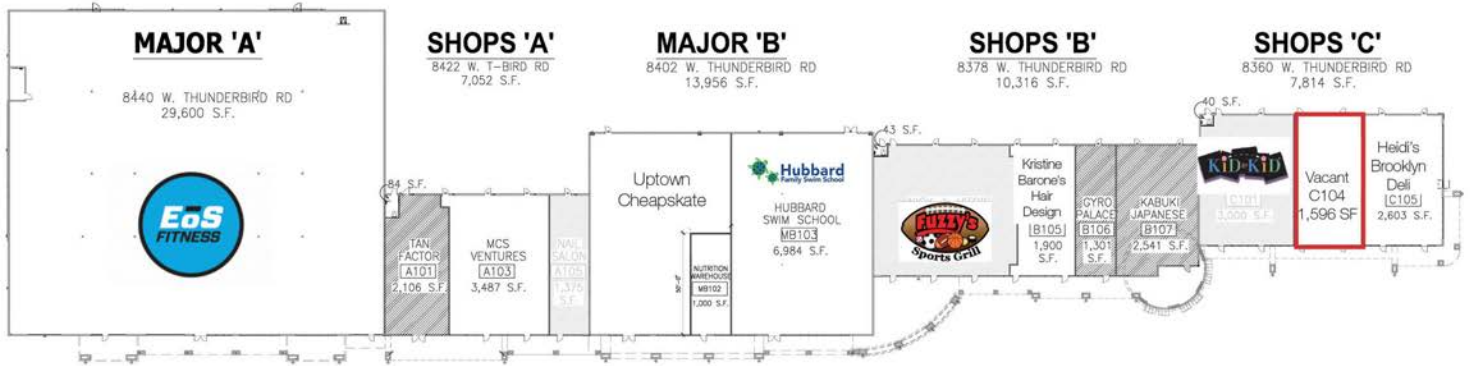
chris.gerow@naihorizon.com



Site Plan

Thunderbird Beltway Plaza

For Lease



Suite	Tenant	Available SF
Major A	EOS Fitness	-
A101	Palm Beach Tan	-
A103	Alliance Urgent Care	-
A105	Nail Salon	-
MB101	Uptown Cheapskate	-
MB102	Power Nutrition	-
MB103	Hubbard Swim School	-
B101	Fuzzy's Sports Bar	-
B105	Kristine Barone's Hair Salon	-
B106	Gyro Palace	-
B107	Kabuki Sushi + Grill	-
C101	Kid to Kid	-
C104	AVAILABLE	1,596 SF
C105	Heidi's Brooklyn Deli	-

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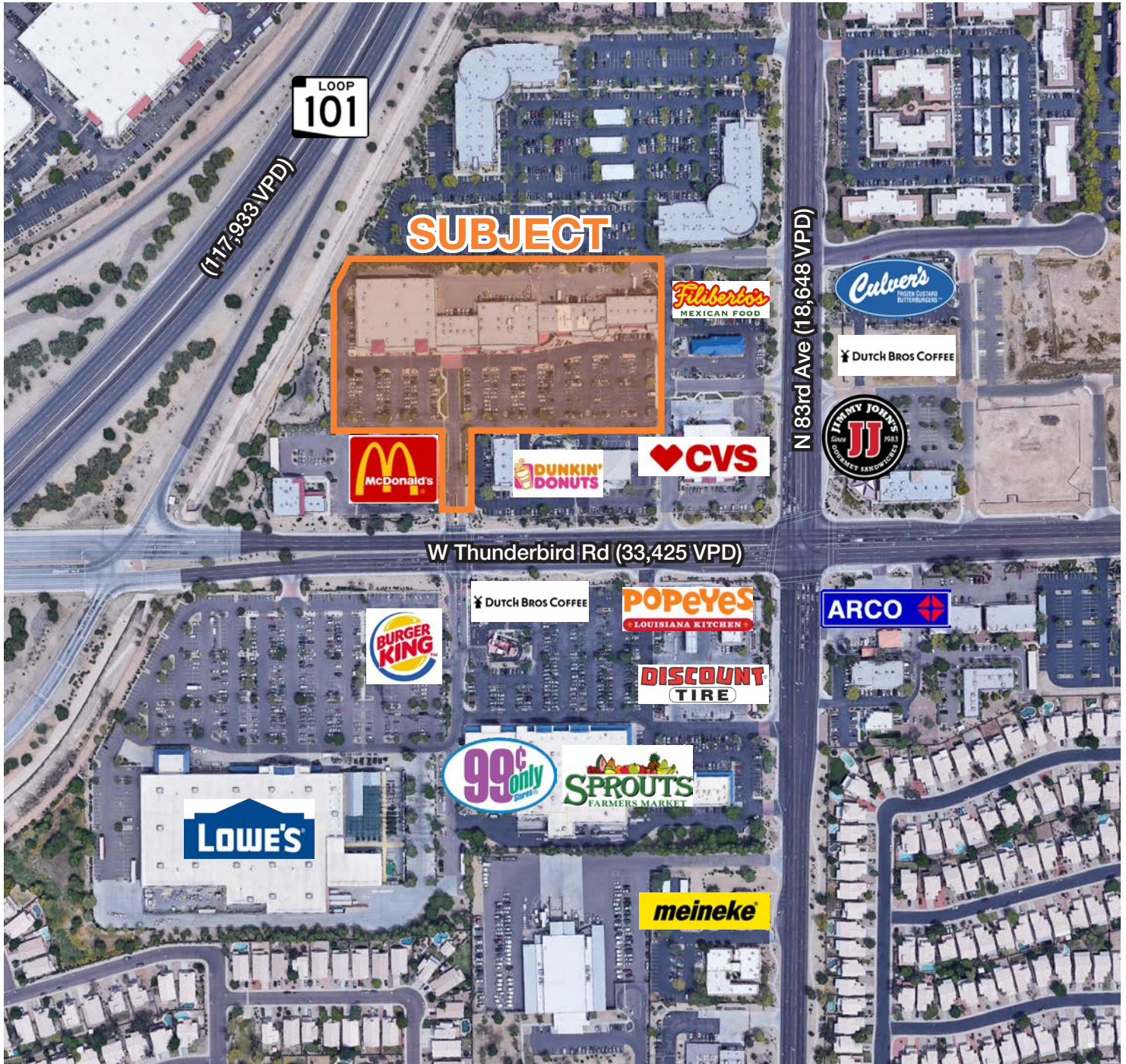
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For Lease
**Thunderbird Beltway
Plaza**

Property
Aerial



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Additional Photos



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