

NEC 59th Ave & Thunderbird Rd Glendale, Arizona 85306

Property Features

- Anchored by EOS Fitness
- Built out retail & office space
- Located within 1 mile: Arizona State University - West Campus, Thunderbird School of Global Management, & Banner Health Hospital
- 2022 NNN estimate: \$5.51/SF



Traffic Counts

Thunderbird Road (E/W):
 34,802 / 37,511 vpd

Join these co-tenants in the shopping center:



For Lease: \$20.00/SF (NNN)

Chris Gerow 602 852 3413 • chris.gerow@naihorizon.com
 Gabe Ortega 602 852 3415 • gabriel.ortega@naihorizon.com
 Shelby Tworek 602 667 1797 • shelby.tworek@naihorizon.com

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NEC 59th Ave & Thunderbird Rd



Shops A

- A-1 Salon
- A-2 PHX Sports Cards
- A-3 Yogurtini
- A-4 Clean EatZ
- A-5 GNC
- A-6 AVAILABLE 1,200 SF
- A-7 Northwest Testing

Shops B

- B-14 Charcoal Grill
- B-13 Nail Salon
- B-12 AVAILABLE 1,200 SF
- B-11 AVAILABLE 2,138 SF
- B-10 AVAILABLE 2,176 SF
- B-9 Phoenix Phresh
- B-8 Postal & More
- B-7 **SportClips** HAIRCUTTERS
- B-6 Solutions Staffing
- B-5 Copperstone Optical
- B-3 Anaya's Mexican Food
- B-2 **SUBWAY**
- B-1 Sushi Plus

*All outparcel buildings are separately owned



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Current Vacancies



Suite B-10: 2,176 SF



Suite B-11: Former Karate Studio - 2,138 SF



Suite B-12: Former MetroPCS - 1,200 SF

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Demographics

	1 mile	3 miles	5 miles
Population	16,734	128,993	382,785
Median Household Income	54,620	64,624	55,301
Daytime Employment	11,789	49,241	146,925

Traffic Count

	VDP
W Thunderbird Rd	37,977
N 59th Ave	32,386

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