

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:









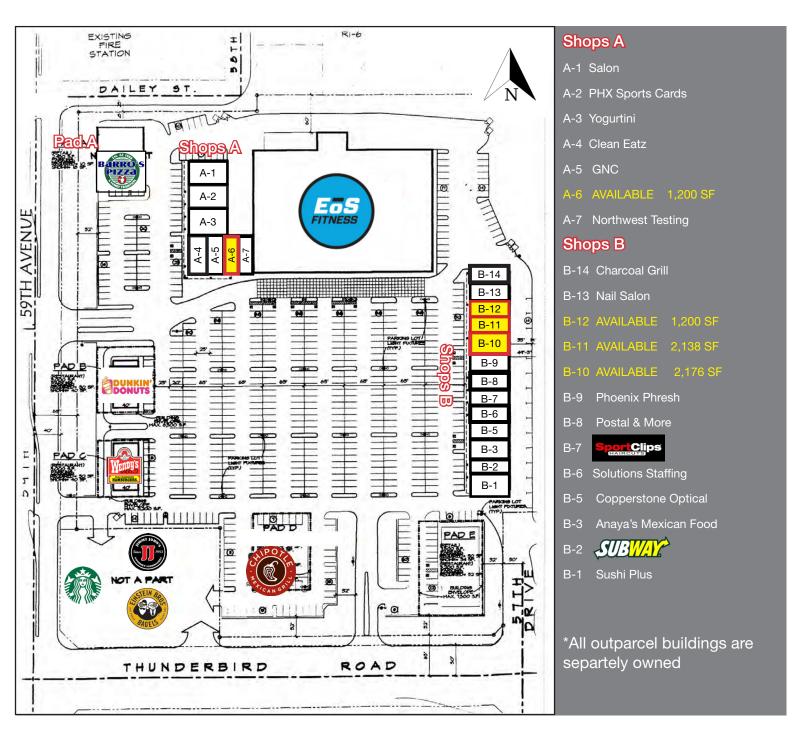




For Lease: \$20.00/SF (NNN)



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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





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