

FOR LEASE

Paradise Plaza

NEC THUNDERBIRD ROAD & 40TH STREET, PHOENIX, AZ

RETAIL

PROPERTY INFO

- + Located across from Fry's Grocery Store
- + Excellent signage and visibility on Thunderbird Road
- + 4,697 SF Available facing Thunderbird Road, can be demised
- + Great tenant mix. Join:
 - Einstein Bros Bagels
 - Jamba Juice
 - Papa John's
 - Anytime Fitness
- + Traffic Counts:
 - Thunderbird Road: 26,639 VPD
 - 40th Street: 16,444 VPD

Source: ADOT 2018

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2019 Population	21,051	127,560	255,716
2024 Population	22,404	134,629	272,976
Daytime Population	14,448	106,592	256,659
Avg. Home Value	\$286,592	\$367,643	\$402,504
Avg. HH Income	\$73,265	\$97,004	\$100,139

Source: ESRI 2019

CONTACT US

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4030 EAST THUNDERBIRD ROAD, PHOENIX, AZ,

www.cbre.us

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Traffic Counts Source: ADOT 2018
Site Outline Not to Scale

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Site Plan Not to Scale
All Sizes are Approximate
Traffic Counts: ADOT 2018

TENANTS

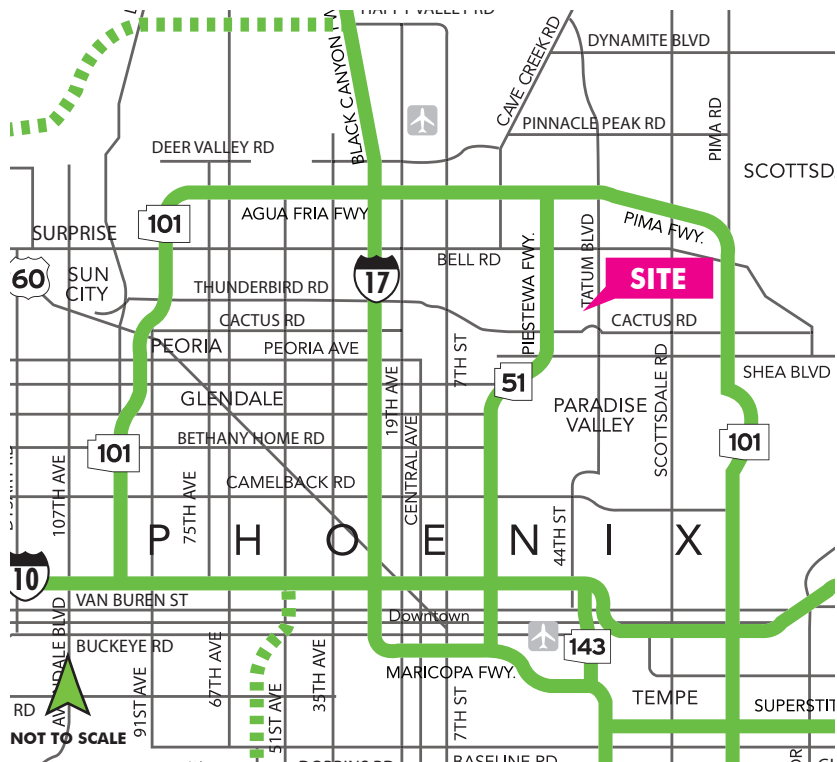
SUITE	TENANT	±SF
A	Malibu Cleaners	2,083
B	Vy's Nail Salon	1,009
C	Papa John's	1,546
D	Jamba Juice	1,546
E	Einstein Bros Bagels	2,400
F	AVAILABLE	4,697
H	AVAILABLE	3,790
I	Anytime Fitness	5,955

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