

FREE-STANDING RETAIL BUILDING FOR LEASE

W/NWC 40th St. & Thunderbird
3850 E. Thunderbird Rd, Phoenix, AZ 85032



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258

JAKE ERTLE

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Site Information

W/NWC 40th St. & Thunderbird
3850 E. Thunderbird Rd, Phoenix, AZ

- ±7,700 SF Free Standing Building Available
- Excellent Visibility and Access
- Located on the Going to Work Side of the Street
- Ample Parking
- Over 36,000 VPD at intersection.
- Nearby Tenants: Fry's, Goodwill, CVS, Circle K



DEMOGRAPHICS (2023)	
Population Estimates	
2 Mile	58,434
5 Mile	256,063
10 Mile	1,000,876
Average Household Income	
2 Mile	\$92,495
5 Mile	\$102,886
10 Mile	\$98,027
Households	
2 Mile	23,683
5 Mile	108,090
10 Mile	419,059

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



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Location Maps



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