

# Thunderbird SQUARE



RETAIL SPACE AVAILABLE

SWC

## 35TH AVE & THUNDERBIRD RD

13620 N 35TH AVE | PHOENIX, AZ 85029

**BH** PROPERTIES

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# property highlights

AVAILABLE	±900 / ±1,800 / ±3,000 / ±11,400 / ±26,786	ZONING	PSC
PRICING	Call for Rates	PROPERTY USE	Multi-Tenant Neighborhood Flex/Retail Center
PARCEL #	149-25-429	PARKING RATIO	Ample Parking

## LOCATION HIGHLIGHTS

- » ~80,700 sq ft retail center in North Phoenix with a dense residential customer base.
- » Features a strong tenant mix, including national brands and local favorites, driving consistent foot traffic and built-in customers.
- » Located at 13620 N 35th Avenue with high visibility, excellent street frontage, and prominent signage.
- » Close to major roads and the I-17 corridor, providing strong regional connectivity and accessibility.



## TRAFFIC COUNTS

35th Ave

**N** ±30,773 VPD (NB & SB)

**S** ±33,571 VPD (NB & SB)

Thunderbird Rd

**E** ±50,493 VPD (EB & WB)

**W** ±43,922 VPD (EB & WB)

ADOT 2025

# site plan



SUITE	TENANT	SIZE (±SF)
Pot. Pad	AVAILABLE	25,000
3555	AVAILABLE	3,000
3551	Barber	750
3553	Metro PCS	750
3549	AVAILABLE 2nd Gen Restaurant	3,000
3547	AVAILABLE Subanchor	11,400
3543	AVAILABLE Anchor	26,786
3535	Alida Restaurant Supply	15,464
3529	Filipino Fusion	2,100
3527	Jiu Jitsu	1,500
3525	AVAILABLE	900
3523	Reflexology	900
3519	Birdz & Beyond	2,700
3517	Jackson Hewitt	900
3513	AVAILABLE	1,800
3511	Salon	900
3509	Abacus Inn	3,600
3507	AVAILABLE	1,800
13616	Lenny's Burgers	1,250



# zoom aerial



THUNDERBIRD RD

±43,922 VPD

35TH AVE

±30,773 VPD

±50,493 VPD

THUNDERBIRD RD

35TH AVE

±33,571 VPD

Alida.

metro PCS

Express CAR WASH

Pizza Hut

Domino's

Western Dental

T-Mobile

TRUWEST

Fry's

IN CONST

SALLY BEAUTY

ROSS

DRESS FOR LESS

BURGER KING

LESLIE'S

SUBWAY

PIZZA BY NAPOLI

FOOD STORES

Fry's

DOLLAR TREE

North Mountain Village  
568 Units



## RETAIL SPACE AVAILABLE

35TH AVE & THUNDERBIRD RD | PHOENIX, AZ



# wide aerial



# demographics

2025 ESRI

## 2025 DAYTIME POPULATION



### TOTAL

### WORKERS

### RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	15,620	4,925	10,695
3 MILE	143,144	67,967	75,177
5 MILE	383,298	180,134	203,164

## 2025 HOUSEHOLD INCOMES



### MEDIAN

### AVERAGE

### PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$77,551	\$100,243	\$35,730
3 MILE	\$73,087	\$93,009	\$35,098
5 MILE	\$75,711	\$98,436	\$38,188

## 2025 HOUSING UNITS



7,821

1 MILE

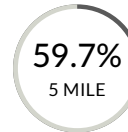
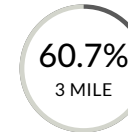
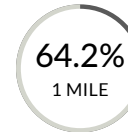
58,453

3 MILE

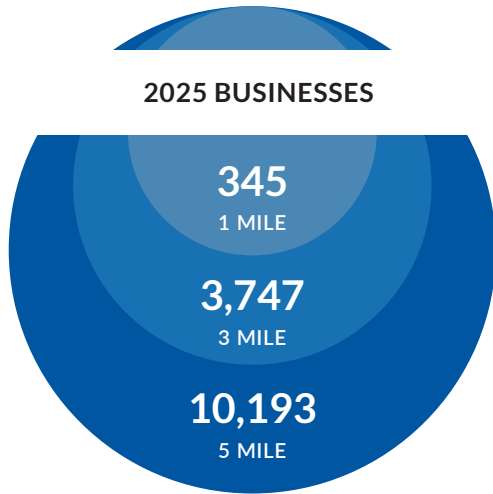
167,678

5 MILE

### OWNER OCCUPIED



## 2025 BUSINESSES



1 MILE 3 MILE 5 MILE

2025 POPULATION	21,603	148,680	412,205
2030 POPULATION	21,210	148,457	413,147



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS	7,681	55,893	159,521
2030 HOUSEHOLDS	7,589	56,303	161,405

# Thunderbird SQUARE



exclusively listed by

**DILLON YOUNG**

(602) 288.3474  
dyoung@pcaemail.com

**CHRIS SCHMITT**

(602) 288.3464  
cschmitt@pcaemail.com

**CAMERON WARREN**

(602) 288.3471  
cwarren@pcaemail.com

**BH** PROPERTIES

**PCA**

PHOENIX COMMERCIAL ADVISORS

A MEMBER OF CHAINLINKS RETAIL ADVISORS

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 04/14/2026

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
phoenixcommercialadvisors.com