

HEATHERWOOD PLAZA

SEC 59th Avenue & Thunderbird Road, Glendale, AZ 85306

Endcap with Drive-thru

±1,800 SF
Available

±2,233 SF
Available

Thunderbird Rd (±43,513 VPD)

59th Avenue (±65,276 VPD)



SITE SOURCE

**Capital
Asset
Management**

NATALIE JAAFAR

DIR: (602) 386.5710

njaafar@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

PROPERTY HIGHLIGHTS

- **Anchored by Fry's Food & Drug – A Proven Traffic Generator:** Located adjacent to Fry's, the #1 grocery chain in Arizona, ensuring high daily foot traffic and strong co-tenancy to drive customer flow.
- **Surrounded by Major Employment & Education Hubs:** Minutes from ASU West, Arizona Christian University, and Banner Thunderbird Medical Center—bringing over 10,000+ nearby students, faculty, staff, and patients to the trade area daily.
- **Join a Diverse & Longstanding Tenant Roster:** Firehouse Subs, Great Clips, Golden Rice Express, Trulieve, and The Nest Sports Grill, a proven destination for dining, wellness, and daily services.
- **Visible, Accessible, and Convenient:** Prime frontage along Thunderbird Road with ±43,513 VPD and multiple points of ingress/egress. Customers enjoy quick, easy access and over 100 surface parking spaces.
- **High Customer Retention & Established Tenant Loyalty:** Several tenants have been in place for 10–40+ years, reflecting strong customer loyalty, excellent visibility, and sustained sales performance.
- **Ideal for Internet-Resistant Businesses:** The center's tenant mix is built around daily-needs services, fast casual dining, medical/dental, and wellness uses—ideal for concepts looking for stable in-person foot traffic.
- **Plug Into a Proven Market:** Located in the heart of Glendale's Thunderbird corridor, Heatherwood Plaza is less than 5 minutes from Loop 101 and I-17—making it an easy stop for commuters and local residents alike.
- **Perfect for New or Expanding Operators:** Whether you're an established brand or launching your first location, Heatherwood Plaza offers a stable, visible, and high-traffic environment to grow your business.





PROPERTY DETAILS

Address	SEC 59th Ave & Thunderbird Rd., Glendale, AZ 85306
Available for Lease	1,800 SF (Suite A107) 2,233 SF (Suite B)
GLA	±13,100 SF
Class	C
Year Built	1988
Parking Ratio	8.01/1,000 SF
Rate	Contact Broker



NATALIE JAAFAR
DIR: (602) 386.5710
njaafar@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

PROPERTY PHOTOS



NATALIE JAAFAR

DIR: (602) 386.5710

njaafar@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

SITE PLAN



59th Avenue (±65,276 VPD)

Thunderbird Rd (±43,513 VPD)

Suite	Tenant	SF
	Fry's Food Store	
	Wingstop	1,400
	Golden Rice Express	1,400
A-107	AVAILABLE	1,800
A-104	The Nest Sports Grill	4,236
	Heatherwood Dental	1,855
A-102-103	Ash & Ale Co.	2,764
A-106	Kangen Water & More	1,200
B109-110	Trulieve	2,697
A-105	Beyour Nails & Spa.	1,200
Ste 14A2	T-Bird Clips Inc.	1,330
Ste B	AVAILABLE	2,233



ACU Arizona Christian University

Medical/Office

+ Banner Thunderbird Medical Center

BARRO'S PIZZA
FAMILY FAVORITES

EoS FITNESS

DUNKIN' DONUTS

Wendy's

CHIPOTLE
MEXICAN GRILL

STARBUCKS COFFEE

WENDY'S

O'Reilly
AUTO PARTS

TUTOR TIME
CHILD CARE / LEARNING CENTERS

Cane's
CHICKEN FINGERES

Subject Property

Thunderbird Rd (±43,513 VPD)

59th Ave (±65,276 VPD)

AERIAL MAP

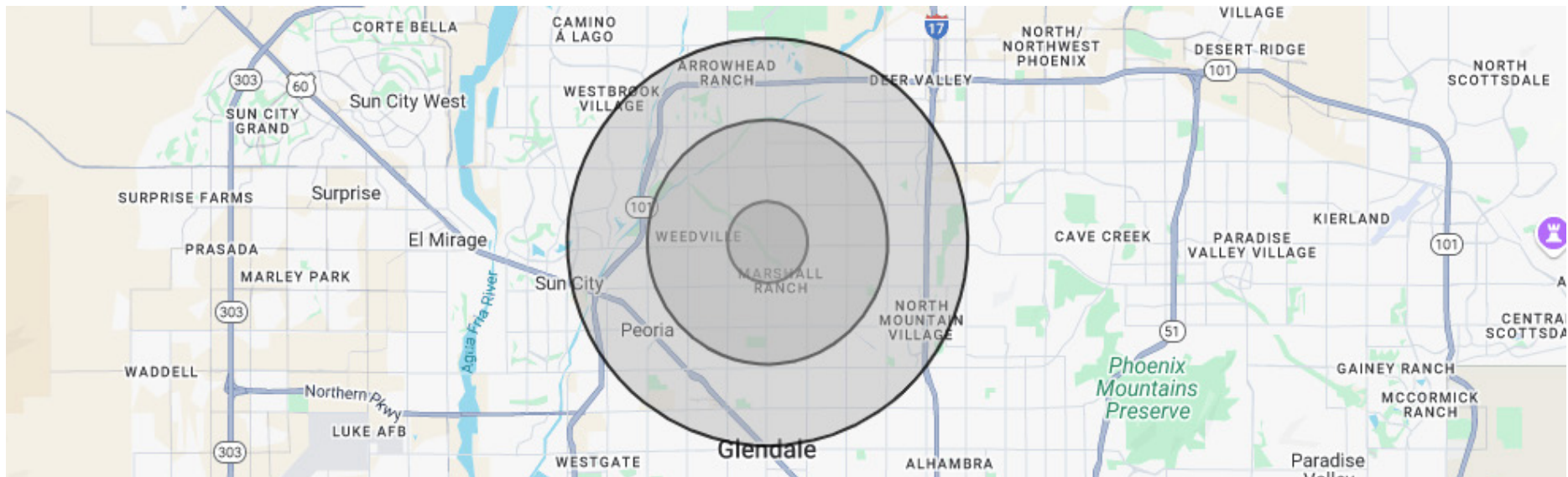
Capital Asset Management

NATALIE JAAFAR

DIR: (602) 386.5710

njaafar@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	18,145	142,080	417,716
Current Year	16,818	132,300	387,039
2020 Population	16,726	135,089	384,132
Growth Current Year - 2029	1.6%	1.5%	1.6%
Growth 2020 - Current Year	0.1%	-0.5%	0.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,990	50,481	155,993
Current Year	6,471	46,974	144,320
2020 Population	6,467	48,337	143,666
Growth Current Year - 2029	1.6%	1.5%	1.6%
Growth 2020-Current Year	0.6%	0.1%	0.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$77,049	\$90,545	\$82,092
Median Household Income	\$62,281	\$74,597	\$65,295

HEATHERWOOD PLAZA

SEC 59th Avenue & Thunderbird Road, Glendale, AZ 85306

CONTACT BROKERS FOR LEASING INQUIRIES

NATALIE JAAFAR
DIR: (602) 386.5710
njaafar@camcre.com

CONFIDENTIALITY STATEMENT 2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



NATALIE JAAFAR

DIR: (602) 386.5710

njaafar@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM