

# Mountainview Marketplace For Lease

SWC Thunderbird Rd & 32nd St  
3131 E. Thunderbird Rd | Phoenix, AZ



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## For Lease

SWC Thunderbird Rd & 32nd St  
3131 E. Thunderbird Rd  
Phoenix, AZ

### Property Specifications

AVAILABLE (MEDICAL OFFICES)

±1,600 SF & ±3,900 SF

AVAILABLE SHOPS

±1,800 SF

±1,900 SF

±3,185 SF

GLA

±128,097 SF

ZONING

C-2, City of Phoenix

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### About the Property

- Anchored by Vasa Fitness & Dollar Tree
- Family friendly shopping center
- Shops - Available for retail, office, or medical tenants
- Only a few minutes drive to the new PV Re-imagined Mall
- Established trade area with over 119,000 population and over \$126,000 average household income in 3-mile radius
- Benefiting from City of Phoenix incentives and policies designed to accelerate growth and investment
- Positioned within 32nd Street Corridor, a growing hub for both residential density and commercial activity

### Traffic Counts

32nd Street	19,027 VPD
Thunderbird Road	16,495 VPD
Piestewa Freeway (State Route 51)	143,455 VPD

Year: 2025 | Source: ADOT

### Join These Retailers



INSPIRED environments



SRS



# Site Plan



SUITE	TENANT	SF
3131-1-9	INSPIRED ENVIRONMENTS	±11,469 SF
3131-10	SUBWAY	±1,000 SF
3131-11	GRAZE CRAZE	±750 SF
3131-12	ANZHELA'S HAIRCUTS	±750 SF
<b>3131-13A</b>	<b>IN LEASE (MEDICAL OFFICE)</b>	<b>±1,600 SF</b>
<b>3131-13B</b>	<b>AVAILABLE (GREY SHELL)</b>	<b>±1,800 SF</b>
3131- ANCHOR	VASA FITNESS	±53,892 SF
<b>3131-29</b>	<b>AVAILABLE</b>	<b>±1,900 SF</b>
3131-30	BLESSED BEAUTY MED SPA	±1,275 SF
3131-31	HAIR SALON	±1,275 SF
3131-33	FATCAT ENTERTAINMENT	±6,130 SF
3131- JR ANCHOR	DOLLAR TREE	±13,557 SF
<b>3131-42</b>	<b>AVAILABLE (VANILLA SHELL)</b>	<b>±3,185 SF</b>
3131-43/44	ULTRA NAILS	±3,757 SF
3131-45	H&R BLOCK	±1,284 SF
3131-46	TASTE BUDS KITCHEN	±2,116 SF
3131-48-53	SALON SUITES	±8,457 SF
3131-55	FATSO'S PIZZA	±3,400 SF
3131-59/60A	ANIMAL HOSPITAL	±5,100 SF
<b>SUBTOTAL</b>	<b>SHOPPING CENTER</b>	<b>±122,697 SF</b>
<b>3131-73A</b>	<b>IN LEASE (MEDICAL OFFICE)</b>	<b>± 3,900 SF</b>
3131-73B	QUIK BURRITO	±1,500 SF
<b>SUBTOTAL</b>	<b>OUTPARCEL BUILDING</b>	<b>±5,400 SF</b>
<b>TOTAL</b>	<b>MOUNTAINVIEW MARKETPLACE</b>	<b>±128,097 SF</b>



SUITE 3131-29 ±1,900 SF



SUITE 3131-42 ±3,185 SF



# Mountainview Marketplace

SWC Thunderbird Road & 32nd Street | Phoenix, Arizona 85032

**The Church of Jesus Christ of Latter-Day Saints**  
Shadow Mountain Ward

**Hope Church**  
Lutheran Church & Preschool

**THUNDERBIRD ROAD**  
9,826 VPD '25

**Village Square Apartments**  
116 Units

**Hubbard**  
Family Swim School

**Kino Plaza**  
Neighborhood Retail & Office Center

**The Foster Alliance**  
Children's Resource Center

**CenturyLink**

**the bird house**

**32ND STREET**  
19,027 VPD '25

**Dragon Palace**  
Chinese Restaurant

**jiffylube**

**The American Legion**  
Pat Tillman Post 117  
Veterans Community Center

**THUNDERBIRD ROAD**  
16,495 VPD '25

**Crestone at Shadow Mountain Apartments**  
248 Units

**SUBWAY**  
**INSPIRED environments**  
**VASA FITNESS**  
**Quik Burrito**  
**BLESSED BEAUTY & BOUTIQUE**  
**Fatcat Ballroom**  
**H&R BLOCK**  
**DOLLAR TREE**  
**Fatso's Pizza**  
**TasteBuds KITCHEN**

**32ND STREET**  
11,745 VPD '25

**4 Brothers**  
Convenience Store

**ORIGINAL**  
BREAKFAST HOUSE

**Genesis Church**  
Evangelical Covenant Church

**Alice Cooper's Solid Rock**  
Teen Creative Center

**PIESTEWA FREEWAY**  
125,756 VPD '25

**51**

**PIESTEWA FREEWAY**  
143,455 VPD '25

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## Area Snapshot

### 1 MILE

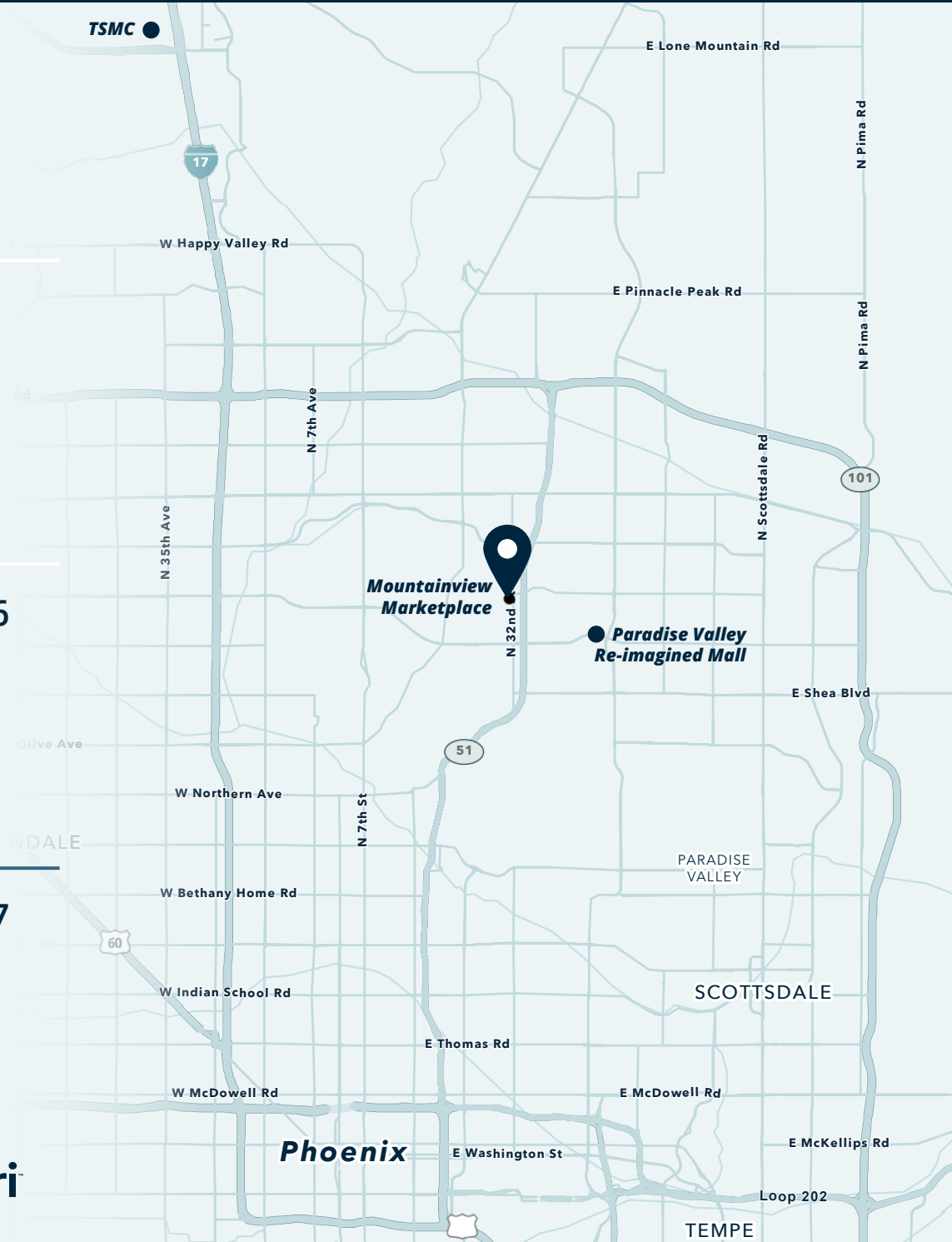
<b>14,351</b> 2025 Population	<b>14,296</b> 2030 Population	<b>\$117,160</b> Average Household Income	<b>10,721</b> Daytime Population
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### 3 MILES

<b>119,128</b> 2025 Population	<b>119,769</b> 2030 Population	<b>\$126,750</b> Average Household Income	<b>110,596</b> Daytime Population
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### 5 MILES

<b>281,776</b> 2025 Population	<b>283,474</b> 2030 Population	<b>\$133,536</b> Average Household Income	<b>262,317</b> Daytime Population
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**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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