

**RETAIL SPACE
AVAILABLE
FOR LEASE
PHOENIX, AZ**

FORMER Smart&Final

2810 WEST THUNDERBIRD ROAD
PHOENIX, AZ



PROPERTY INFORMATION

FEATURES:

- FREESTANDING FORMER SMART & FINAL
 - ±20,725 SF BUILDING
 - ±2.07 ACRES (90,169 SF)
- BUILT IN 2003
- EXCELLENT INTERSECTION IMMEDIATELY OFF THE I-17 FWY
- HIGH TRAFFIC COUNTS ALONG THE I-17 FWY AND THUNDERBIRD RD
- DENSE POPULATION
- STRONG INCOMES
- MULTIPLE LARGE NATIONAL RETAILERS SURROUND THE PROPERTY

NEIGHBORING TENANTS:



DEMOGRAPHICS ESRI

2018 ESTIMATED POPULATION

1 MILE:	19,938
3 MILE:	145,861
5 MILE:	410,046

2018 ESTIMATED AVG. HH INCOME

1 MILE:	\$62,598
3 MILE:	\$66,380
5 MILE:	\$68,855

2018 ESTIMATED TRAFFIC COUNTS CO-STAR 2018

N/S ON I-17: 202,400
E/W ON THUNDERBIRD RD: 46,785



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