



35TH AVE & THUNDERBIRD RETAIL CENTER FOR LEASE

3516 W. Calavar
Phoenix, AZ 85053



FOR MORE INFORMATION CONTACT:

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LEVROSE

COMMERCIAL REAL ESTATE



4414 N. Civic Center Plaza, Suite 100
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T: 480.947.0600 | www.levrose.com

AVAILABILITY

Suite 16	±1,400 SF
Suite 18	±1,400 SF
Suite 20	±1,400 SF
Suite 26	±4,200 SF
Suite 42	±1,400 SF

LEASE RATE

\$6.50/SF Modified Gross

BUILDING FEATURES

- Ideal for tenants seeking a community retail/service center
- Conveniently located north of the north west corner of Thunderbird Ave and 35th Ave
- Located adjacent to the O'Reilly Auto Parts store
- Near corner that hosts major tenants like Fry's, Ross, Big Lots, Leslie Pools and Dollar Tree
- Short or long term leases considered

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Avg. HH Income (2012)	\$63,099	\$59,102	\$61,045
Est. Population (2014)	18,180	141,667	386,183
Projected Pop. (2019)	19,207	150,843	412,384

TRAFFIC COUNT

N 35th Ave & W Thunderbird Rd 29,382 VPD



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