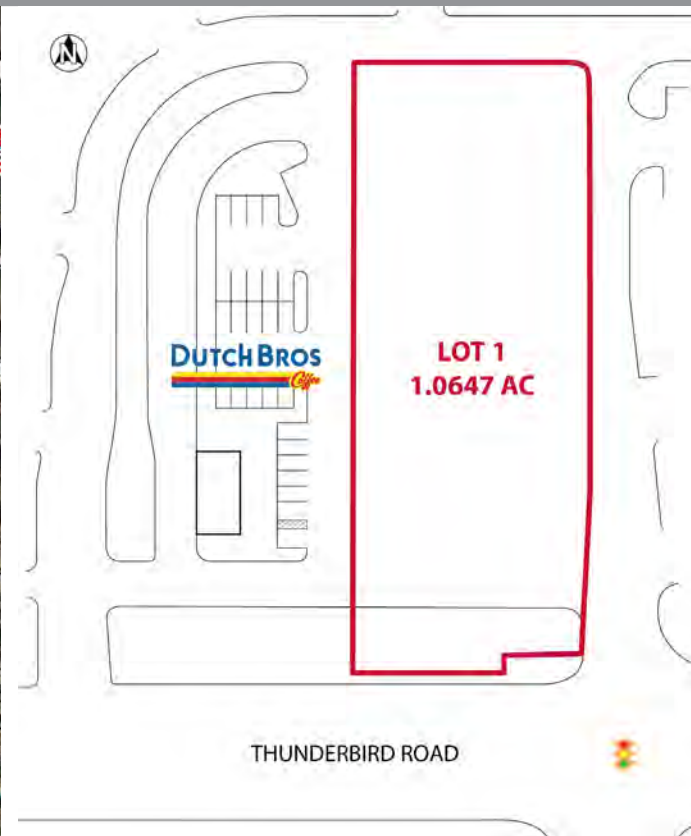


Thunderbird Commons

2810 & 2828 W. Thunderbird Rd.
Phoenix, AZ 85053
Maricopa County



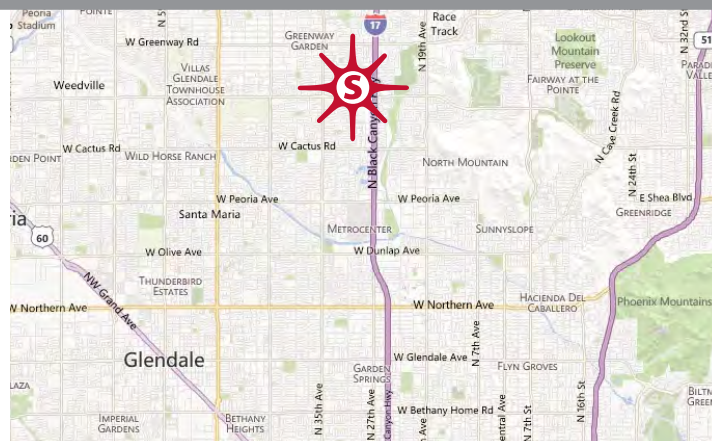
key features

- located at I-17 exit on Thunderbird Road, near Lowe's, Best Buy, and The Home Depot
- join Dutch Bros Coffee, coming soon
- ±1.0647-acre lot available for development
- daily traffic counts: 61,188 on Thunderbird Road and 223,388 on I-17

demographics

	1 mile	3 miles	5 miles
population	19,392	141,214	404,124
households	7,368	54,467	161,002
avg. household income	\$91,751	\$96,790	\$101,202
daytime population	9,502	89,132	235,275

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography



land for ground lease
±1.0647 acre

Jay D. Stein 480.949.9011 jdstein@sandordev.com

5725 N. Scottsdale Rd., Suite C-195, Scottsdale, AZ 85250

www.sandordev.com

sandor