

# HEATHERWOOD PLAZA

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

Endcap with Drive-thru

±1,800 SF  
Available

Thunderbird Rd (±43,513 VPD)

59th Avenue (±65,276 VPD)



**NATALIE JAAFAR**

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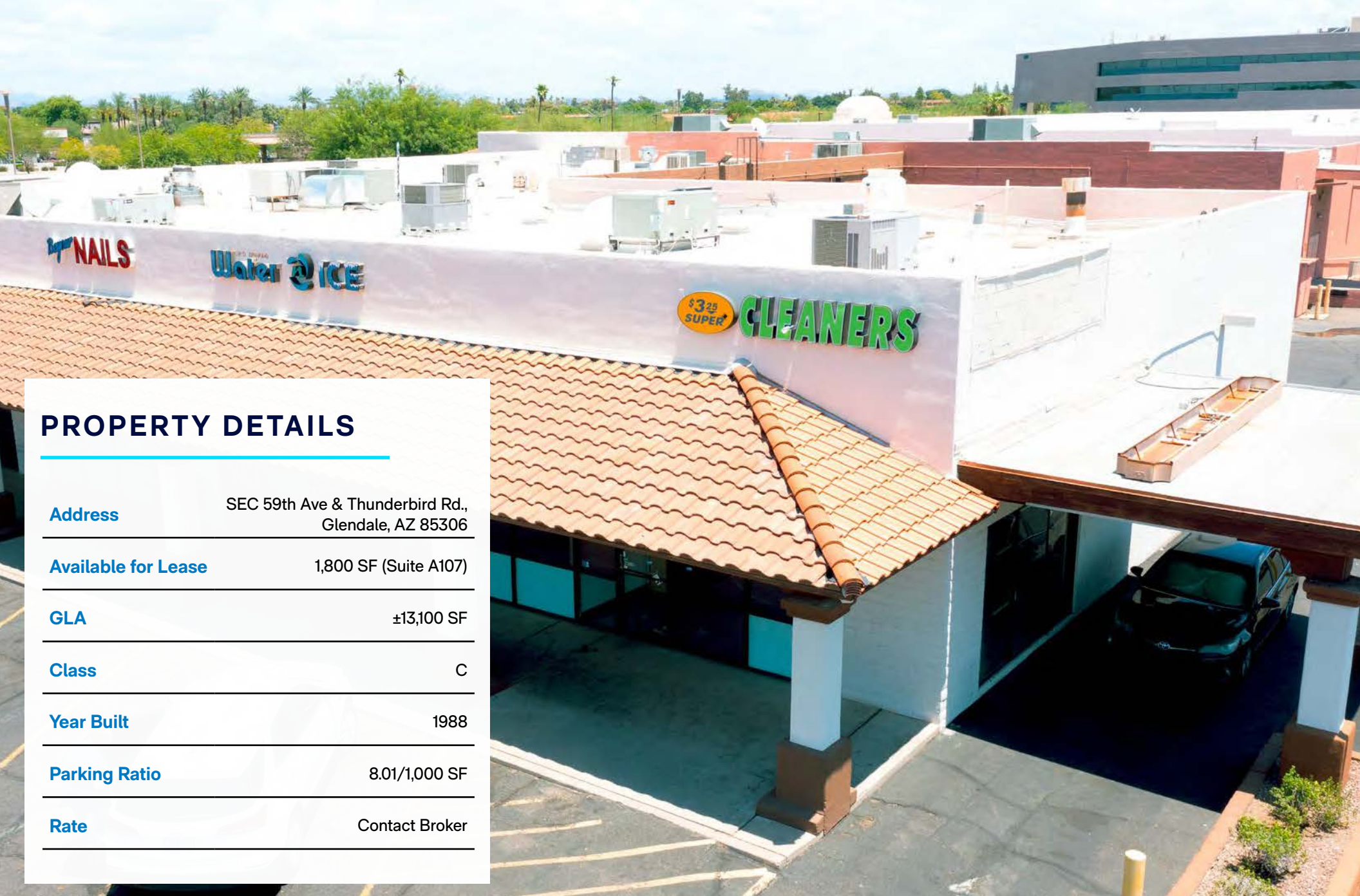
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# PROPERTY HIGHLIGHTS

- **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.,<br>Glendale, AZ 85306 |
| Available for Lease | 1,800 SF (Suite A107)                                 |
| GLA                 | ±13,100 SF                                            |
| Class               | C                                                     |
| Year Built          | 1988                                                  |
| Parking Ratio       | 8.01/1,000 SF                                         |
| Rate                | Contact Broker                                        |



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# PROPERTY PHOTOS



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# SITE PLAN



**ACU** Arizona Christian University

Medical/Office

 Banner Thunderbird Medical Center



Thunderbird Rd ( $\pm 43,513$  VPD)

**Subject Property**

59th Ave ( $\pm 65,276$  VPD)

**AERIAL MAP**

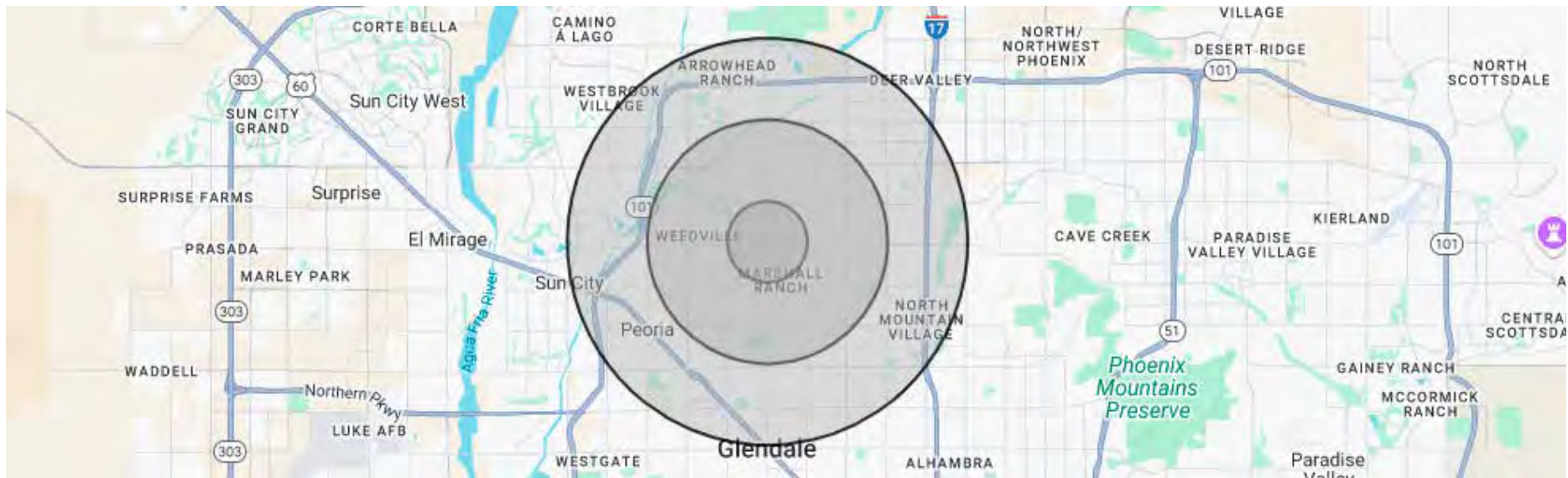
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# DEMOGRAPHICS

| 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 |



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## CONTACT BROKERS FOR LEASING INQUIRIES

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