



FOR LEASE | OFFICE & SALON SUITES

PARADISE CENTER SUITES

1940 E Thunderbird Rd, Phoenix, AZ 85022

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PROPERTY SUMMARY

Available SF:	115 - 1,100 SF
Lease Rate:	\$500 - 1,741.67 per month (Full Service)
Lot Size:	0.94 Acres
Building Size:	15,424 SF
Building Class:	B
Year Built:	1985
Zoning:	C-O
Cross Streets:	N Cave Creek Rd

PROPERTY OVERVIEW

Located on Thunderbird Road, this property has several options available for those seeking to lease on the border of Scottsdale and Phoenix. Sitting just minutes from AZ-51, this site's incredible accessibility is convenient for both employees and clients. Surrounded by established neighborhoods and key commercial amenities, the property delivers convenience and everyday practicality. Also available are monument signage and covered parking for your convenience.

Several suite options are available for you to position your business for success. From individual 115+ SF salon suites with sinks in each room, which share a reception and kitchen, to an entire 1,100 SF office with a functional layout, the opportunity here is flexible to what you need.

SUITES AVAILABLE

Suite 103 - Salon Suites (\$500/mo FS)

- A: 120 SF
- B: 120 SF
- C: 115 SF
- D: 128 SF
- E: 146 SF
- F: 146 SF
- G: 145 SF

Suite 102 - Traditional Office (\$19/SF FS)

- A: 1,100 SF

PROPERTY HIGHLIGHTS

- Individual salon suites available in Suite 103 with shared reception and kitchen
- Suite 102 is a recently remodeled office with 5 private offices and a reception area
- Covered parking and monument signage available
- Highly accessible North Phoenix location
- Convenient access to AZ-51 and major surface streets
- 34,328 VPD on Thunderbird
- Walking distance to Cobblestone Plaza, the Home Depot, and many restaurants

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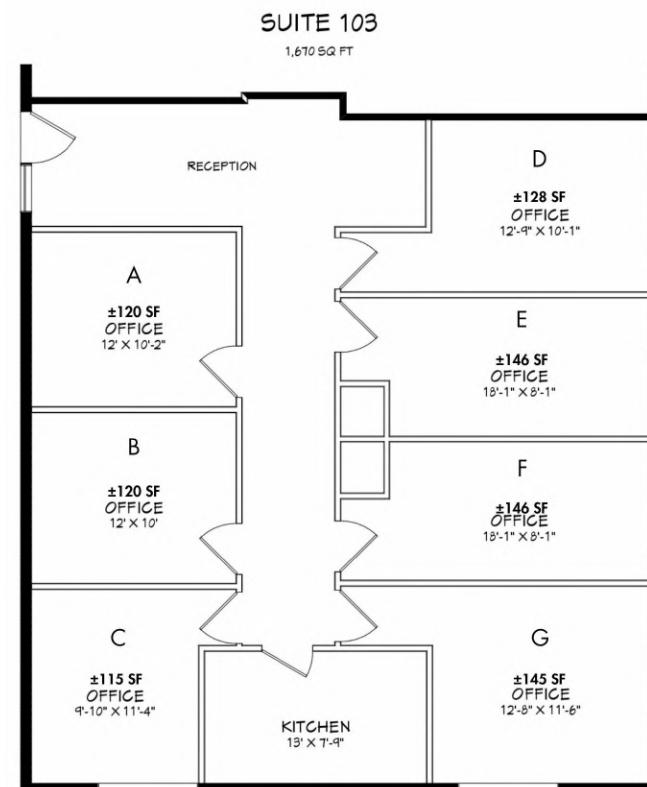
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Paradise Center Suites

SUITE 102
1,100 SF

OFFICE

OFFICE

OFFICE

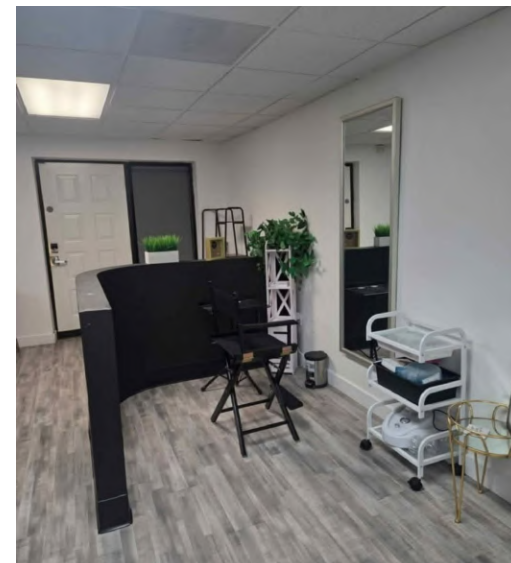
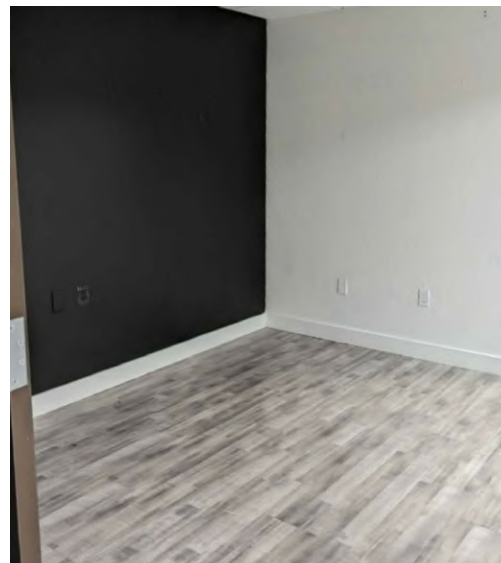
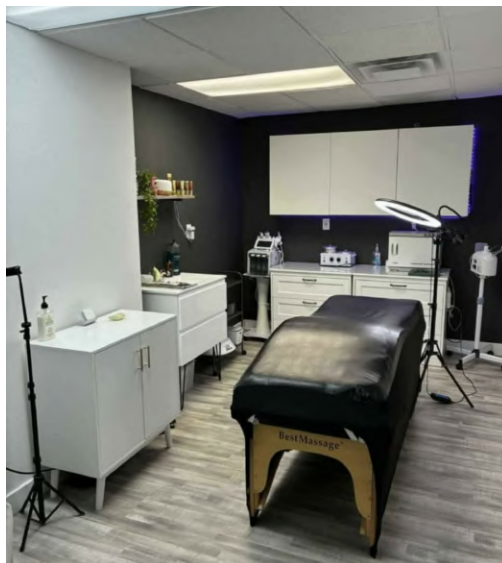
RECEPTION

OFFICE

OFFICE

Dimensions:

- Overall width: 23'-4"
- Overall depth: 10'-1 1/2"
- Office dimensions: 18'-1", 11'-4", 13'-2", 7'-10", 6'-0"
- Reception dimensions: 12'-0 1/2", 11'-0", 4'-3", 10'-0"
- Other dimensions: 9'-4", 9'-3", 4'-2"



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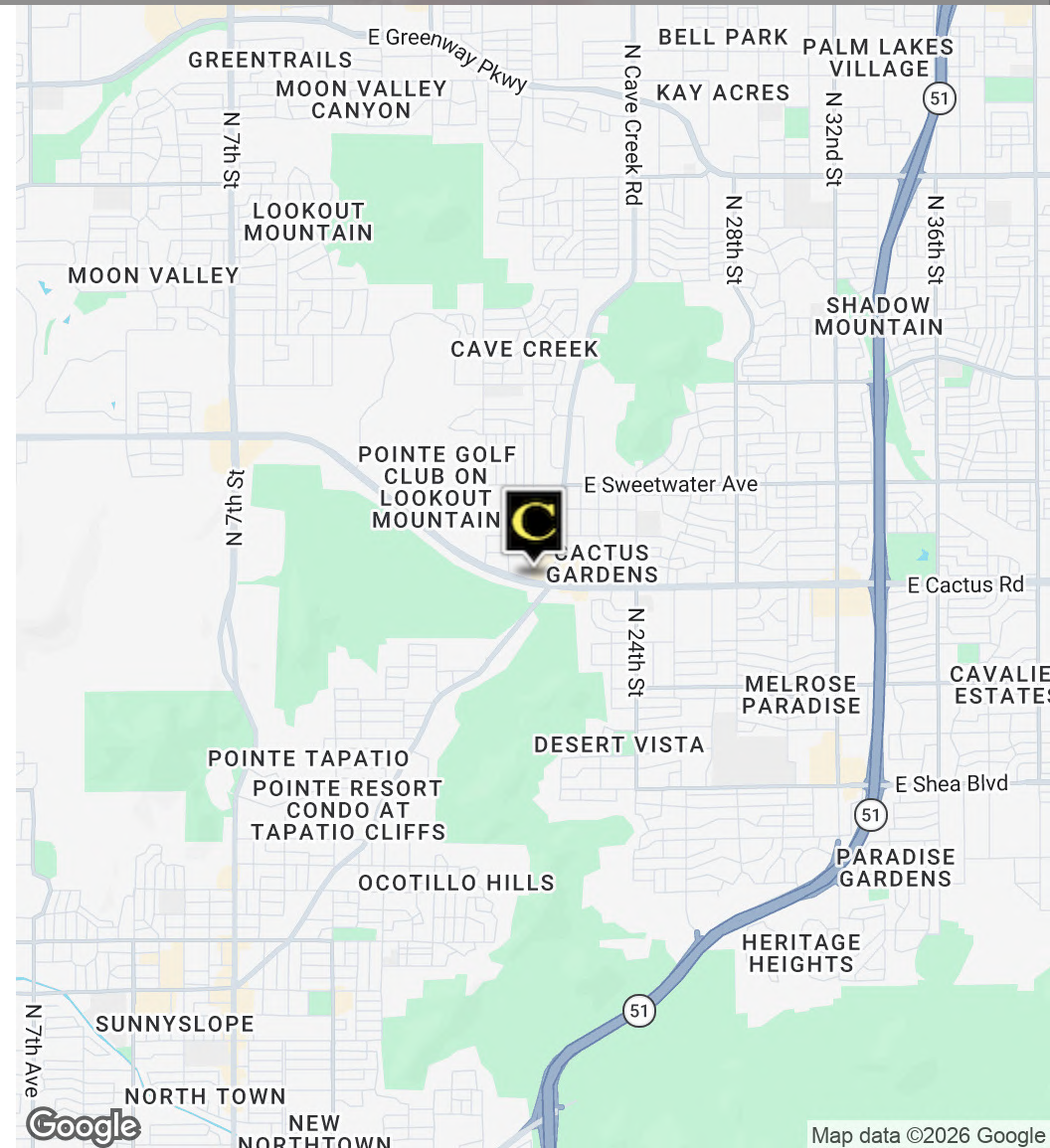
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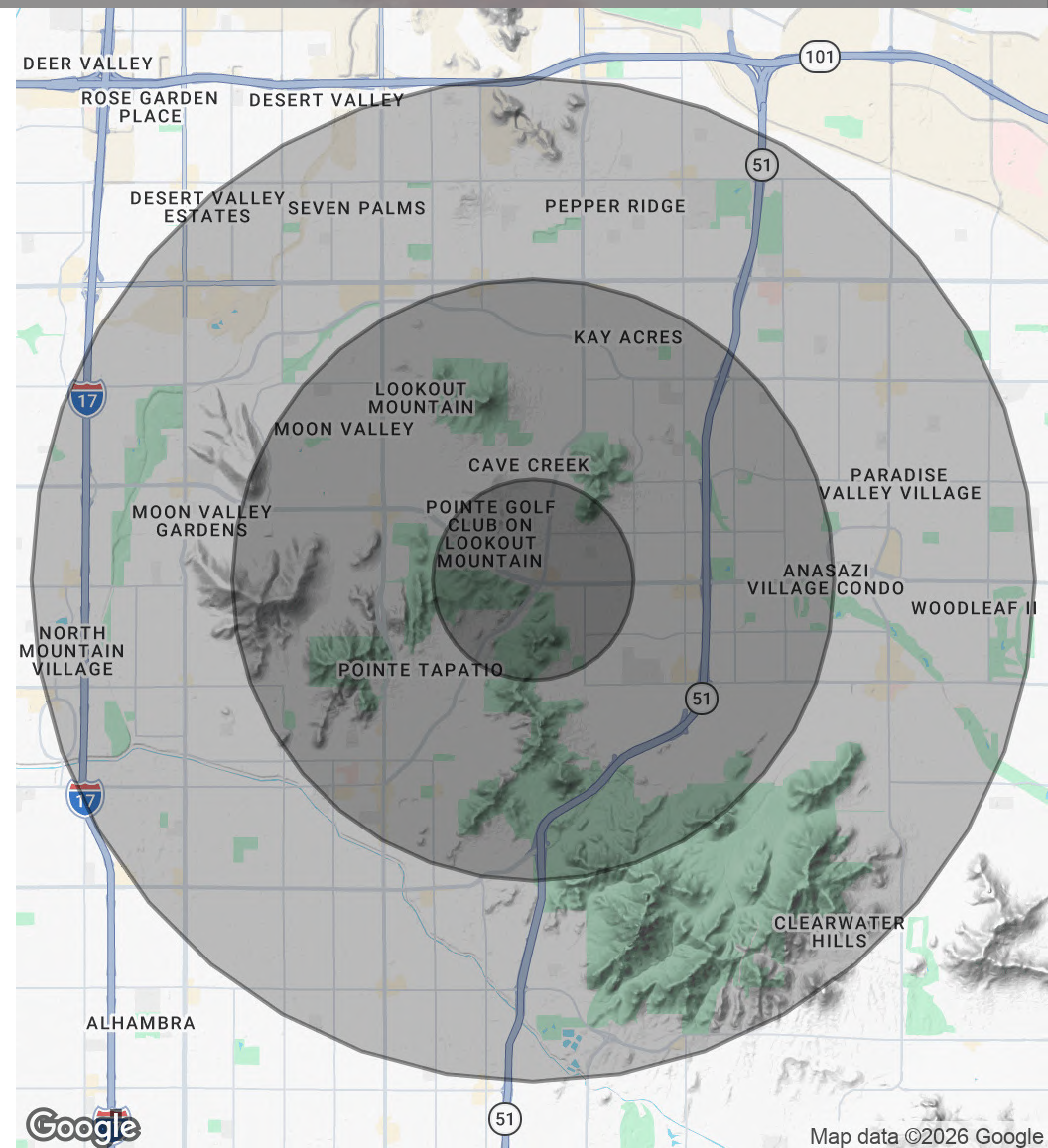
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,826	107,533	335,649
Average Age	44	42	41
Average Age (Male)	43	41	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,304	44,785	140,050
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$92,103	\$104,819	\$104,879
Average House Value	\$533,545	\$507,467	\$502,875

2020 American Community Survey (ACS)



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